



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR SALE

# ST. PETER HWY 169 INVESTMENT PROPERTY

Price Upon Request

215-217 Minnesota Ave.  
Saint Peter, MN 56082

## FEATURES

- Fully Leased
- VPD = 23,000
- Two Commercial Tenants
- 8 Residential Units



## BROKER CONTACT

David Schooff CCIM SIOR CPM  
President | Managing Broker | Owner  
507.382.2403  
david@cbcfishergroup.com

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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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# ST. PETER HWY 169 INVESTMENT PROPERTY

## PROPERTY SUMMARY

SALE



SALE PRICE	PRICE UPON REQUEST
OFFERING SUMMARY	
Year Built:	1890
Building Size:	4,240 SF
Renovated:	2019
Zoning:	Central Business District

### PROPERTY OVERVIEW

#### FULLY LEASED INVESTMENT OPPORTUNITY!

Mixed-use property on main thoroughfare in St. Peter, Minn. Two local retail tenants occupy the ground floor, one of which is a established boutique which has been newly remodeled (2019). Upstairs residential units range between 1-3 bedrooms. The downtown is pedestrian friendly and filled with local and national retail tenants. St. Peter is also host to a variety of tourist attractions and events including the Minnesota Maker Fair, The Capitol Room event center and the annual Riverbend Blues and Jazz Fest. St. Peter has small town charm and is also home to Gustavus Adolphus College.

### LOCATION OVERVIEW

US Highway 169/Minnesota Ave.; main thoroughfare connecting downtown businesses. Approx. 13 miles North of Mankato and 70 miles South of the Twin Cities.

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## ST. PETER HWY 169 INVESTMENT PROPERTY

PHOTOS

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**ST. PETER HWY 169 INVESTMENT PROPERTY**  
PHOTOS - RESIDENTIAL UNIT

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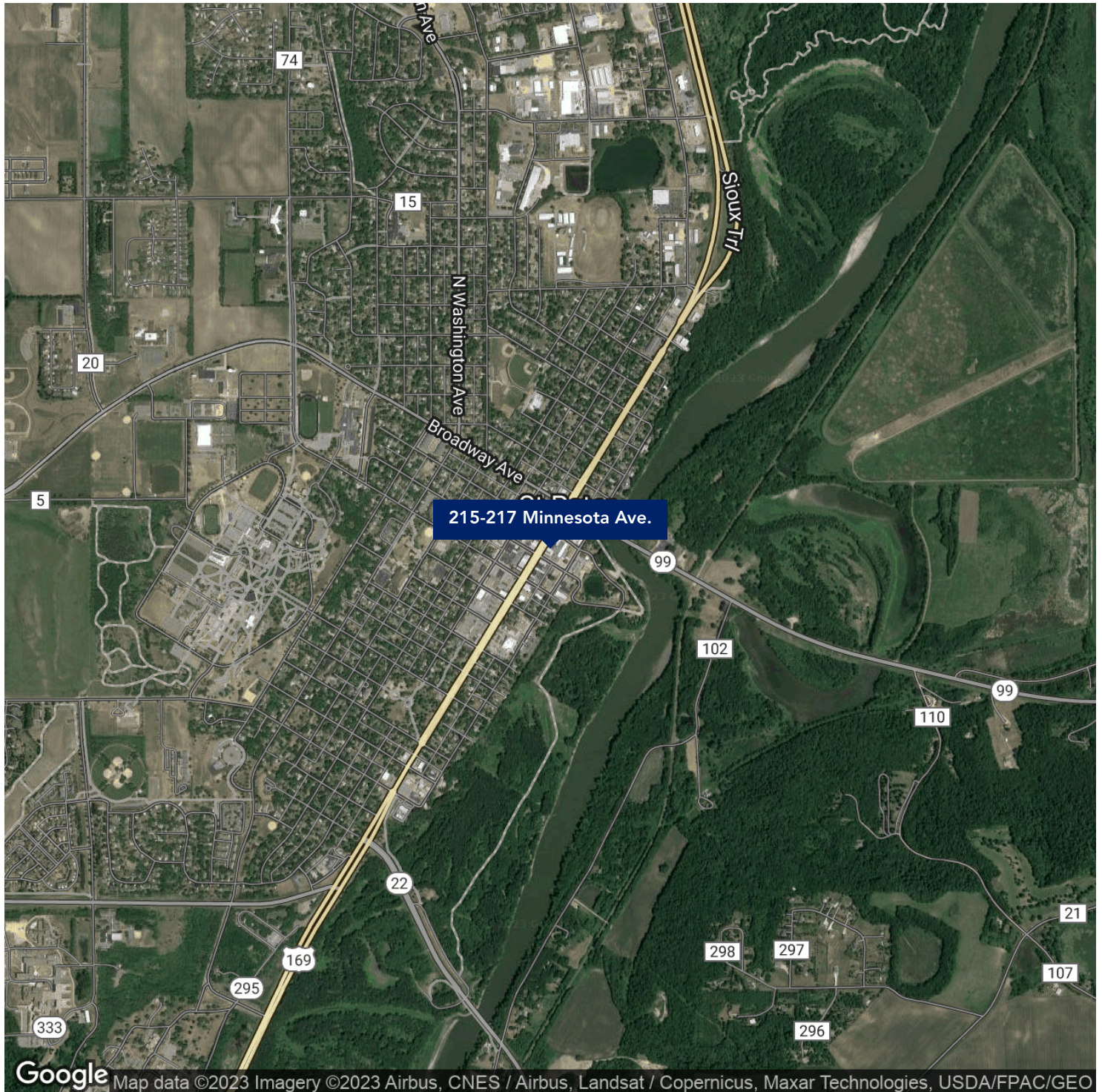




## ST. PETER HWY 169 INVESTMENT PROPERTY

AERIAL MAP

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RETAILER MAP

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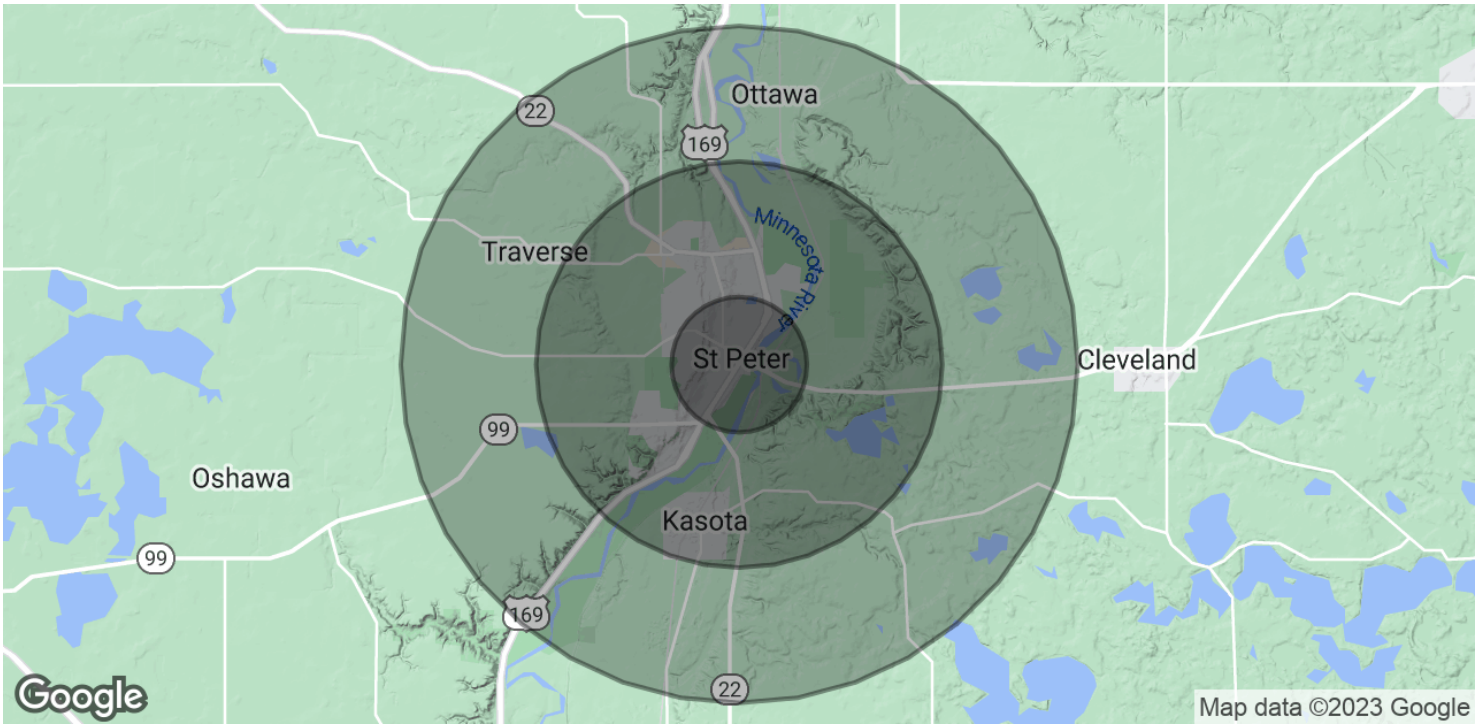




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## DEMOGRAPHICS

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,790	13,134	17,956
Median age	26.5	28.6	29.7
Median age (Male)	25.8	27.7	28.9
Median age (Female)	27.0	29.3	30.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	867	4,324	5,908
# of persons per HH	3.2	3.0	3.0
Average HH income	\$57,500	\$57,814	\$60,054
Average house value	\$189,024	\$195,184	\$208,140

\* Demographic data derived from 2020 ACS - US Census

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## ST. PETER HWY 169 INVESTMENT PROPERTY

### BROKER BIOGRAPHY



### DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

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### 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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