



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

EAGLE LAKE RETAIL BUILDING

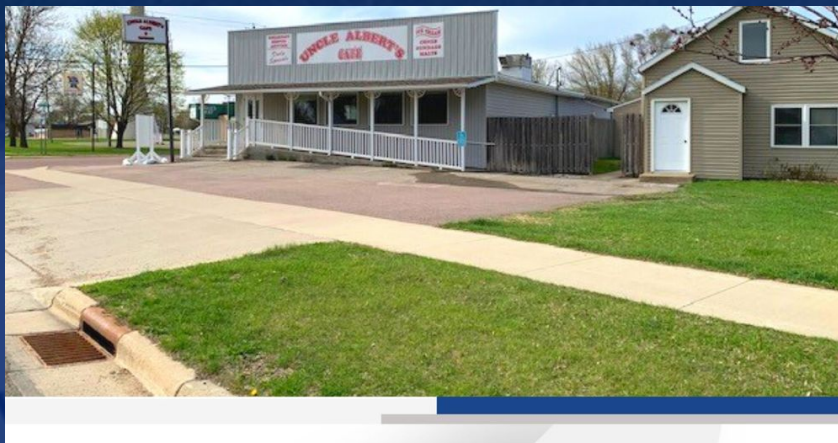
Price Upon Request

112 Parkway Ave
Eagle Lake, MN 56024

AVAILABLE SPACE
5,040 SF

FEATURES

- Restaurant or Redevelopment Opportunity
- Up-and-Coming Neighborhood
- Rental House/Garage Included in Sale



AGENT CONTACT

Rosie Brunmeier
507 340 2463
rosie@cbcfishergroup.com

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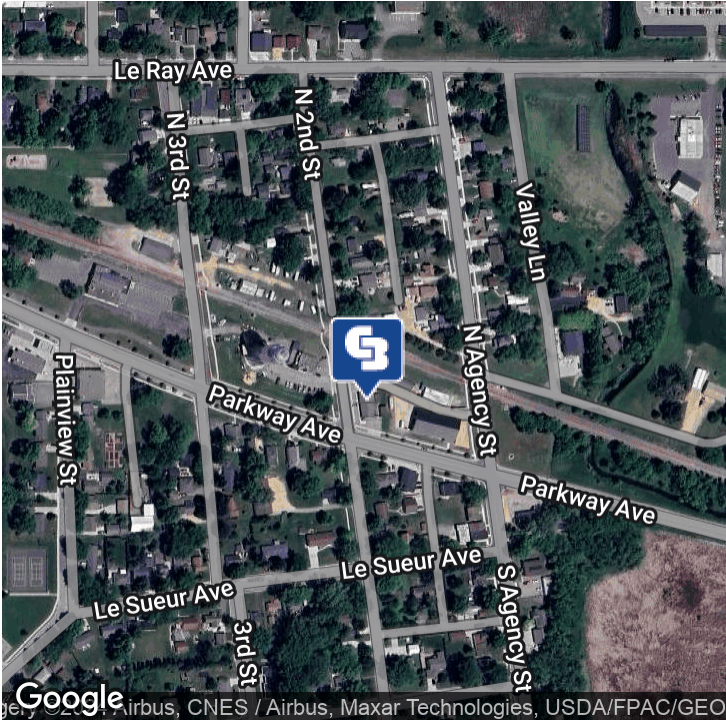
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



EAGLE LAKE RETAIL BUILDING

SUMMARY

SALE



PRICE REDUCED!		PRICE UPON REQUEST
OFFERING SUMMARY		
Lot Size:	0.17 Acres	
Year Built:	1940	
Building Size:	5,440 SF	
Main Floor:	2,520 SF	
Lower Level:	2,520 SF	
Renovated:	2000	
Taxes:	\$3,660 (2019 - all parcels)	

PROPERTY OVERVIEW

This building was once home to Uncle Albert's Cafe. A community staple for breakfast and lunch, this establishment will be missed by locals. The property could be used as a new restaurant concept, or be redeveloped for a different retail/office use. Owners would sell all fixtures and kitchen equipment separately. The price includes the rental home and garage on the property, and additional land may be available if needed. Main floor is 3,440 square feet with an additional 2,520 sf of basement storage.

LOCATION OVERVIEW

This property is located in Eagle Lake, MN just 5 minutes East of Mankato.

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PHOTOS

SALE



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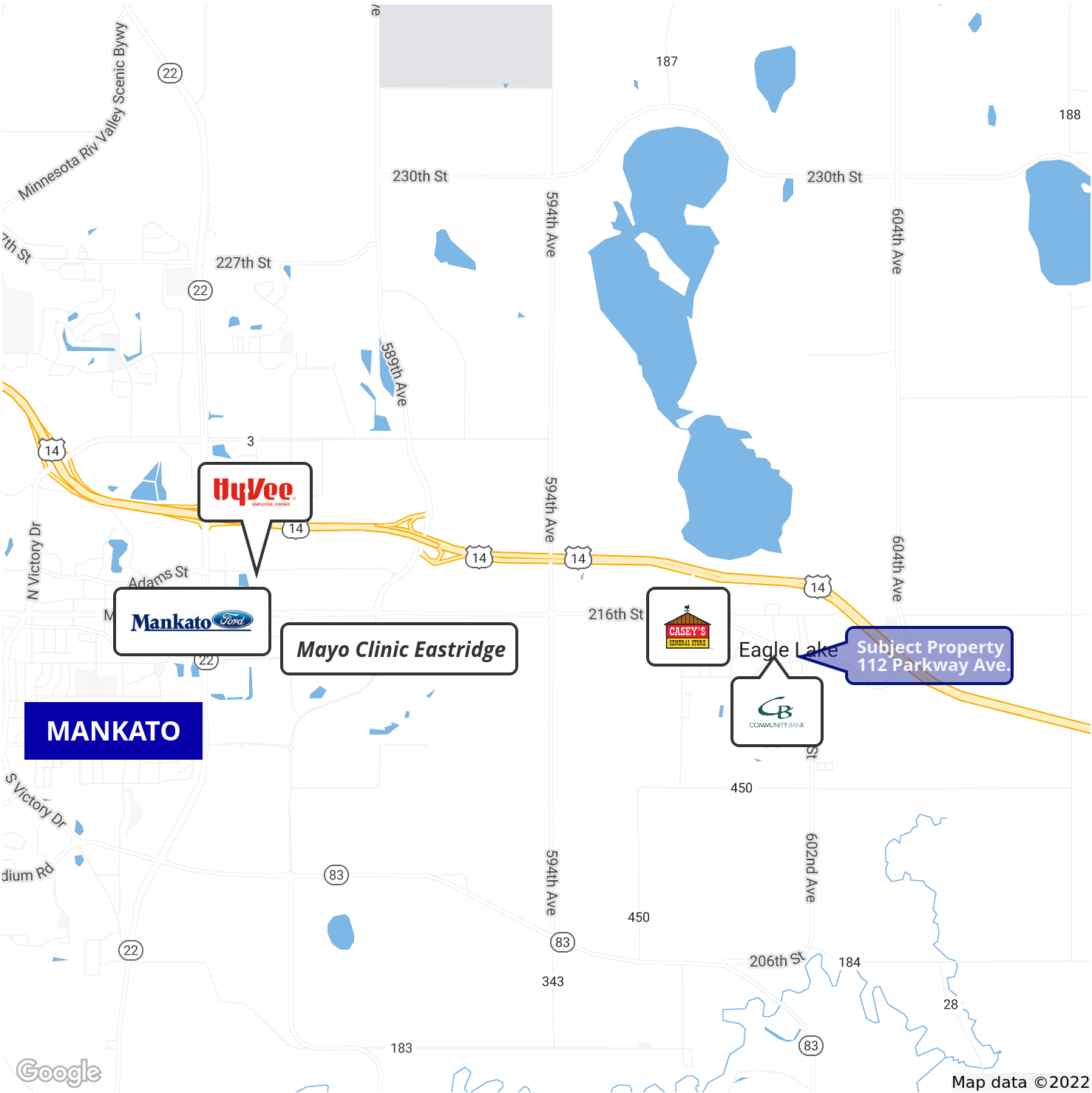
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EAGLE LAKE RETAIL BUILDING

RETAIL MAP

SALE



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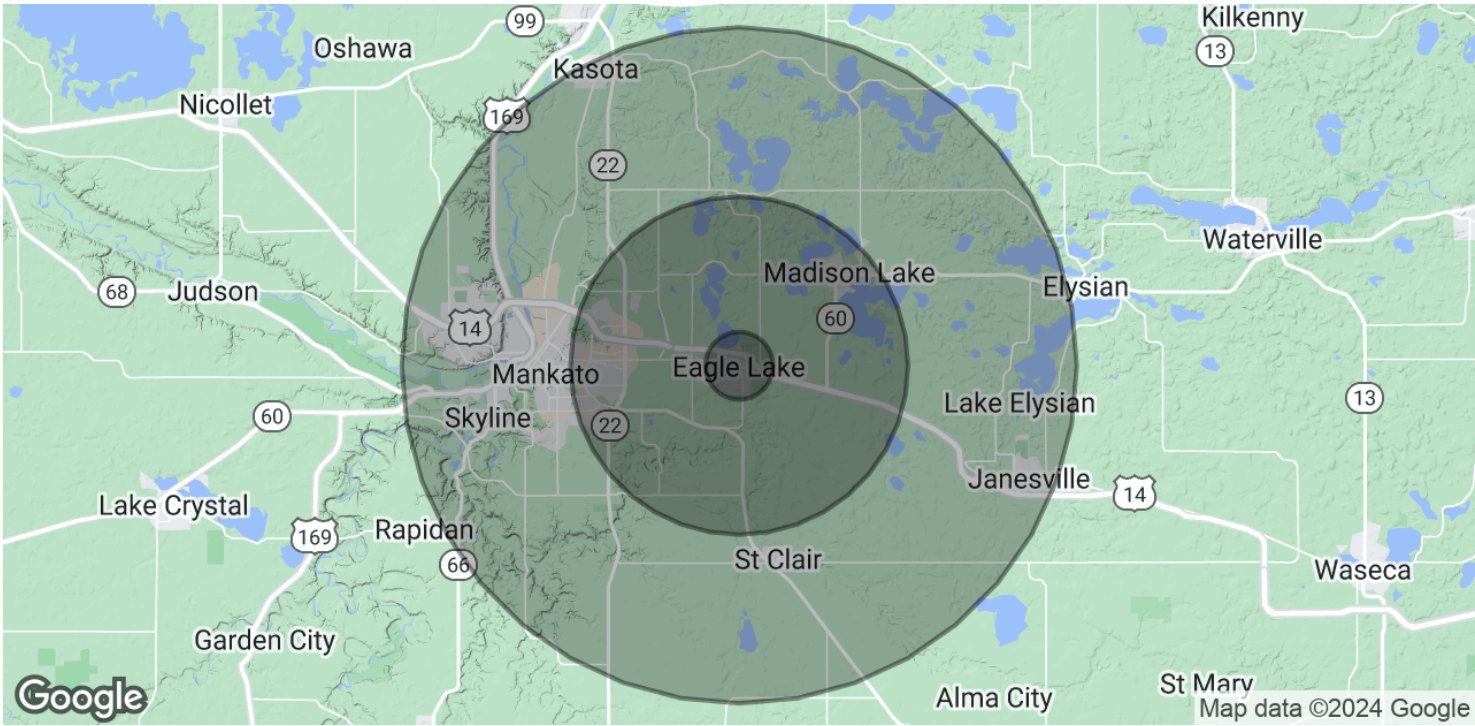
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EAGLE LAKE RETAIL BUILDING

DEMOGRAPHICS

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	308	10,142	72,611
Average age	32.4	33.6	30.9
Average age (Male)	32.9	33.2	30.1
Average age (Female)	31.9	34.7	32.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	110	3,947	27,568
# of persons per HH	2.8	2.6	2.6
Average HH income	\$76,451	\$71,009	\$58,930
Average house value	\$225,941	\$212,400	\$194,994

* Demographic data derived from 2020 ACS - US Census

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AGENT BIOGRAPHY



ROSIE BRUNMEIER

Commercial Sales and Leasing Agent

rosie@cbcfishergroup.com

Direct: 507.340.2463 | **Cell:** 507.340.2463

PROFESSIONAL BACKGROUND

Rosie Brunmeier has been active in the real estate industry for more than 60 years in sales, leasing, marketing and financing—with more than half of that at CBC Fisher Group. She was the first female agent to make the move to commercial real estate in Greater Mankato.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

MEMBERSHIPS

Minnesota Real Estate License since 1997

Fisher Group

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