



Each office independently owned and operated

**FOR SALE**

RETAIL PROPERTY

# 1380 PRAIRIE

COLD SPRING, MN 56320

**RE/MAX ADVANTAGE PLUS**

1251 Town Centre Drive  
Eagan, MN 55123  
REMAXCOMMERCIAL.COM

FOR MORE  
INFORMATION  
CONTACT:

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EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	7,836 SF
Lot Size:	2 Acres
Price / SF:	\$223.33
Year Built:	2011

## PROPERTY OVERVIEW

Long Established Scrap Metal Business located West of St Cloud, MN  
Great Visibility with Signage on MN HWY 23  
45 Minutes to the Metal Shredder located in Becker, MN  
30 Minutes to St Cloud MN  
Site has an easy to Access 70 ft in-ground Kennedy Scale  
Inside Scale is a 4 x 4 for the smaller items  
Site is Fully Fenced  
Recent 100 x 100 cement pad added  
16ft Clear Ht.  
(4) 10 x 10 doors  
(5) 10 x 14 Doors  
Equipment Included: CAT - M318D with Grapple, Dresser - Wheel Loader



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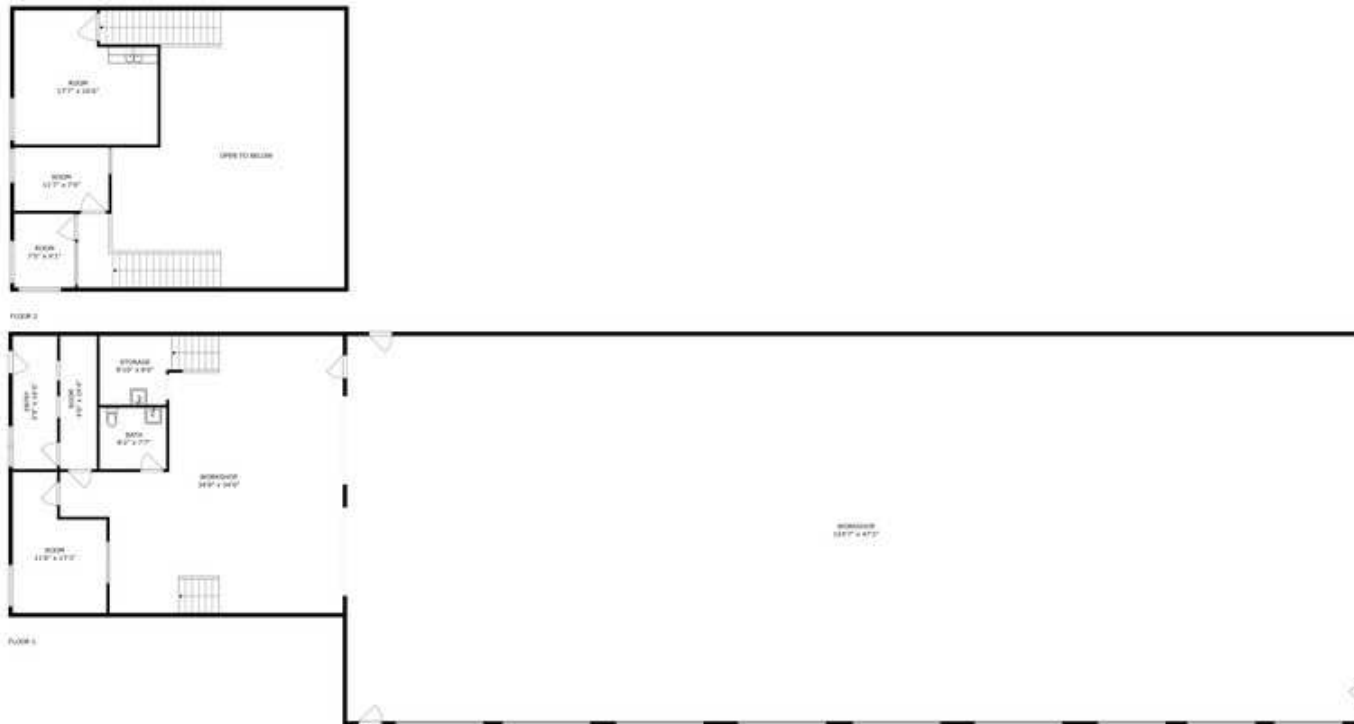
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FLOOR PLANS

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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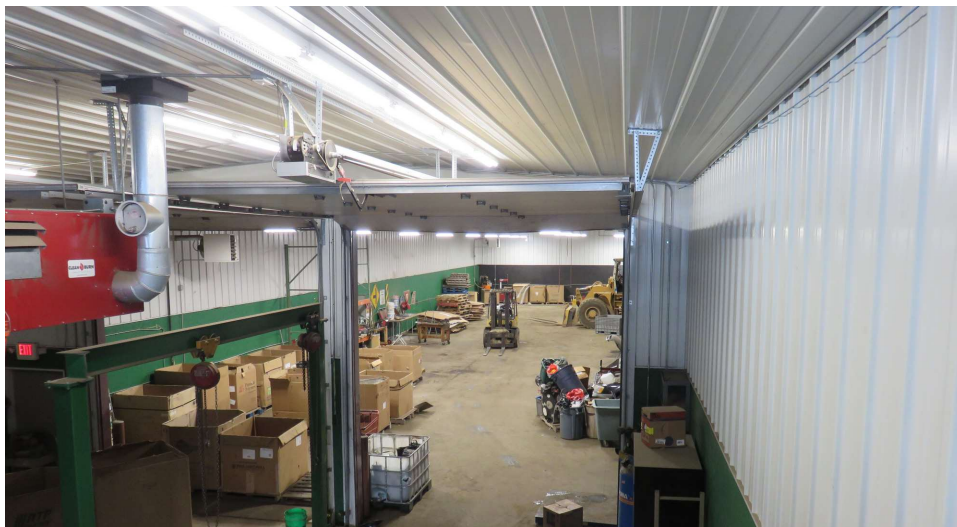
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ADDITIONAL PHOTOS

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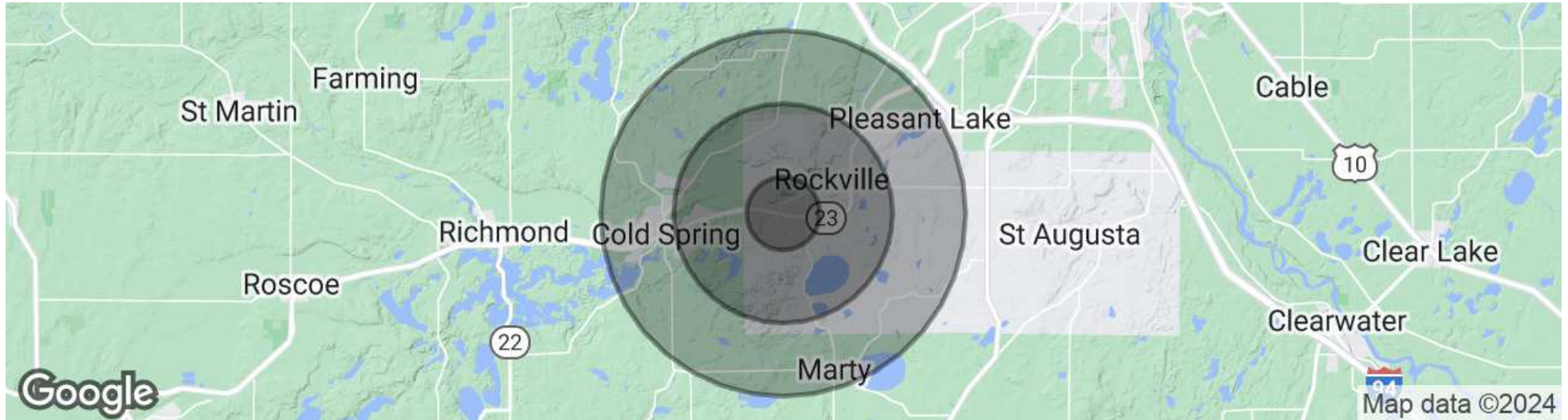
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DEMOGRAPHICS MAP &amp; REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	281	2,932	7,752
Average Age	41.1	44.1	44.2
Average Age (Male)	44.2	47.2	46.0
Average Age (Female)	38.3	41.6	43.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	120	1,216	3,274
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$84,802	\$90,212	\$89,033
Average House Value	\$268,856	\$274,277	\$274,574

\* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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