



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

SALE

## FAIRMONT RETAIL STRIP INVESTMENT OPPORTUNITY

1023 Blue Earth Ave  
Fairmont, MN 56031

AVAILABLE SPACE  
1192 SF

ASKING PRICE  
\$839,000

### FEATURES

- 100% Occupied
- National Brand Tenants
- High Traffic Counts



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### OFFICE

David Schooff CCIM SIOR CPM  
507 382 2403  
david@cbcfishergroup.com

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**COLDWELL BANKER COMMERCIAL  
FISHER GROUP**  
201 North Riverfront Drive, Suite 230, Mankato, MN 56001  
507.625.4715



FAIRMONT RETAIL STRIP

1023 Blue Earth Ave, Fairmont, MN 56031



SALE PRICE	\$839,000
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OFFERING SUMMARY

Building Size: 2,500 SF

Price / SF: \$335.60

PROPERTY OVERVIEW

ATTENTION INVESTORS! 100% Occupied by national brand tenants, Shopko Optical and AT&T. This former gas station is being renovated and converted into a retail strip in Fairmont, Minn. The property is located on the corner of Blue Earth Avenue and State Street, two major thoroughfares in Fairmont's CBD with excellent traffic counts. The property is near other convenience stores such as Walgreens and Kwik Trip and restaurants, Taco Johns and Burger King.

PROPERTY HIGHLIGHTS

- 100% Occupied
- National Brand Tenants
- High Traffic Counts

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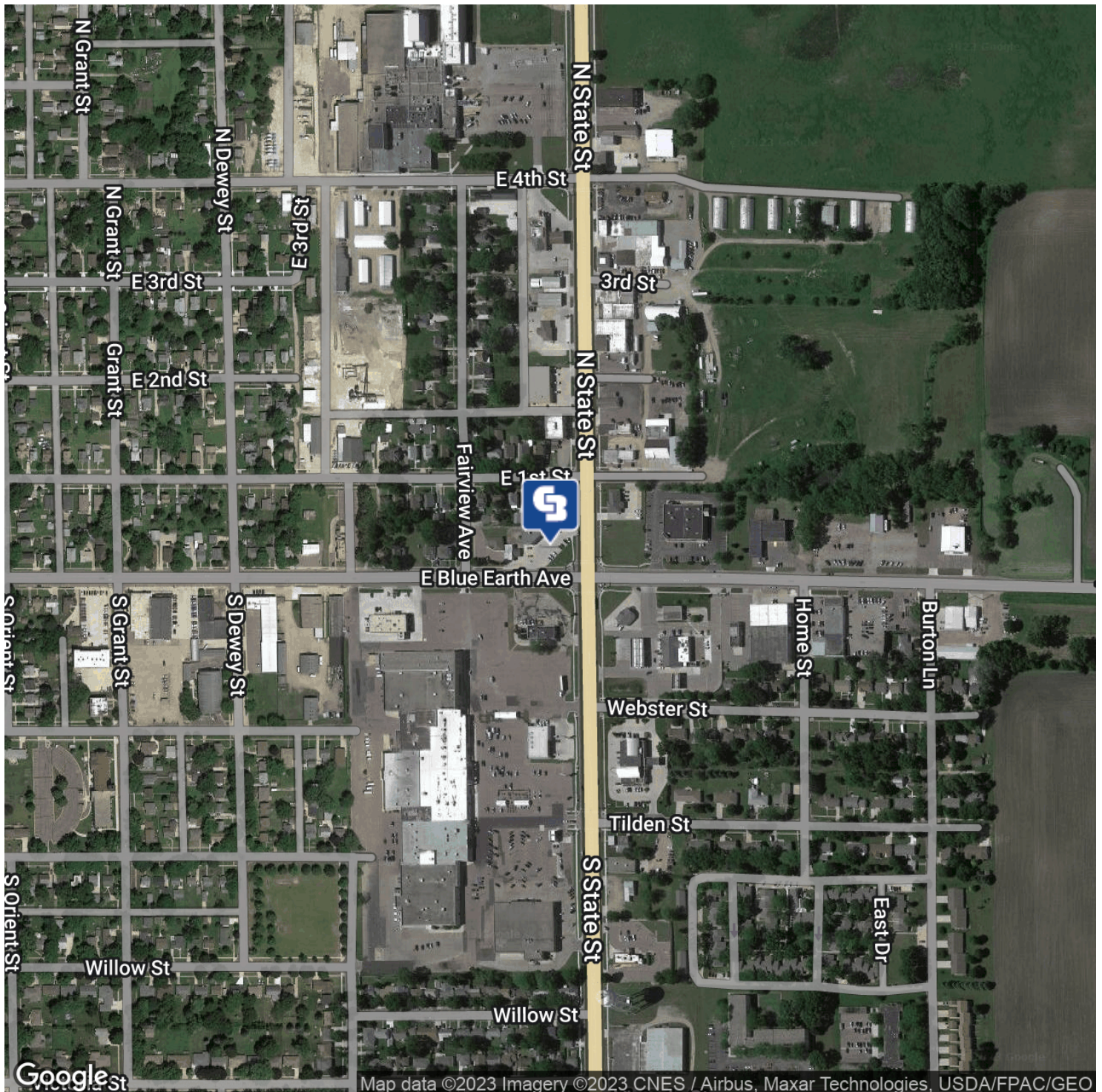
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## FAIRMONT RETAIL STRIP

1023 Blue Earth Ave, Fairmont, MN 56031



### DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

#### PROFESSIONAL BACKGROUND

David Schooff is the president, managing broker and owner of Fisher Group, the leading commercial brokerage, management, and development firms in Southern Minnesota. In his role at Coldwell Banker Commercial Fisher Group, he manages the day-to-day of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial, and multi-family.

Schooff was named president of Coldwell Banker Commercial Fisher Group in 2006. After earning his Broker Designation in December of 2008, he became the designated Managing Broker at the company. Schooff consistently ranks as one of Coldwell Banker Commercial's Top 2 brokers worldwide with a personal career transaction volume near \$1 billion.

In 2011, Schooff earned his CCIM designation and in 2015 he earned his SIOR designation, which is the highest designation one can receive in commercial real estate. He is the only broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations. Most recently, he received his CPM and is the only designee in the Greater Mankato area.

David has a MCRP and a BS in journalism/mass communication from Iowa State University. Over his 20-year career, he has served on numerous community and statewide boards of directors including the Mankato Area Foundation, Minnesota State University Hoops Club. Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. He is an avid sports fan and enjoys traveling with his wife Michelle who he has been married to for over 17 years.

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