

SALE / LEASE

PLEASANT STREET OFFICE | RETAIL

530 W Pleasant St Mankato, MN 56001



PROPERTY DESCRIPTION

Built in 1956, this brick over block constructed building is as solid as they come. There is ample parking and an oversized lot, with areas of green space and landscaping to accent the building with outdoor amenities. The inside of this recently renovated space offers a mix of private offices and conference rooms. The bathrooms have all been updated and there are new kitchenettes in the main conference rooms as well as an employee break room. Don't miss a chance to own this property and start collecting positive cash flow! Would also make a great space for a company to downsize or expand into. Currently occupied is 3,530 sf till the end of 2026. We have space available for your business today!

FOR LEASE: 1,300 sf currently available on main level.

LOCATION DESCRIPTION

This property is located in West Mankato on a high visibility corner of Stoltzman Rd. and Pleasant St. With close proximity to downtown retail as well as schools, parks, and residential, this is a prime location for office users.

PROPERTY HIGHLIGHTS

- **Prime Location:** Strategically situated at Stoltzman Rd. and Pleasant St. in West Mankato, offering high visibility and convenient access to downtown retail, schools, and parks.
- **Enduring Construction:** Timeless brick over block construction from 1956 provides both character and durability, complemented by ample parking and inviting greenspaces.
- **Versatile Space:** Renovated property with private offices, upgraded restrooms, and new kitchenettes, catering to a variety of business needs.

OFFERING SUMMARY

Sale Price:	\$700,000
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,300 - 1,305 SF
Lot Size:	0.81 Acres
Building Size:	6,490 SF
APN:	01.08.13.403.001

Landon Brown

Commercial Sales and Leasing Agent

507 625 4715

landon@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE / LEASE

PLEASANT STREET OFFICE | RETAIL

530 W Pleasant St Mankato, MN 56001



Landon Brown

Commercial Sales and Leasing Agent

507 625 4715

landon@cbcfishergroup.com

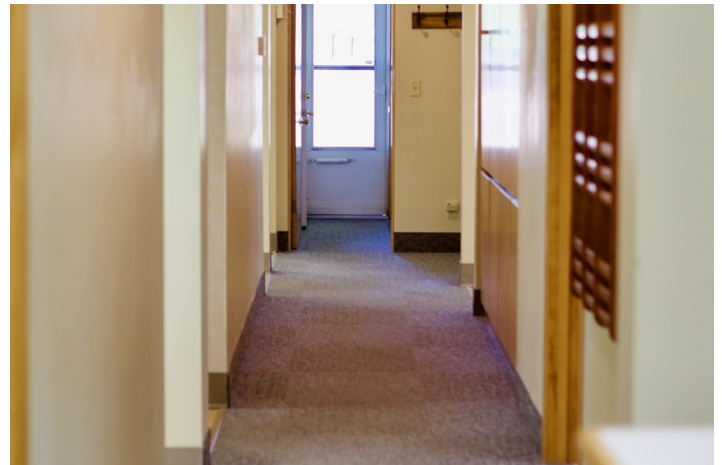
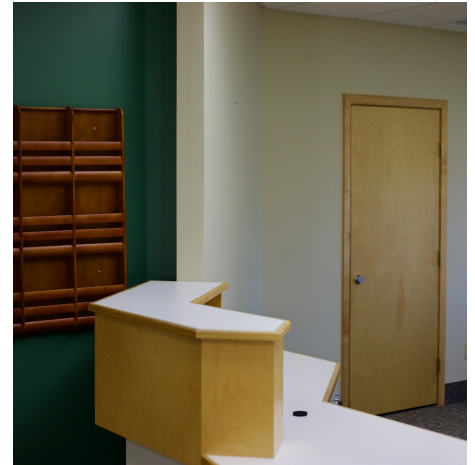


**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE / LEASE

PLEASANT STREET OFFICE | RETAIL

530 W Pleasant St Mankato, MN 56001



Landon Brown

Commercial Sales and Leasing Agent

507 625 4715

landon@cbcfishergroup.com

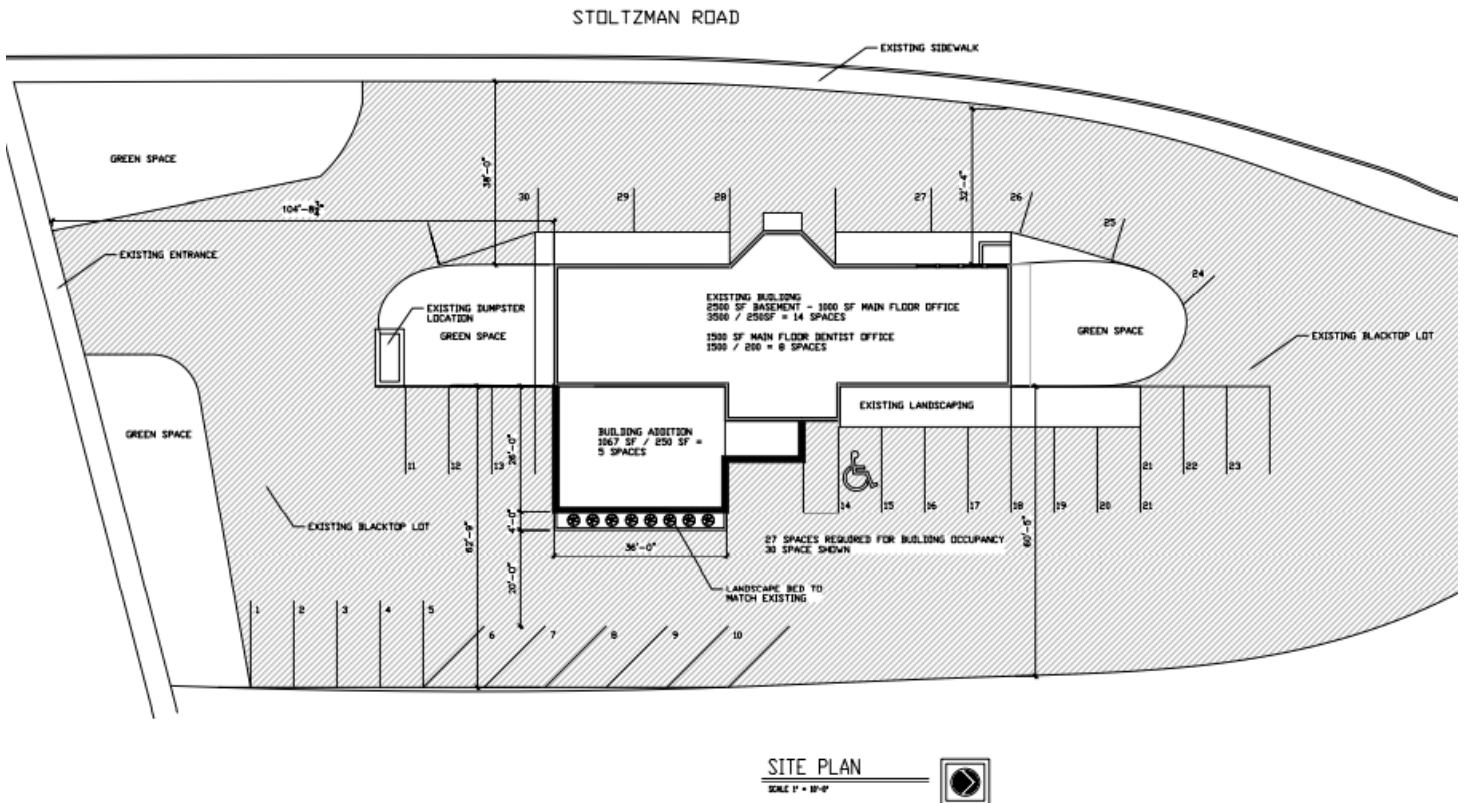


**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE / LEASE

PLEASANT STREET OFFICE | RETAIL

SITE PLAN



Landon Brown

Commercial Sales and Leasing Agent

507 625 4715

landon@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE / LEASE

PLEASANT STREET OFFICE | RETAIL

RETAILER MAP



Landon Brown

Commercial Sales and Leasing Agent

507 625 4715

landon@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE / LEASE

PLEASANT STREET OFFICE | RETAIL

530 W Pleasant St Mankato, MN 56001



LANDON BROWN

Commercial Sales and Leasing Agent

landon@cbcfishergroup.com

Direct: 507.625.4715 | Cell: 507.327.6621

MN #40846472

PROFESSIONAL BACKGROUND

Landon Brown is a Mankato, MN native who began a career in real estate in 2020. He is based out of Mankato and regularly travels to Minneapolis, St. Paul, and Rochester for business.

Landon graduated from South Central College with a degree in Small Business Management and Marketing Management. He spent 7 years in hospitality before embracing a life of serial entrepreneurship. With start ups ranging from hydroponics to wholesale distribution to vending services, Landon has a unique toolkit centered around meeting specific client's needs. His goal is to bring that toolkit into real estate by providing individually customized representation that exceeds both the client and Fisher Group standards.

Outside of business, Landon enjoys spending time with his wife Maria and their two kids Emilia and Lincoln. He loves to cook homemade dinners like Shrimp Carbonara and Vegetable Ramen. Landon uses his vacation time to explore far away places, most recently Switzerland and Southern France. During the summer time, he spends most free time in Lake Okoboji with his family.

Whether buying or selling, Landon has the knowledge and network to get a deal done!

Fisher Group

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

Landon Brown

Commercial Sales and Leasing Agent

507 625 4715

landon@cbcfishergroup.com



**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP