



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

MADISON AVENUE - 501/505

\$563,200

501/505 Madison Avenue
Mankato, MN 56001

AVAILABLE SPACE
6,092 SF

FEATURES

- Excellent visibility on a high traffic thoroughfare
- Great floor plan for many users
- Property available in 2019

AREA

This is an amazing opportunity to be on Mankato's main retail/office thoroughfare, Madison Avenue. Currently an animal care clinic, this property can easily be repurposed to suit a larger office user. Private offices, reception area, large parking lot, and fenced yard are just a few of the perks. The floor plan and private employee entrance lend well for fluid work flow and minimal interruption. The location is ideal of any user seeking visibility and easy access. An estimated 16,000 vehicles drive by this location daily and this spot is within minutes from highway access. The property is available Spring 2019.



OFFICE

Eric Harriman
507 625 0988
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**COLDWELL BANKER COMMERCIAL
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

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SALE

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OFFERING SUMMARY

Sale Price:	\$563,200
Available SF:	
Lot Size:	0.55 Acres
Year Built:	1971
Building Size:	6,092 SF
Renovated:	1991
Zoning:	B-1 Community Business
Price / SF:	\$92.45

PROPERTY OVERVIEW

This is an amazing opportunity to be on Mankato's main retail/office thoroughfare, Madison Avenue. Currently an animal care clinic, this property can easily be re-purposed to suit a larger office user. Private offices, reception area, large parking lot, and fenced yard are just a few of the perks. The floor plan and private employee entrance lend well for fluid work flow and minimal interruption. The location is ideal of any user seeking visibility and easy access. An estimated 16,000 vehicles drive by this location daily and this spot is within minutes from highway access. The property is available in 2019.

PROPERTY HIGHLIGHTS

- Excellent visibility on a high traffic thoroughfare
- Great floor plan for many users
- Property available in 2019

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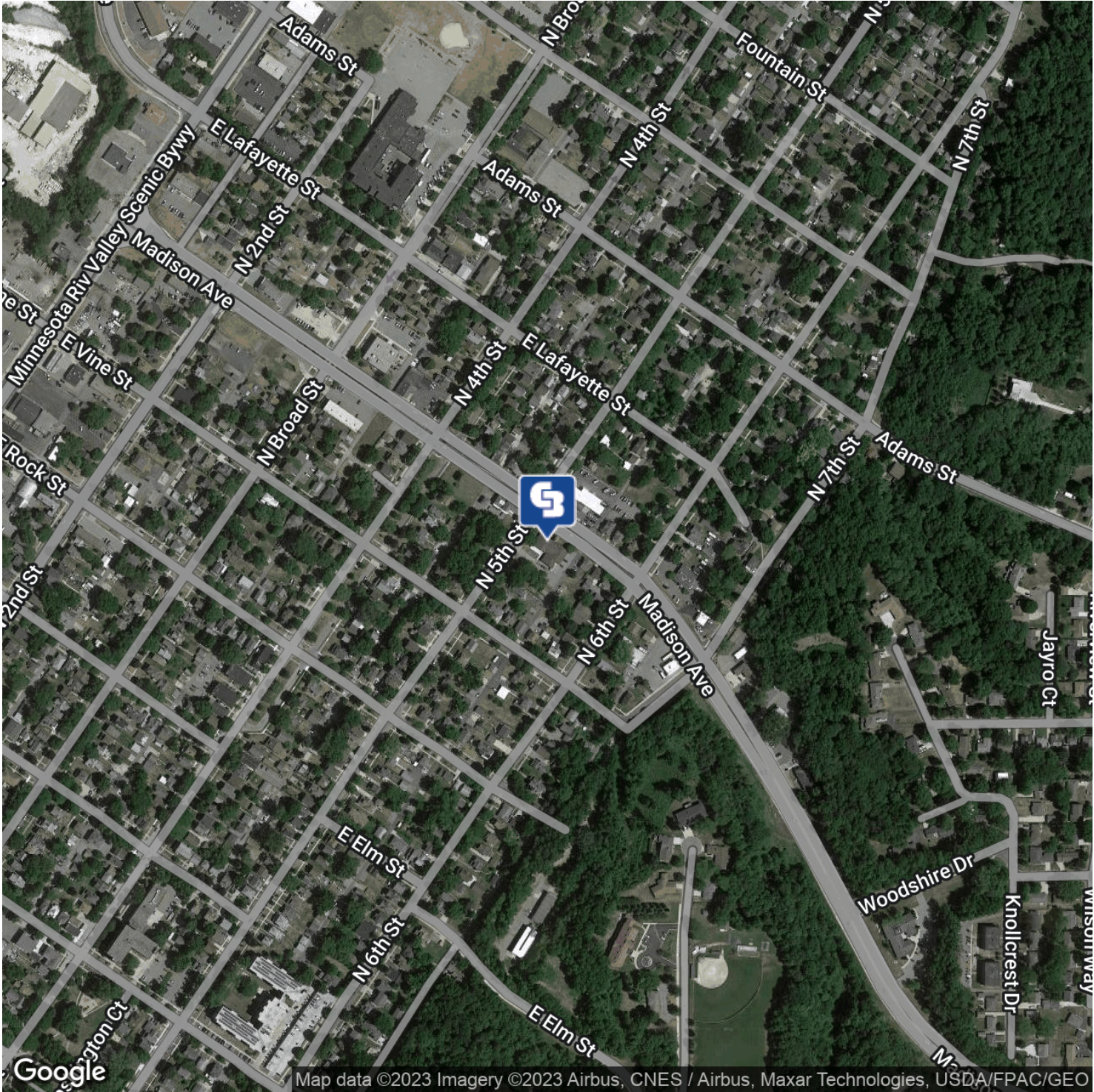
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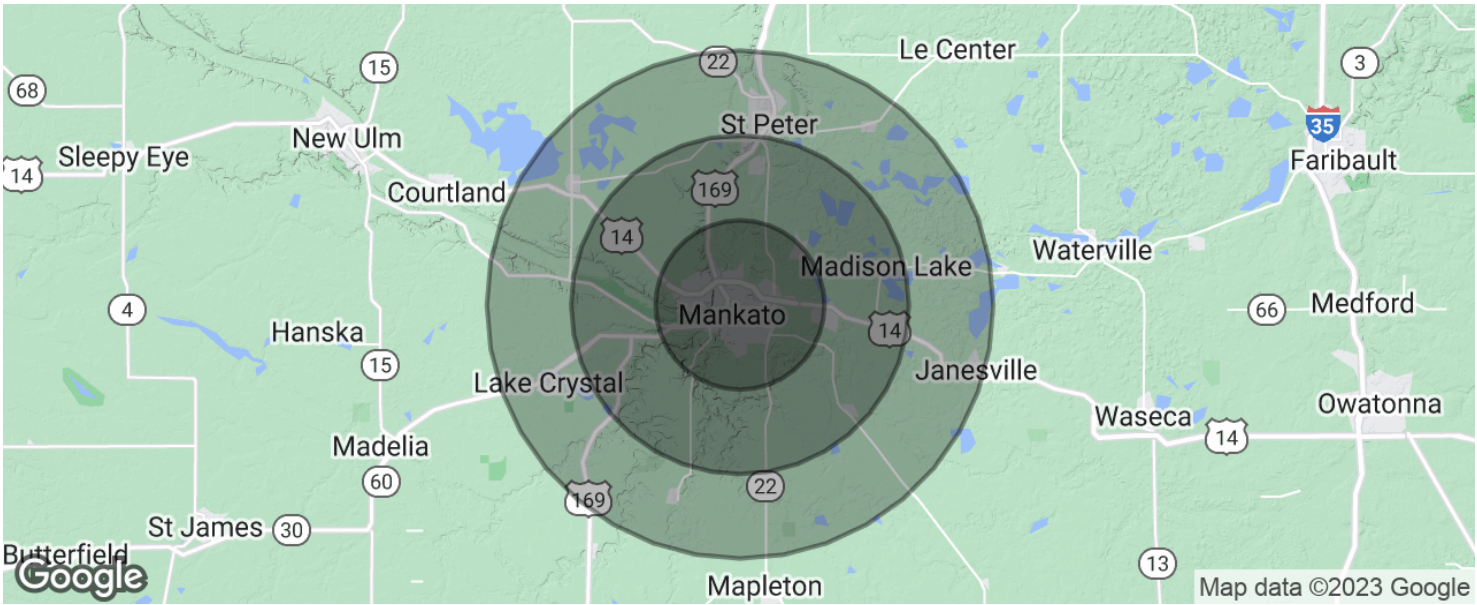
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	70,655	89,748	116,968
Median age	30.3	30.9	31.6
Median age (Male)	29.3	30.0	30.7
Median age (Female)	32.4	32.7	33.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	27,210	33,874	43,850
# of persons per HH	2.6	2.6	2.7
Average HH income	\$57,954	\$60,806	\$61,425
Average house value	\$185,402	\$194,854	\$198,594

* Demographic data derived from 2020 ACS - US Census

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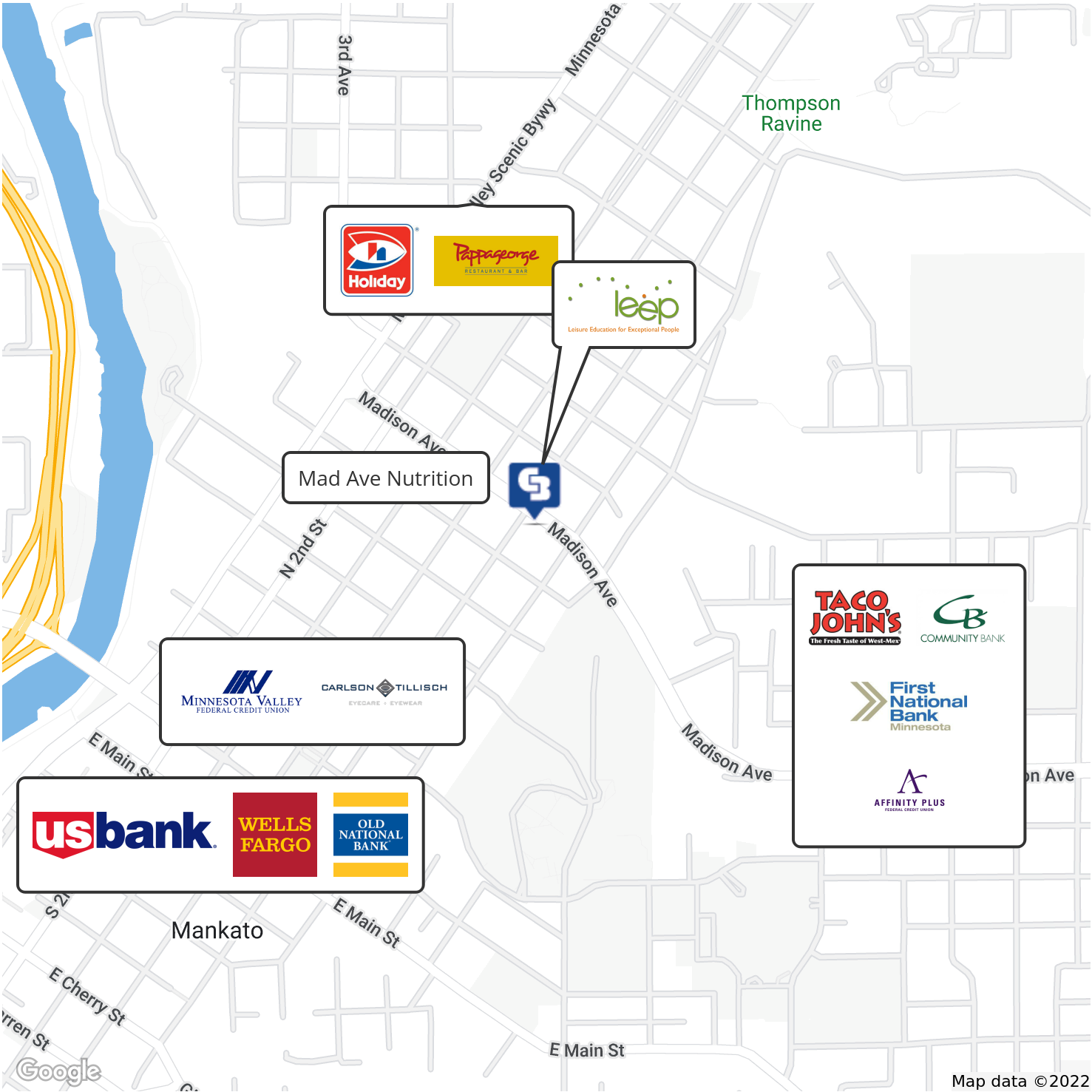
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ERIC HARRIMAN

Sales & Leasing Agent

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PROFESSIONAL BACKGROUND

Eric Harriman has resided in the Greater Mankato community for over a decade and in that brief time made a significant impact. He has been an outspoken community leader directing or assisting many key community revitalization initiatives.

Holding a degree in Urban Studies and having the distinction of being the first Executive Director for the City Center Partnership downtown organization, Eric brings a high degree of passion and understanding for the community. During his tenure at the downtown organization, Eric worked directly with business leaders, property owners and city officials to make significant long-range community dreams a reality. Some examples include the multi-million-dollar pedestrian redevelopment of Front Street, overseeing the public display of \$1.5+million in rotating public art, coordination of business focus groups and community outreach initiatives. He has also directly worked on or with the boards for the regional chamber of commerce, visitor's bureau, and various other committees.

In his time at Coldwell Banker Commercial Fisher Group, Eric has assisted in directing operations stretching from sales & leasing, marketing, technology innovation, management and development. Furthermore, he has directly assisted the organization in securing major listings, tenants and development opportunities. This was accomplished through research, engagement and communication with team members, clients and various other third parties. As a licensed agent he is able to bring those comprehensive skills to serving landlords and tenants alike with a wide range of commercial real estate needs.

Eric's connections throughout the Greater Mankato community and his knowledge of the regional commercial real estate market is a great asset in serving anyone's commercial sales & leasing needs.

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