



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

YU'S CHINESE

\$95,000

1633 Monks Ave
Mankato, MN 56001

FEATURES

- Includes all furniture, fixtures and equipment
- High foot traffic area
- Remodeled in 2013
- Annual sales \$302,000
- One Owner net cash flow \$30,000

AREA

Located in a retail strip near Minnesota State University, Mankato. The University boasts more than 15,000 students and 2,000 faculty and staff. Hilltop is buzzing with retailers like Walgreens, Kwik Trip, University Square and a campus bookstore.



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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SALE



OFFERING SUMMARY

Sale Price: \$95,000

Cap Rate: 17.53%

NOI: \$16,658

Building Size: 2,700 SF

Renovated: 2013

Price / SF: \$35.19

PROPERTY OVERVIEW

Contemporary style Chinese restaurant remodeled in 2013 features large seating area, buffet counter, owner office, 2 restrooms, dish washing and storage area, walk in cooler and freezer and spacious kitchen with fryers and stir fry woks. Long established business in the community for over 21 years with high level of word of mouth and repeat business. Consistently awarded best Chinese restaurant in Mankato. Current lease runs through March 2020 with 5 year options to extend.

PROPERTY HIGHLIGHTS

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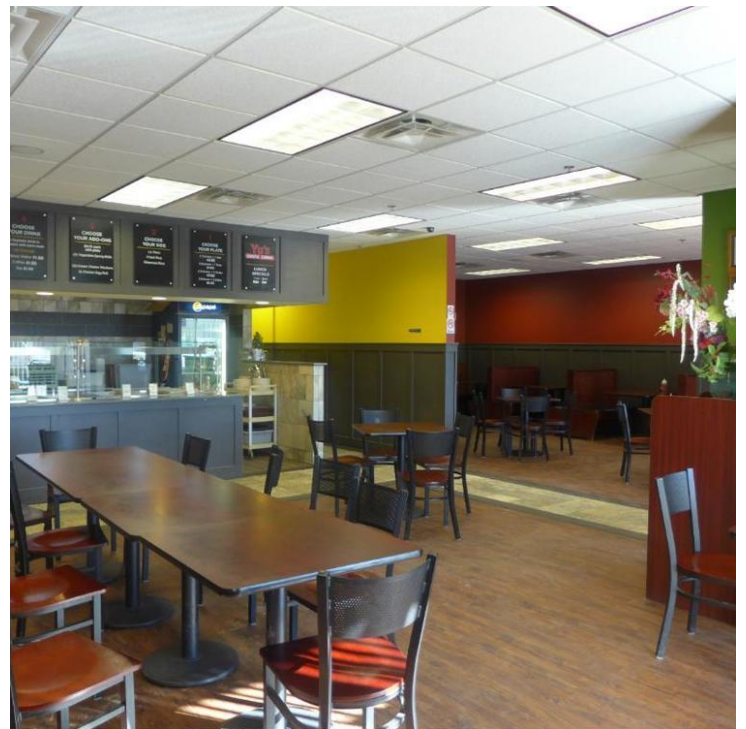
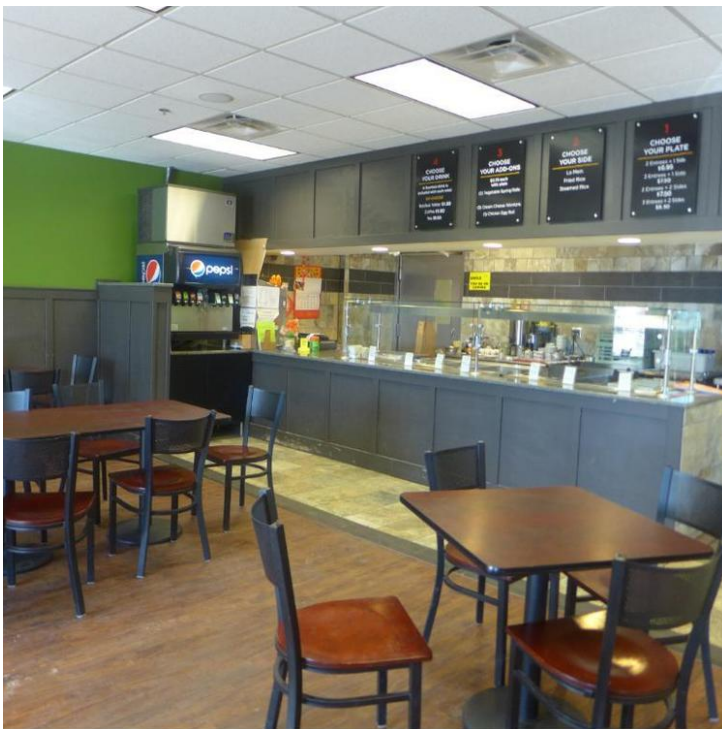
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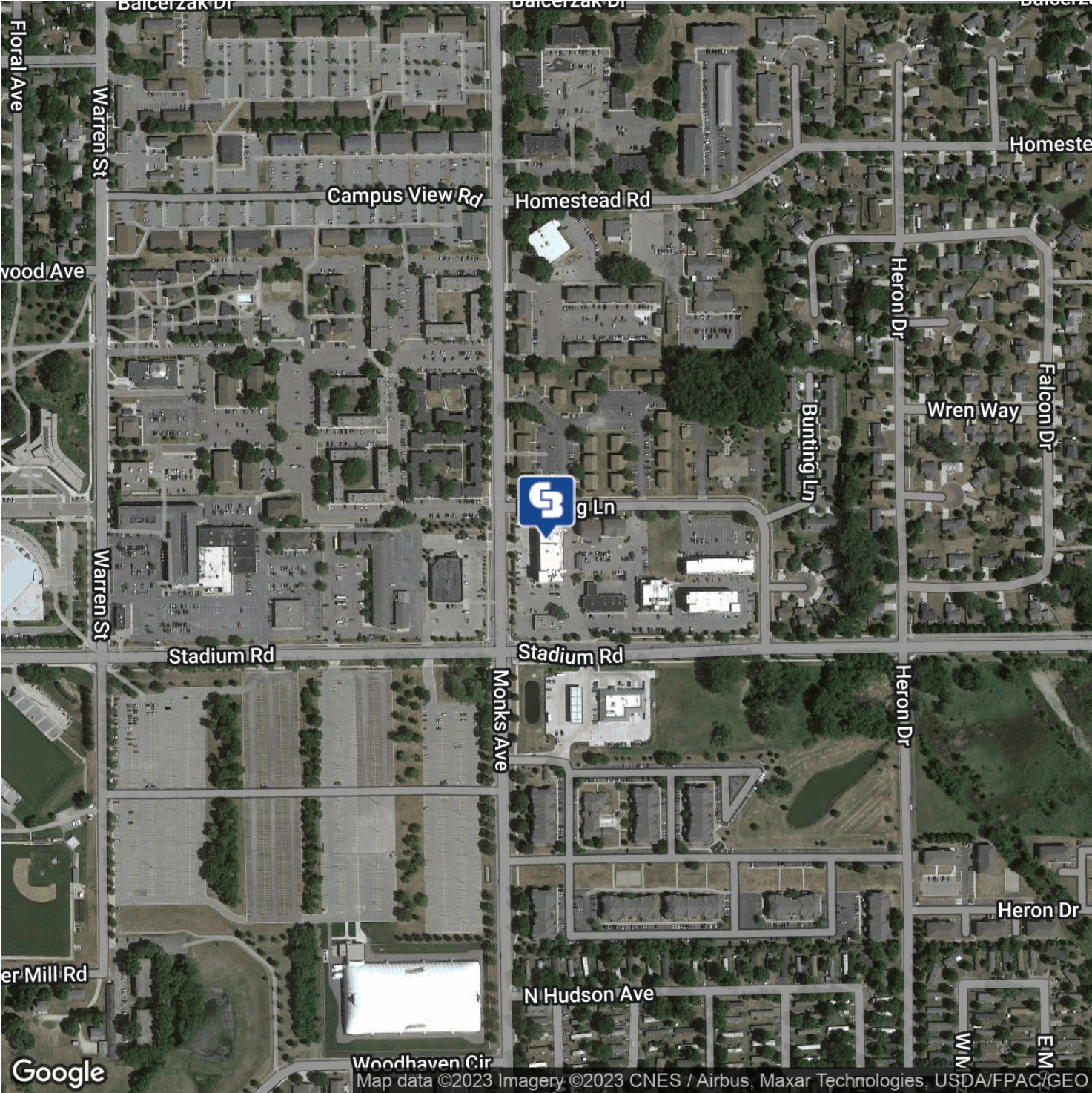
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SALES



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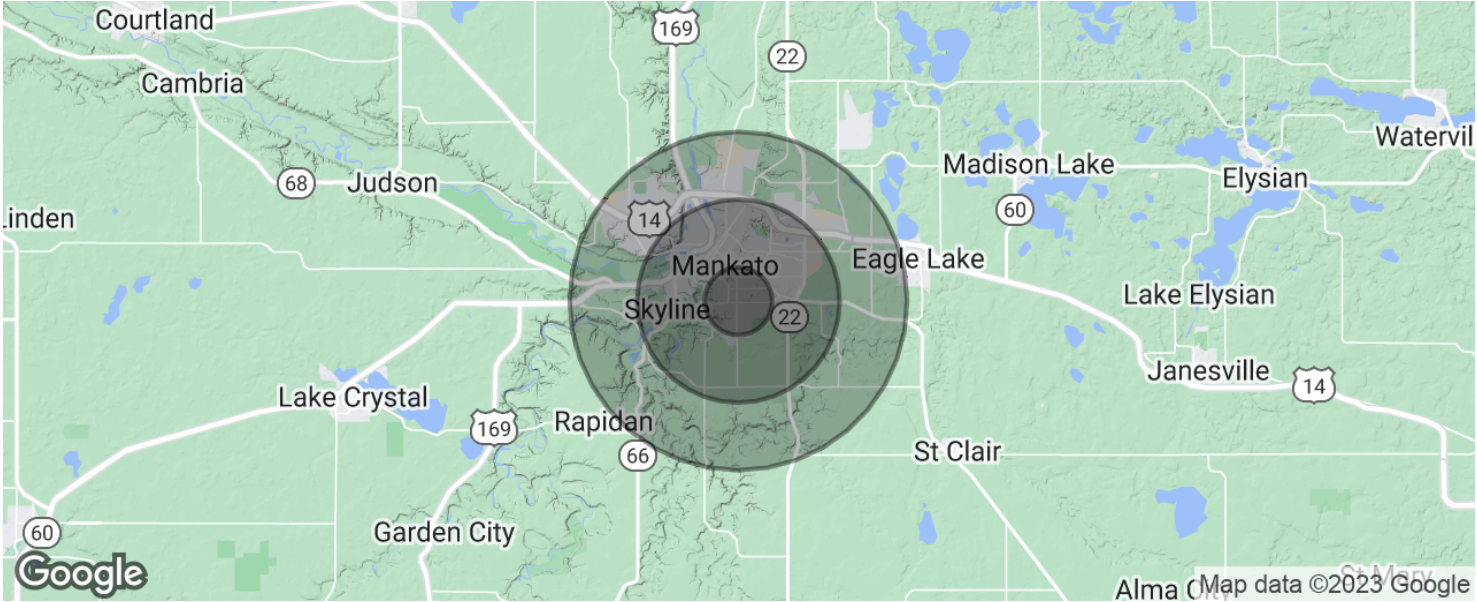
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,072	49,269	68,293
Median age	22.4	28.7	30.3
Median age (Male)	22.2	27.9	29.3
Median age (Female)	22.5	30.2	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,703	18,713	26,245
# of persons per HH	3.3	2.6	2.6
Average HH income	\$50,160	\$52,808	\$57,481
Average house value	\$225,728	\$174,968	\$183,404

* Demographic data derived from 2020 ACS - US Census

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