

MIXED-USE PROPERTY FOR SALE OR LEASE

716 13TH ST. E. GLENCOE FOR SALE OR LEASE

716 13th Street E., Glencoe, MN 55336



OFFERING SUMMARY

SALE PRICE:	\$295,000
FOR LEASE:	540-2640 SF Contig. 540 SF: Avail 60 days 1165 SF: Avail 30 days 935 SF & 292 SF 2 Bedroom, 1 Bath Apartment
LEASE RATE:	\$9/SF Gross
LOT SIZE:	0.18 Acres
BUILDING SIZE:	4,394 SF
RENOVATED:	2005

PROPERTY OVERVIEW

Mixed-use property for sale or for lease currently operating with retail tenants below and a two bedroom/1 bath apartment upstairs. Investment opportunity with tenants in place. Located at a high traffic intersection offers great visibility. 48 hour notice needed for showing the property.

PROPERTY HIGHLIGHTS

- Revenue generating commercial property
- Retail tenants and one-2 bedroom apartment, 1 bath & 2 parking spots
- Retail/office tenants have separate entrances and restroom in space
- Available for lease- 540-2,640 SF contiguous
- Public parking and 13th & Hennepin street parking is available
- Traffic Count: Hennepin Avenue VPD 6,200 (MNDot 2019); 13th St. E. VPD 5,900 (MNDot 2019)
- Co-tenants surrounding include Casey's, Brecht Inn B & B, Panther Point, Main Street Sports Bar
- Glencoe is growing community centrally located and is 50 miles from the Twin City Metro

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Suite 1229: approx. 520 SF



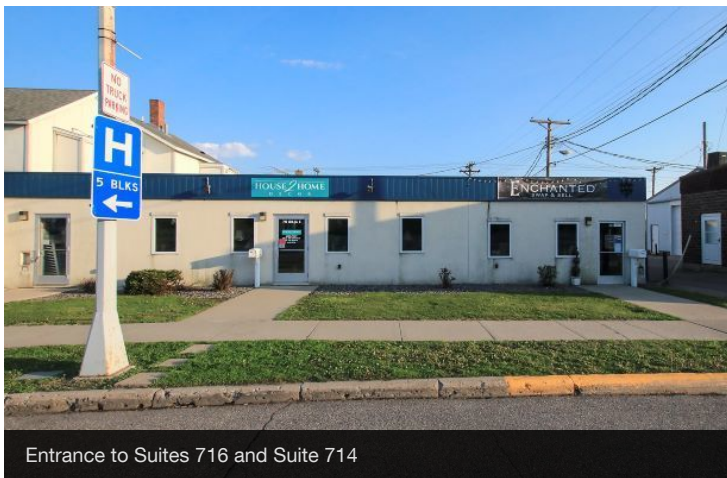
Interior of Suite 1229



Suite 718: approx. 935 SF



Interior of Suite 718



Entrance to Suites 716 and Suite 714



Interior of Suite 716: approx. 1,165 SF

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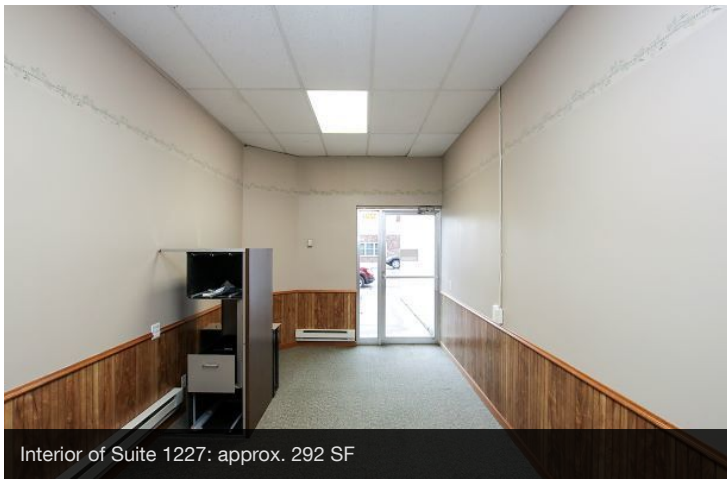
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Entrance to Suite 714: approx. 540 SF



Interior of Suite 714



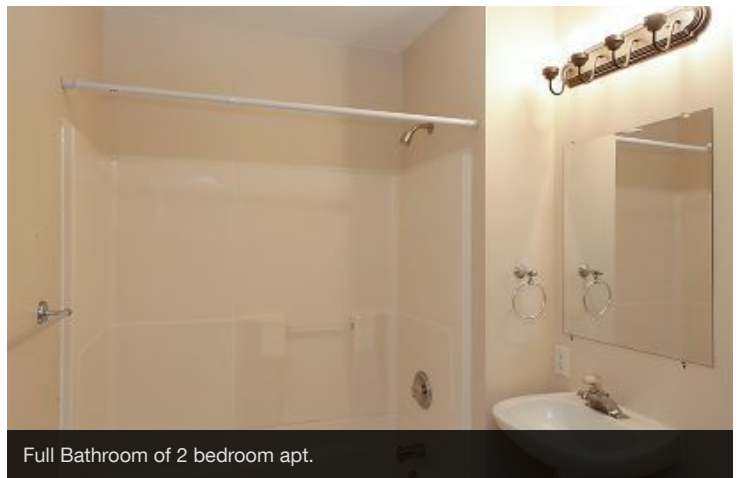
Interior of Suite 1227: approx. 292 SF



Interior of 2 Bedroom Apt. living/dining room



Kitchen of 2 bedroom apt.



Full Bathroom of 2 bedroom apt.

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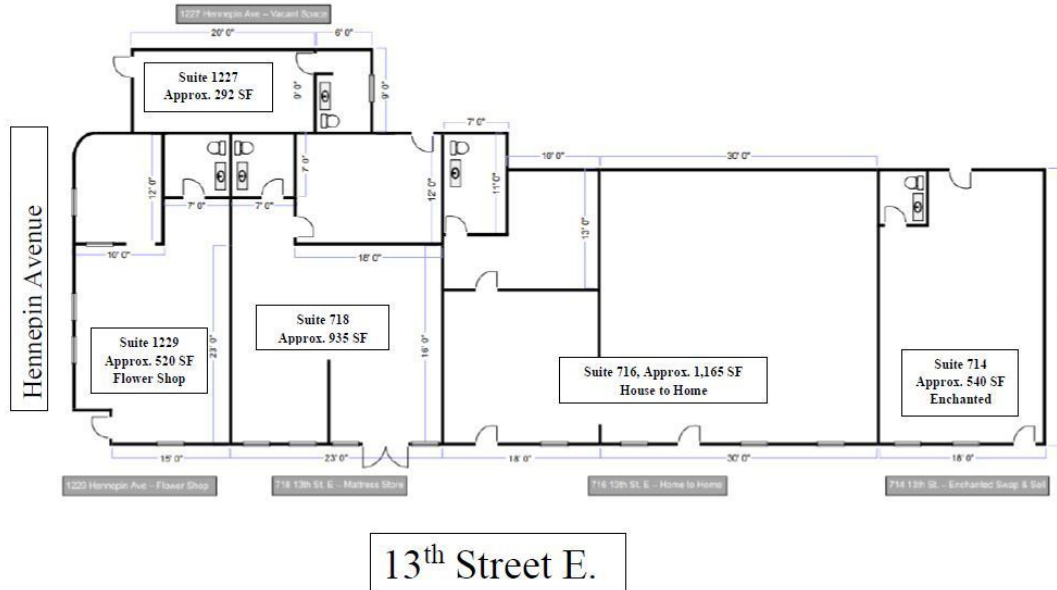
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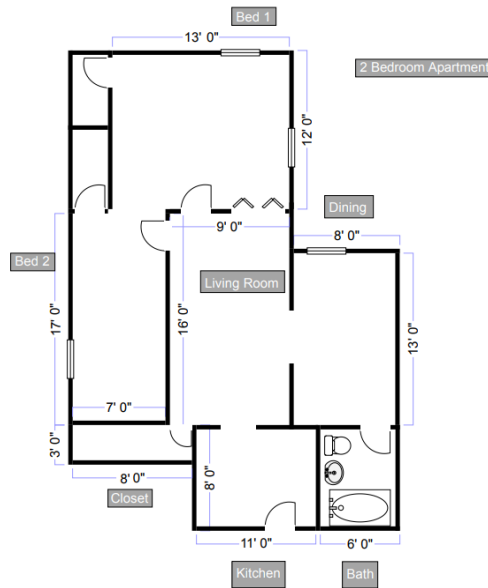
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1

GLENCOE MIXED-USE PROPERTY SITE PLAN

Four retail/office spaces available for lease



2

SECOND FLOOR 2 BEDROOM, 1 FULL BATH APARTMENT

AVAILABLE FOR LEASE

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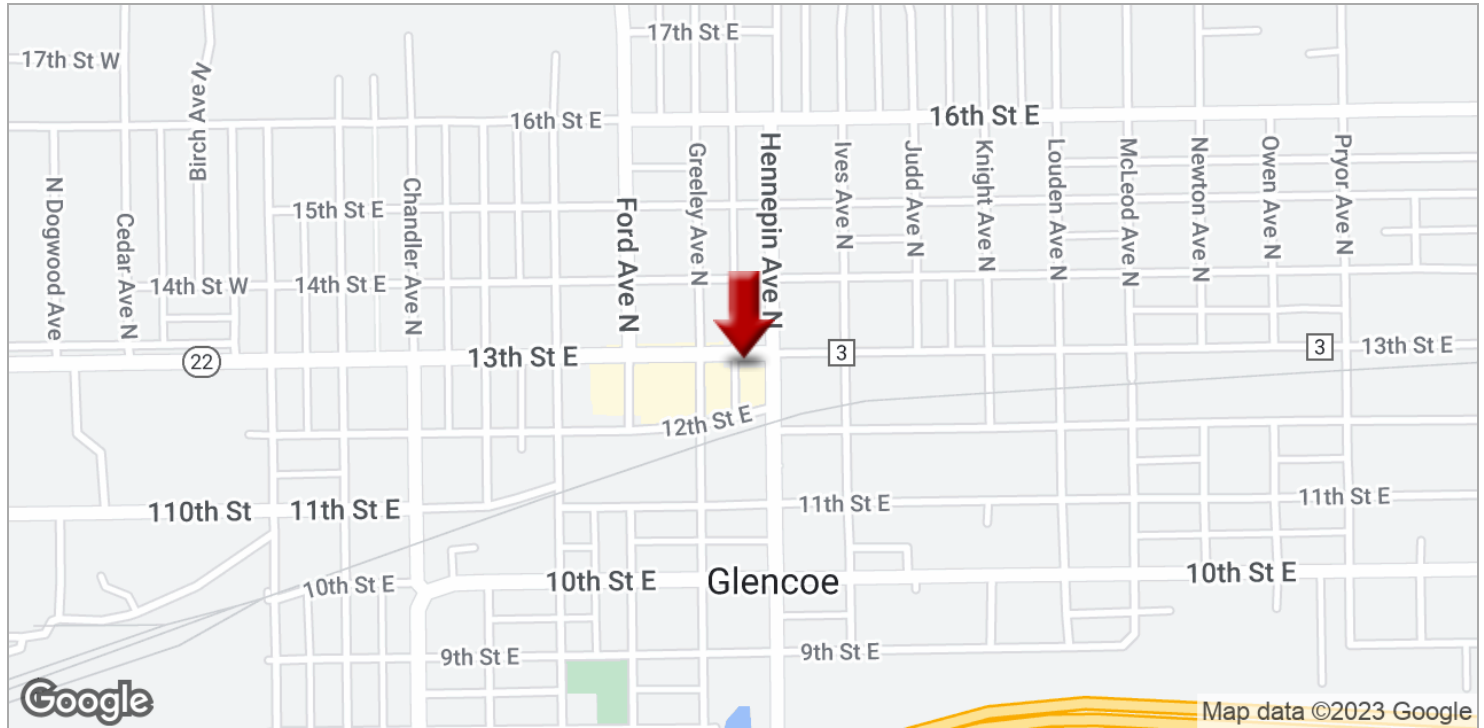
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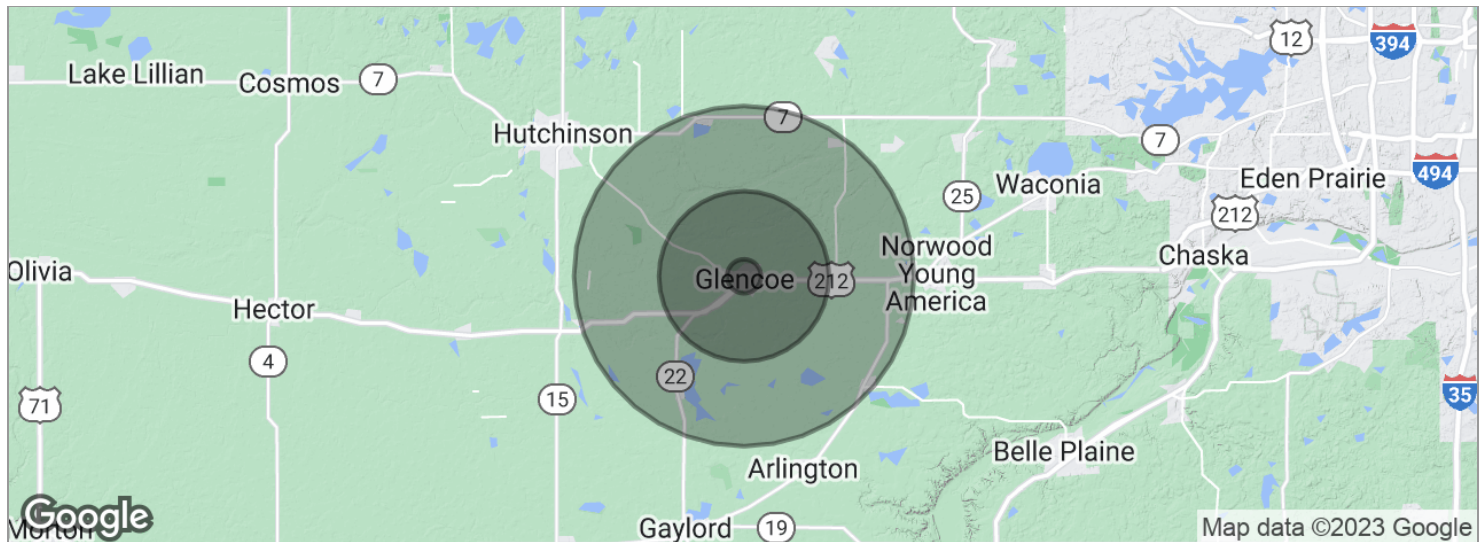
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,662	10,302	18,533
Median age	32.6	34.2	36.7
Median age (male)	32.6	34.3	36.6
Median age (Female)	32.6	34.1	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	648	4,006	7,138
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,481	\$61,057	\$64,283
Average house value	\$257,021	\$235,218	\$230,977

* Demographic data derived from 2020 ACS - US Census

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