



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

WASECA OFFICE/RETAIL INVESTMENT

\$259,000

115 4th Street SW
Waseca, MN 56093

FEATURES

- Fully Leased
- Cash Flows
- Updated Roof and New Windows
- New Sewer Line (2017)
- (2) OHDs and Storage Unit



AGENT CONTACT

Lisa Finch
Property Manager | Agent
507.625.0984
lisa@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



WASECA OFFICE/RETAIL INVESTMENT

PROPERTY SUMMARY

SALE



OFFERING SUMMARY

Sale Price:	\$259,000
Cap Rate:	9.27%
NOI:	\$24,007
Available SF:	
Building Size:	11,114 SF
Taxes:	\$8,396.00 (Est. 2020)

PROPERTY OVERVIEW

PRICE REDUCTION! Own an affordable investment opportunity with an exceptional rental history! This property would be well suited for an owner/user. All five unique spaces are leased including a hearing center, photography studio, fitness center, cold storage and office with loading dock. Lower overhead door is 12' tall ground level entry and the loading dock door is 9'. The storage unit also has a loading dock with a 7' OHD. All are electric. Fitness tenant pays for snow plowing/removal in lot and garbage.

LOCATION OVERVIEW

Located off former Highway 14 near Main Street /Highway 13, this fully leased property is near Sacred Heart Church. Adjacent to this property is a local boutique, event center, gas station, several restaurants and other retailers. This building has a large parking area for customers and is near the business corridor.

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PHOTOS

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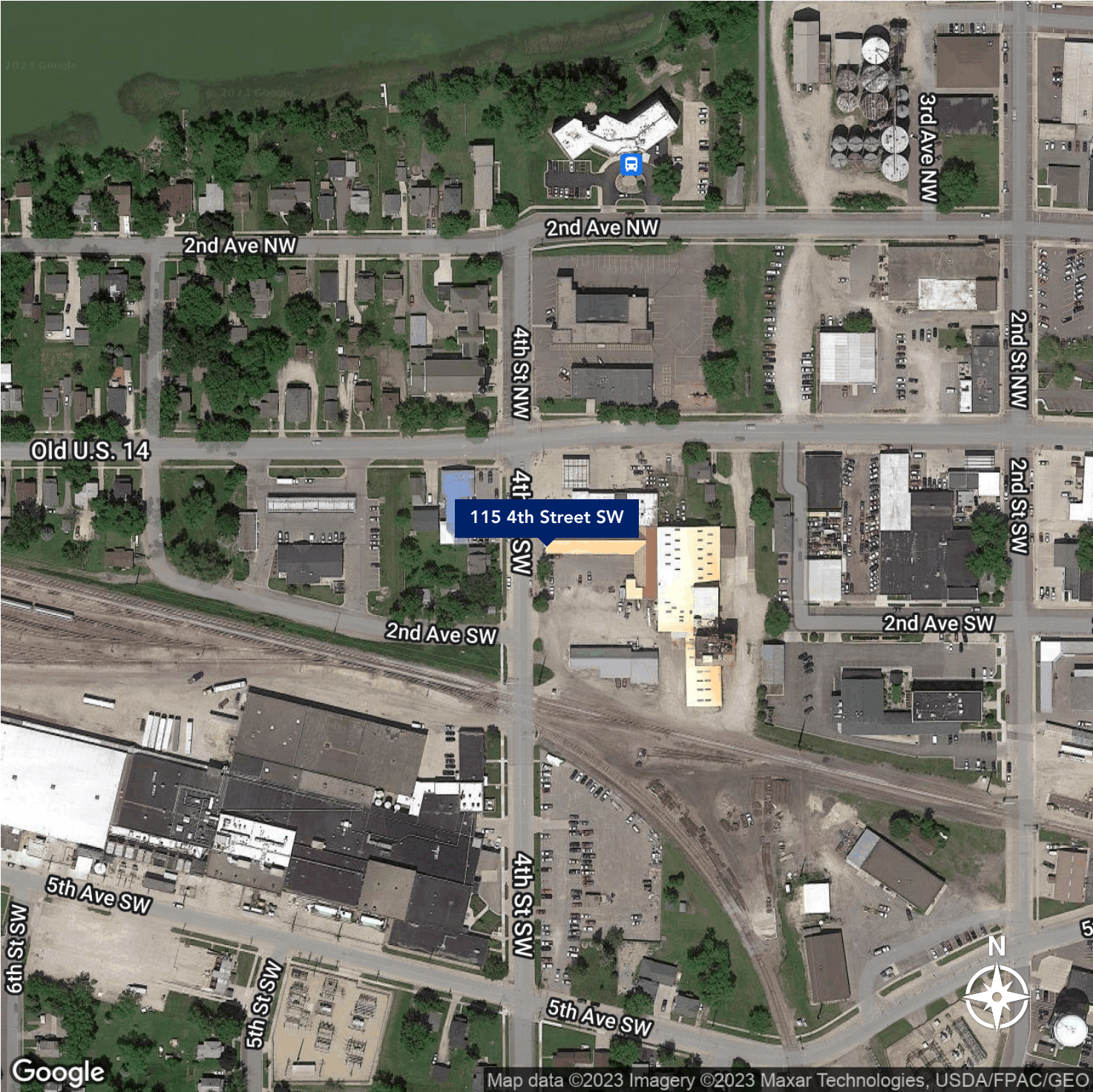
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AERIAL IMAGERY

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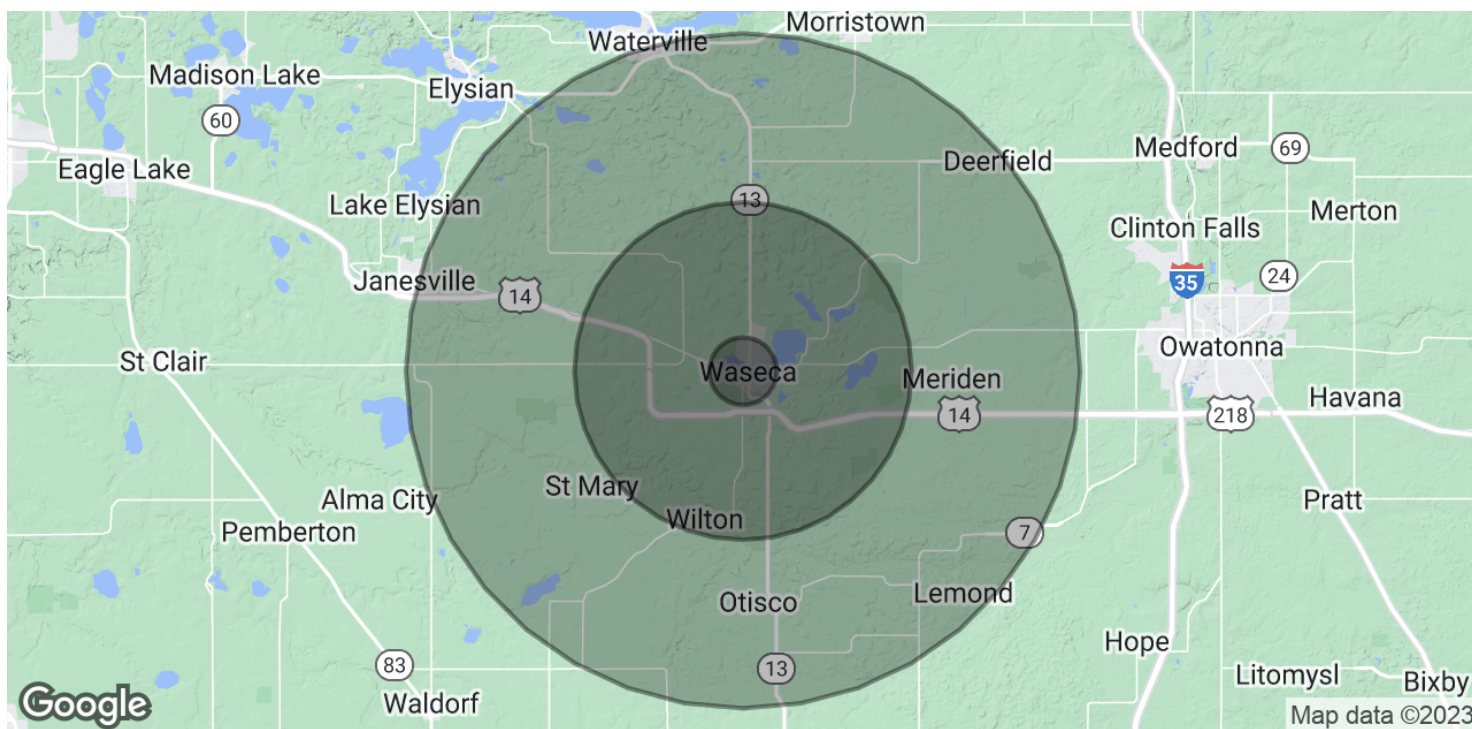
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DEMOGRAPHICS

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,587	16,347	20,893
Average age	38.5	38.7	39.3
Average age (Male)	38.8	38.9	39.1
Average age (Female)	37.7	38.2	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	986	6,244	7,921
# of persons per HH	2.6	2.6	2.6
Average HH income	\$54,526	\$55,441	\$58,565
Average house value	\$133,733	\$149,434	\$183,492

* Demographic data derived from 2020 ACS - US Census

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AGENT BIOGRAPHY



LISA FINCH

Property Manager | Agent

lisa@cbcfishergroup.com

Direct: 507.625.0984 | **Cell:**

PROFESSIONAL BACKGROUND

Lisa is Fisher Management Company's Property Manager. She is responsible for the physical and financial health of more than 60 properties in Southern Minnesota. Lisa leads a team of three Maintenance Technicians and an Assistant Property Manager to insure the day-to-day operations of both multi-family and commercial investments. Working alongside our accounting department, Lisa has the knowledge and skills to maintain and improve your asset with a concierge mindset.

Lisa joined Coldwell Banker Commercial Fisher Group in early 2020 as the Residential Leasing Agent and quickly learned the ins and outs of what makes multi-family and mixed use properties flourish. Her tenacity and keen ability to build relationships with vendors keeps our projects front of mind. Lisa is solution oriented and never shies away from a project. She brings more than 10 years of marketing, account management and business development experience to the CBC Fisher Group team.

Prior to CBC Fisher Group, Lisa was the sales and marketing manager for NAI Belize and has vast knowledge of marketing trends, rental climate and how to effectively use social media to make her clients properties shine. She is a graduate of Mount Saint Mary College in Newburgh, NY with a dual major in Business Administration and History.

As an active member of the Mankato community, she stays involved as a member of the Mankato Area Foundation's Women's Giving Circle and volunteers with Feeding Our Community Partners as a member of the marketing committee. When not in the office, she enjoys traveling, painting and spending time with her family at the lake.

Lisa's Favorite Quote:

"Fortune favors the prepared."

Fisher Group

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