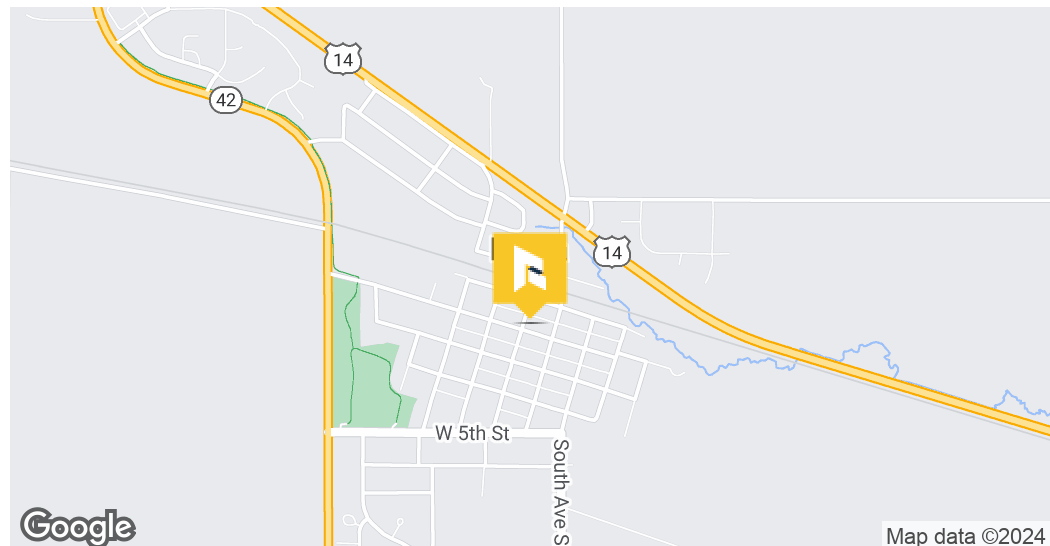


27 2ND ST SW

# Freestanding Office Building in Downtown Eyota



Sale Price

**\$480,000**

## OFFERING SUMMARY

Building Size:	3,941 SF
Lot Size:	0.39 Acres
Number of Units:	1
Price / SF:	\$121.80
Year Built:	1977
Zoning:	3a COMMERCIAL PREFERENTIAL

## PROPERTY OVERVIEW

Seize a unique ownership opportunity in the heart of Eyota, Minnesota. This 3,941-square-foot former bank building is perfectly situated on a prime corner lot, offering ample parking, a convenient drive-through, and endless potential for your business needs. With distinctive features including attic storage, a unique skylight, an intact vault, dedicated office and conference rooms, a break room, and a drive-up window, this property is ready to accommodate your vision.

This versatile property is an open canvas, waiting for your business vision to unfold. Whether you're planning to establish a financial institution, a retail store, an office, or any other endeavor, this former bank building offers a wide range of possibilities.

## LOCATION OVERVIEW

Center Ave S. Drive to W 2nd St  
Turn right onto Center Ave S  
Turn right onto W 2nd St

**BUCKY BEEMAN**

507.951.7130

bucky@rgi-group.com

**MATT GOVE**

507.951.1147

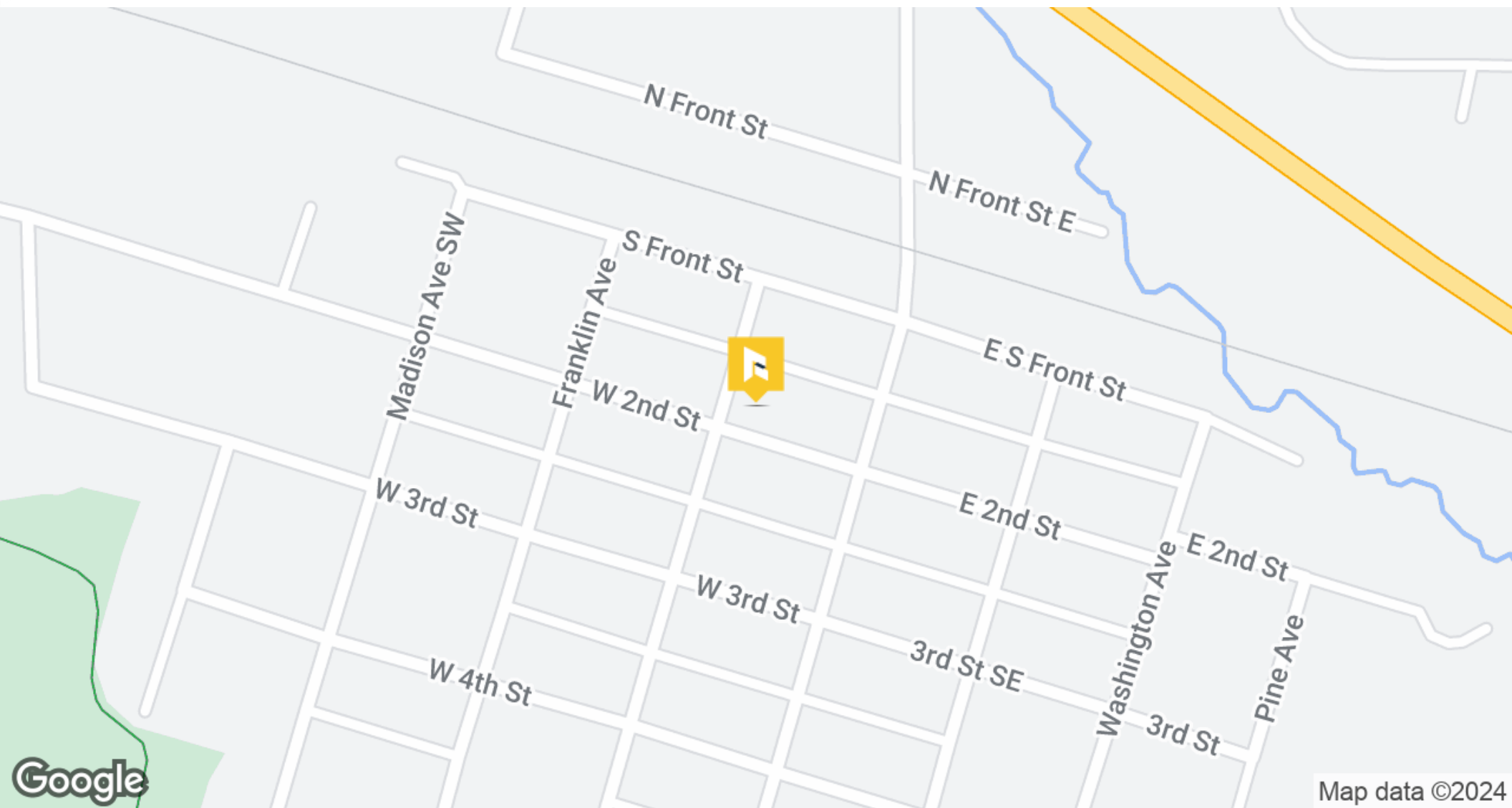
matt@rgi-group.com

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



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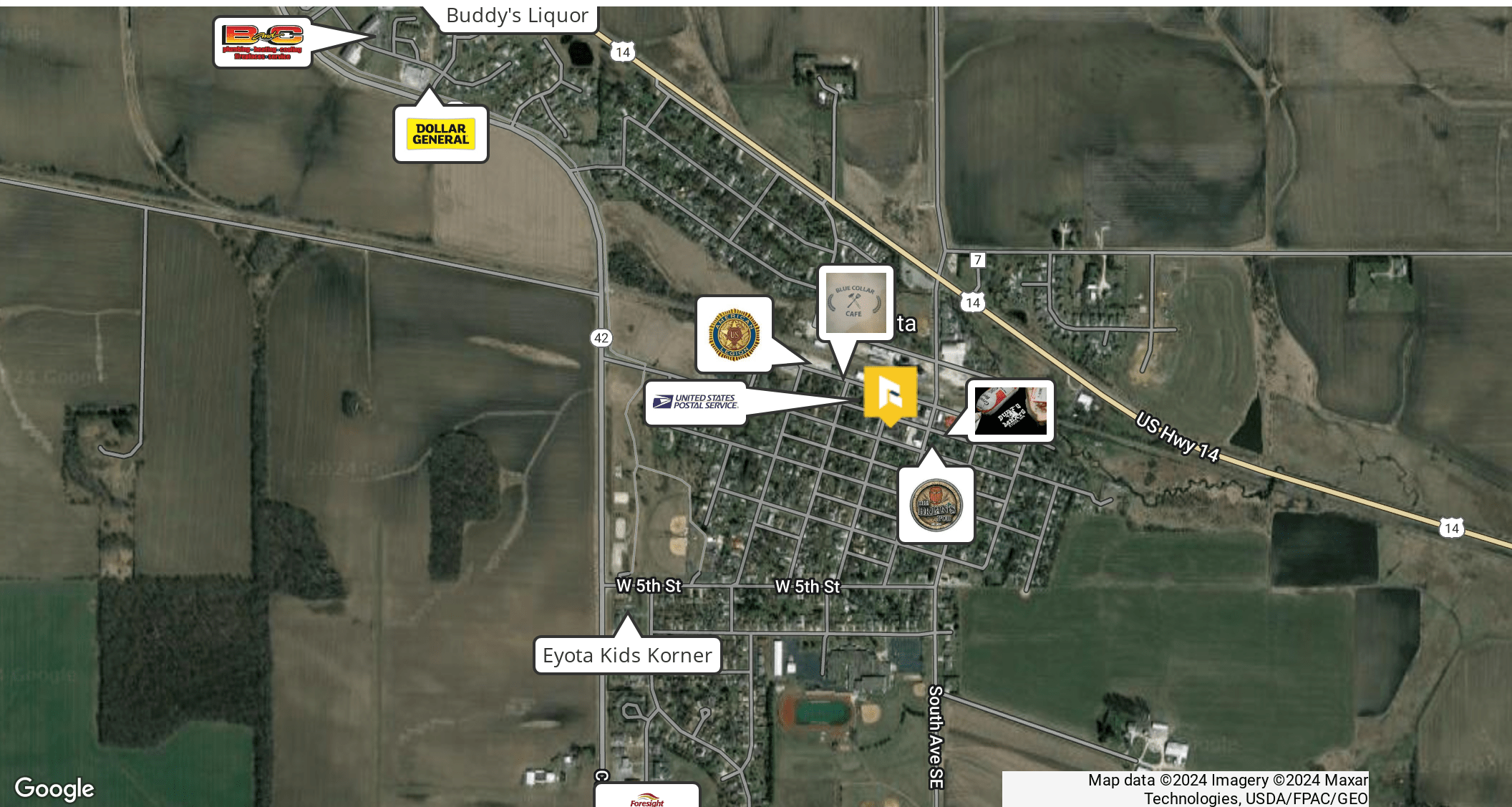
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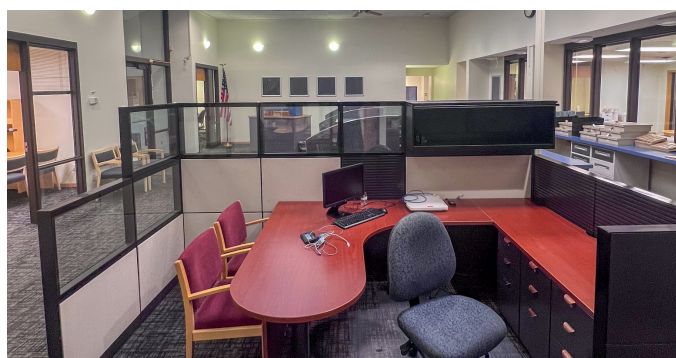
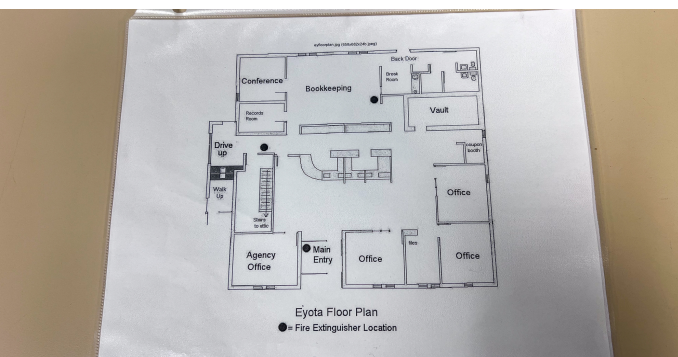
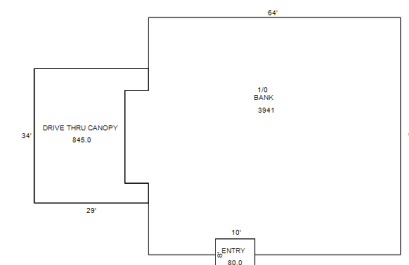
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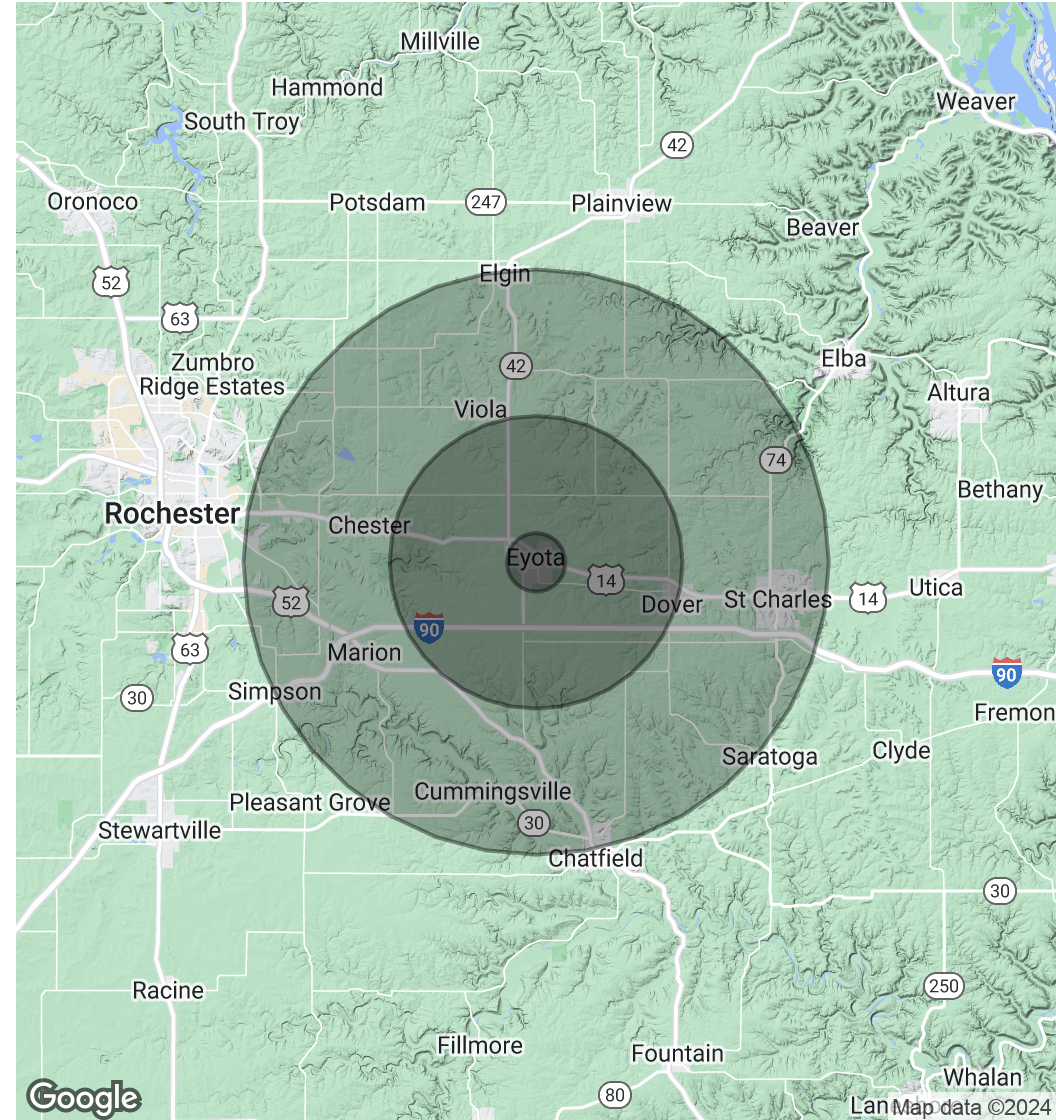
# Freestanding Office Building in Downtown Eyota

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,201	4,068	24,415
Average Age	35.3	37.9	40.3
Average Age (Male)	33.7	37.8	38.7
Average Age (Female)	36.1	37.2	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	489	1,678	9,756
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$75,452	\$81,080	\$108,916
Average House Value	\$188,339	\$222,980	\$264,666

2020 American Community Survey (ACS)



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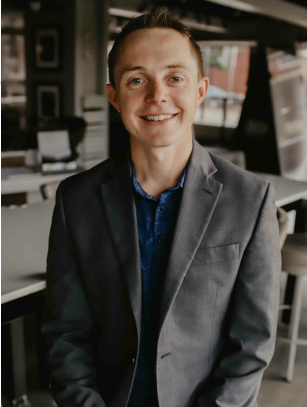
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# Freestanding Office Building in Downtown Eyota



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