

3201 E RIVER RD NE

# East River Road Warehouse Building



## OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	13,312 SF
Lot Size:	65,886 SF
Number of Units:	1
Price / SF:	\$105.17
Year Built:	1965
Zoning:	MXG
Traffic Count:	2,650

## PROPERTY OVERVIEW

This property is open for sale or lease, with the current business expressing interest in leasing half of the building. Encompassing over 13,312 sqft, the property is easily divisible, accommodating multiple tenants. The warehouse areas, accessible through drive-in doors facing both North and South, provide versatile functionality. The front of the building offers office space and a spacious reception area. With 1.52 acres, ample parking, yard space, and outdoor storage are available. If your company is expanding, this property presents an excellent option worth considering.

## PROPERTY HIGHLIGHTS

- 13,312 sqft building for sale or lease
- Adaptable for multiple tenants
- Leaseback option available
- Functional design with drive-in doors, office space, and reception area
- 1.52 acres for ample parking, yard space, and outdoor storage

BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

DYLAN CARTY

507.272.8049

dylan@rgi-group.com

# East River Road Warehouse Building



dylan@rgi-group.com

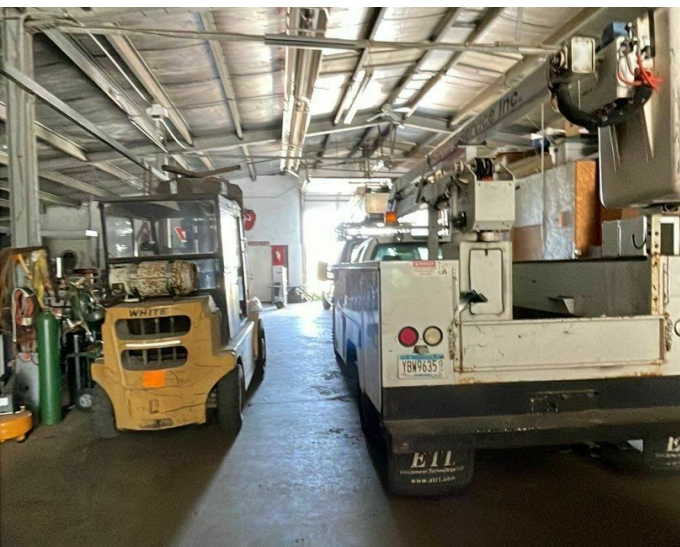
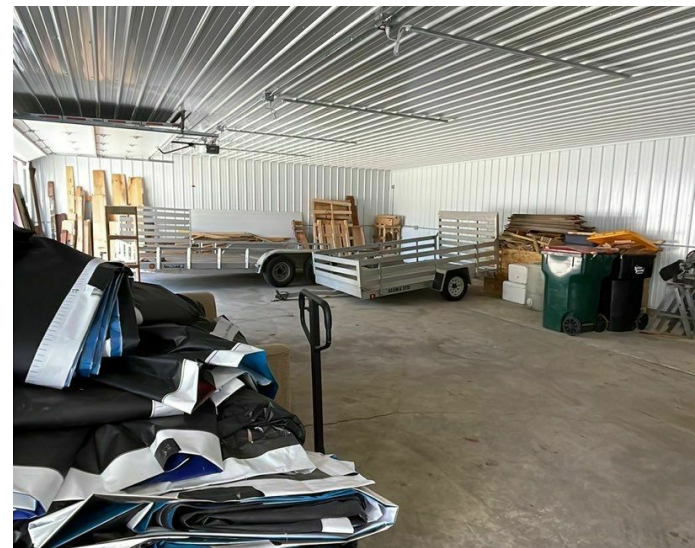




3201 E RIVER RD NE

# East River Road Warehouse Building

60'	120.0'	64'
2019 STORAGE GARAGE 1920.0	1/0 LT MANUFACTURING 9600.0 sf	STORAGE GARAGE 1792.0
80.0'		
12'	CANOPY 1440.0	



BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

DYLAN CARTY

507.272.8049

dylan@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM





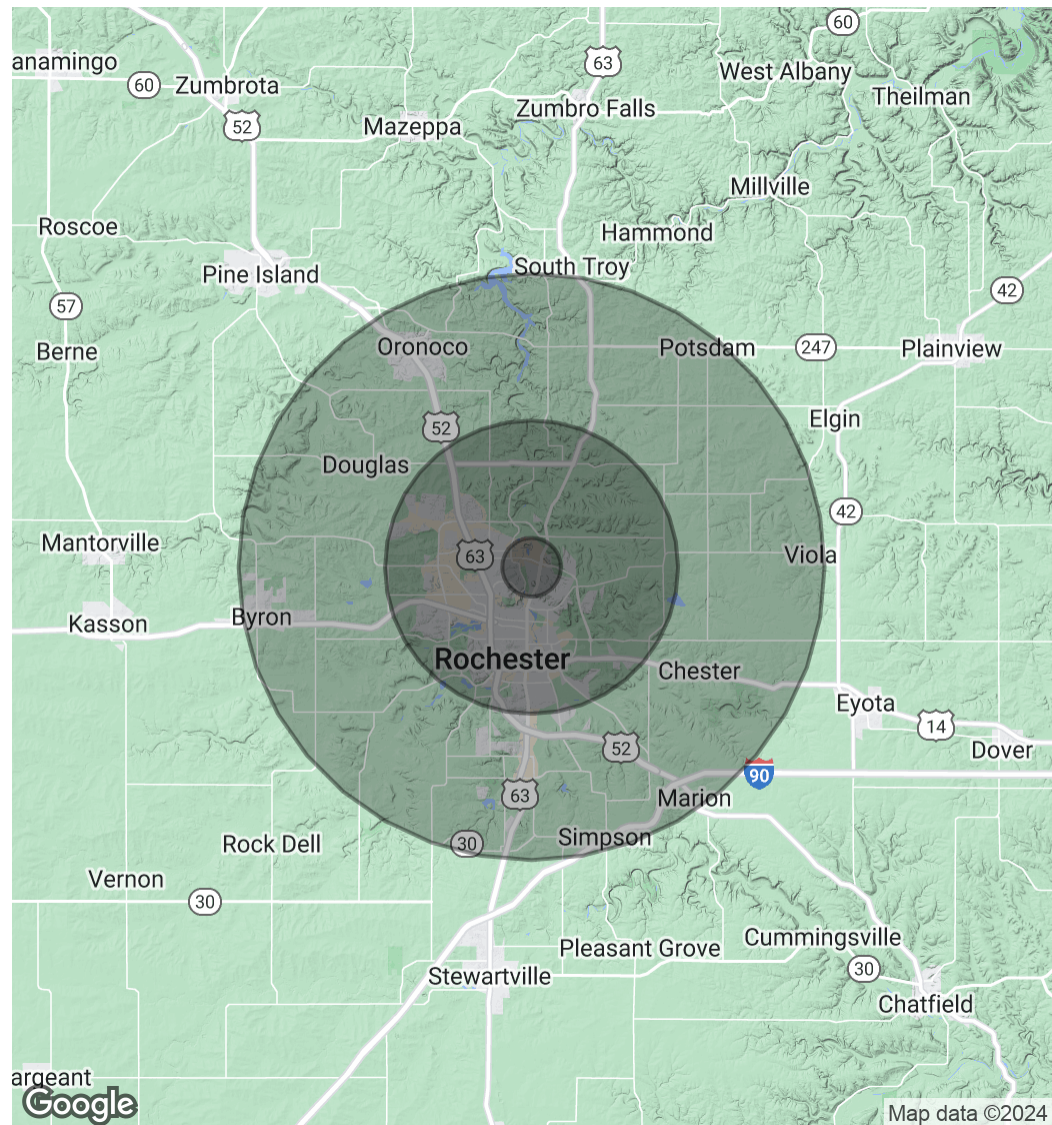
3201 E RIVER RD NE

# East River Road Warehouse Building

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,517	105,321	137,204
Average Age	38.4	38.2	38.9
Average Age (Male)	35.8	36.8	37.8
Average Age (Female)	40.1	39.4	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,400	46,472	58,967
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$91,478	\$91,943	\$101,480
Average House Value	\$229,033	\$222,374	\$245,238

2020 American Community Survey (ACS)



BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

DYLAN CARTY

507.272.8049

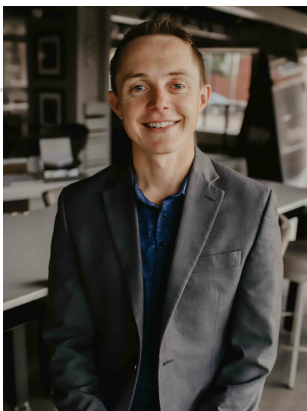
dylan@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



3201 E RIVER RD NE

# East River Road Warehouse Building



**BUCKY BEEMAN**

Realtor-Developer-Partner

**Direct:** 507.951.7130 **Cell:** 507.951.7130  
bucky@rgi-group.com

MN #40149580



**DYLAN CARTY**

Broker-Developer-Partner

**Direct:** 507.272.8049 **Cell:** 507.272.8049  
dylan@rgi-group.com

MN #40525429

**BUCKY BEEMAN**

507.951.7130

bucky@rgi-group.com

**DYLAN CARTY**

507.272.8049

dylan@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | **RGi-GROUP.COM**

