



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

ASIAN ONE

\$15,000

1600 Warren St. Suite 2
Mankato, MN 56001

FEATURES

- High Foot Traffic
- Near Minnesota State University, Mankato
- Includes all Furniture, Fixtures and Kitchen Equipment
- Annual sales over \$400,000
- One Working Owner net cash flow \$89,000

AREA

Located in University Square adjacent from Minnesota State University, Mankato -- home to more than 15,000 students and employer to more than 2,000 faculty and staff. Great daily foot traffic and premiere spot for sporting event crowds. Mankato is just 85 miles south of the Twin Cities.



OFFICE

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**COLDWELL BANKER COMMERCIAL
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
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CBCWORLDWIDE.COM



SALE

ASIAN ONE

1600 Warren St. Suite 2, Mankato, MN 56001



OFFERING SUMMARY

| | |
|----------------|----------|
| Sale Price: | \$15,000 |
| Cap Rate: | 593.33% |
| NOI: | \$89,000 |
| Building Size: | 1,898 SF |
| Price / SF: | \$7.90 |

PROPERTY OVERVIEW

Authentic Chinese cuisine with Hibachi and Sushi menu. High student traffic with Minnesota State University, Mankato right across the street. Pre-order menu available on-line for customer pick up. Space features updated and cheerful decor, on site restrooms and newer kitchen equipment with fryers, stir fry woks, walk in freezer, cooler and dry storage area. Sale price includes business with all furniture, fixtures, kitchen and cooking equipment. One full time working owner net cash flow after all expenses = \$89,129. Current lease runs through January, 2021 with option for 5 year renewals. Business website - asianonemenu.com

PROPERTY HIGHLIGHTS

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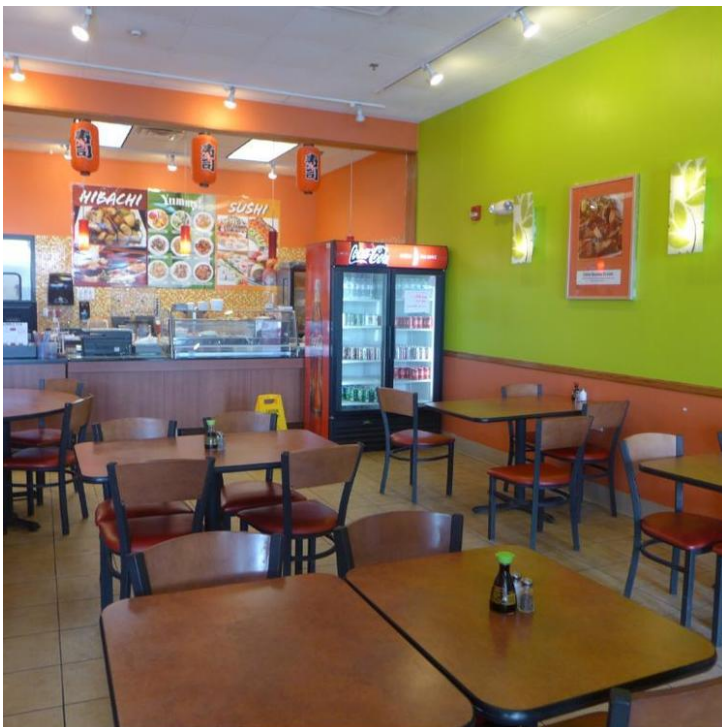
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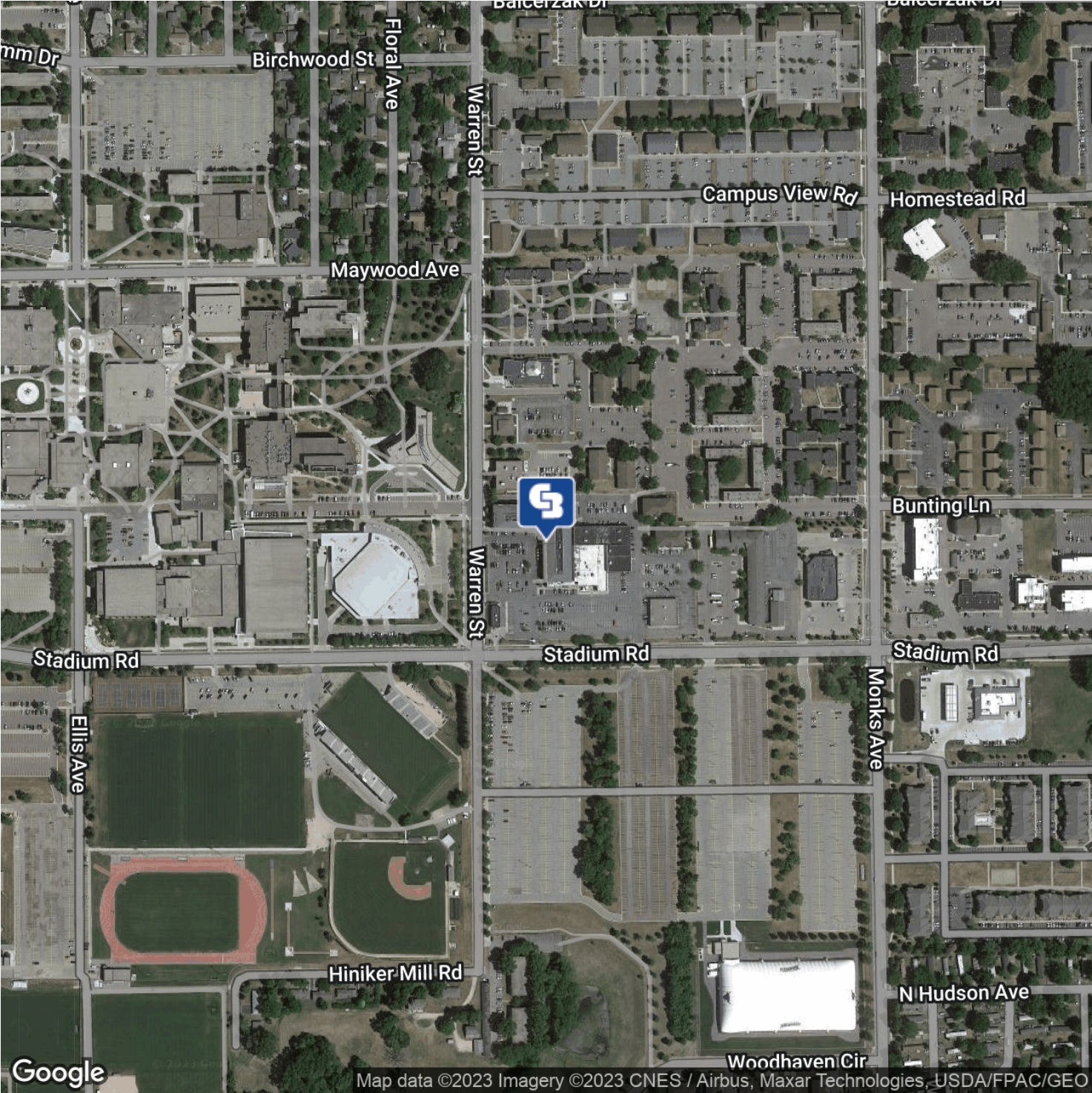
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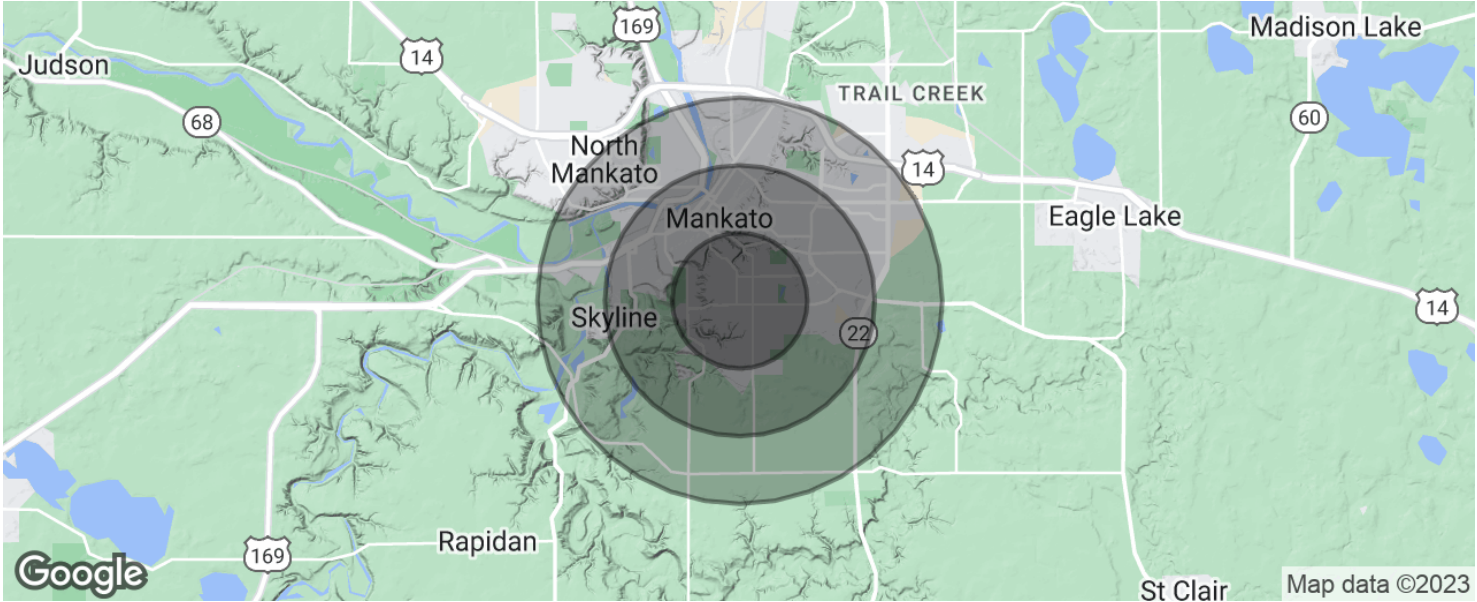
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 13,364 | 34,193 | 49,993 |
| Median age | 22.0 | 25.6 | 28.8 |
| Median age (Male) | 21.9 | 25.2 | 28.0 |
| Median age (Female) | 22.1 | 26.1 | 30.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 3,979 | 12,219 | 18,989 |
| # of persons per HH | 3.4 | 2.8 | 2.6 |
| Average HH income | \$50,425 | \$49,521 | \$53,182 |
| Average house value | \$226,402 | \$187,369 | \$174,738 |

* Demographic data derived from 2020 ACS - US Census

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