



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

HIGHWAY 169 INVESTMENT - ST. PETER

Price Upon Request

216-218 S. Minnesota Ave.
Saint Peter, MN 56082

FEATURES

- Fully Leased Investment
- 6 Multi-Family Units
- Main Level Retail Tenant
- Established Downtown Location



BROKER CONTACT

David Schooff CCIM SIOR CPM
President | Managing Broker | Owner
507.382.2403
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**COLDWELL BANKER COMMERCIAL
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



HIGHWAY 169 INVESTMENT - ST. PETER

PROPERTY SUMMARY

SALE



OFFERING SUMMARY

Sale Price:	Price Upon Request
Lot Size:	0.16 Acres
Year Built:	1900
Building Size:	12,000 SF
Taxes:	\$8,028 (2021)

PROPERTY OVERVIEW

FULLY LEASED INVESTMENT OPPORTUNITY!

Mixed-use property on main thoroughfare in St. Peter, Minn. Amber Patterson Design Co., occupies the ground floor and is a recently expanded interior design studio which has locations in both Mankato and St. Peter. Second and Third floor include 6 residential units ranging between 1-2 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

Located on 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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AERIAL MAP

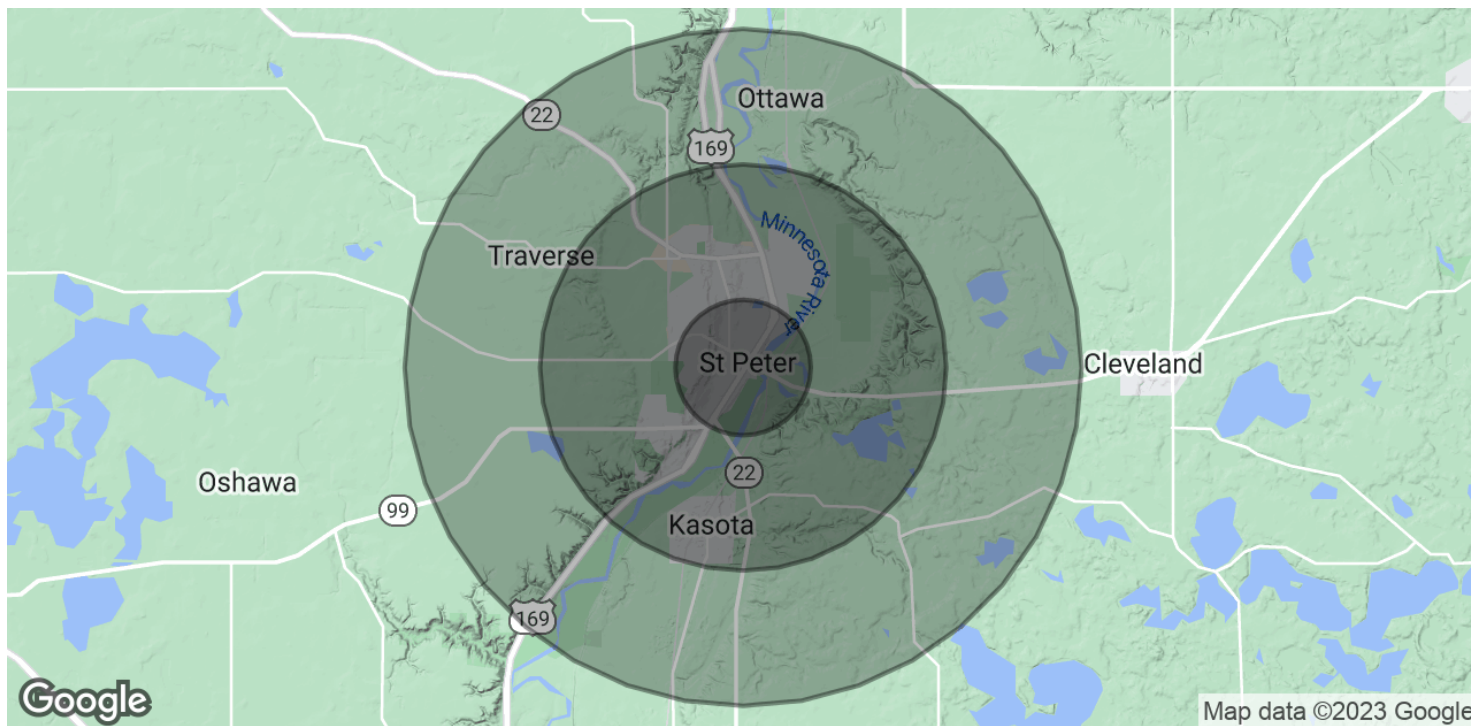




HIGHWAY 169 INVESTMENT - ST. PETER

DEMOGRAPHICS

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,890	13,118	18,188
Average age	26.5	28.6	29.6
Average age (Male)	25.8	27.6	28.8
Average age (Female)	27.0	29.2	30.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	899	4,315	5,970
# of persons per HH	3.2	3.0	3.0
Average HH income	\$57,308	\$57,796	\$60,015
Average house value	\$188,996	\$195,087	\$207,889

* Demographic data derived from 2020 ACS - US Census

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BROKER BIOGRAPHY



DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

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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