

LEASE

RUTH ST. OFFICE & STORAGE OPPORTUNITY

204 West Ruth Street Mankato, MN 56001



PROPERTY DESCRIPTION

Tucked away within the Industrial District of Mankato is a private MULTI-USE space perfect for the hobbyist, small entrepreneur, or office user. Suite 204 is approximately 14' x 14' and offers an optional adjacent 9.5' x 14' room, w/wo work benches. Suites 204 and 205 share entrance and restroom. Space 204 available March 1st!

PROPERTY HIGHLIGHTS

- Ceiling Height Ranges From 12.6'- 14'
- Temperature Controlled
- Clean, Convenient, Private

LOCATION DESCRIPTION

Located on the North edge of Mankato one block west of N. Riverfront Drive in industrial/commercial neighborhood.

OFFERING SUMMARY

Lease Rate:	\$265.00 per month (Gross)
Available SF:	196 SF
Building Size:	7,200 SF
Zoning:	3A- Commercial/industrial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,740	18,614	25,437
Total Population	4,001	43,153	59,420
Average HH Income	\$64,854	\$66,430	\$72,160

Rosie Brunmeier

Commercial Sales and Leasing Agent
507 340 2463
rosie@cbcfishergroup.com



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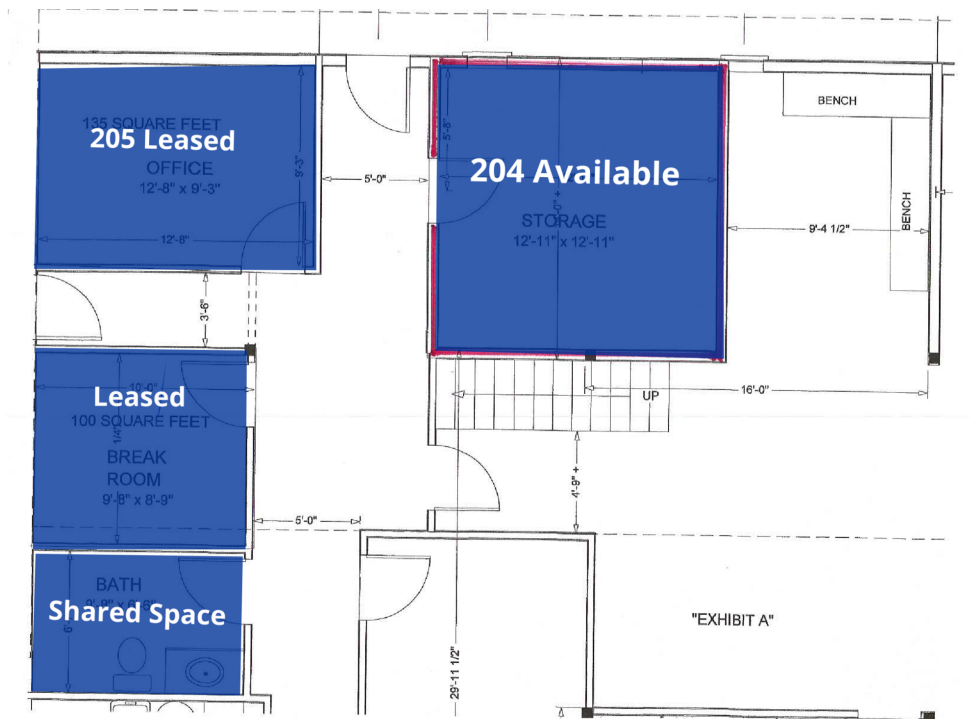
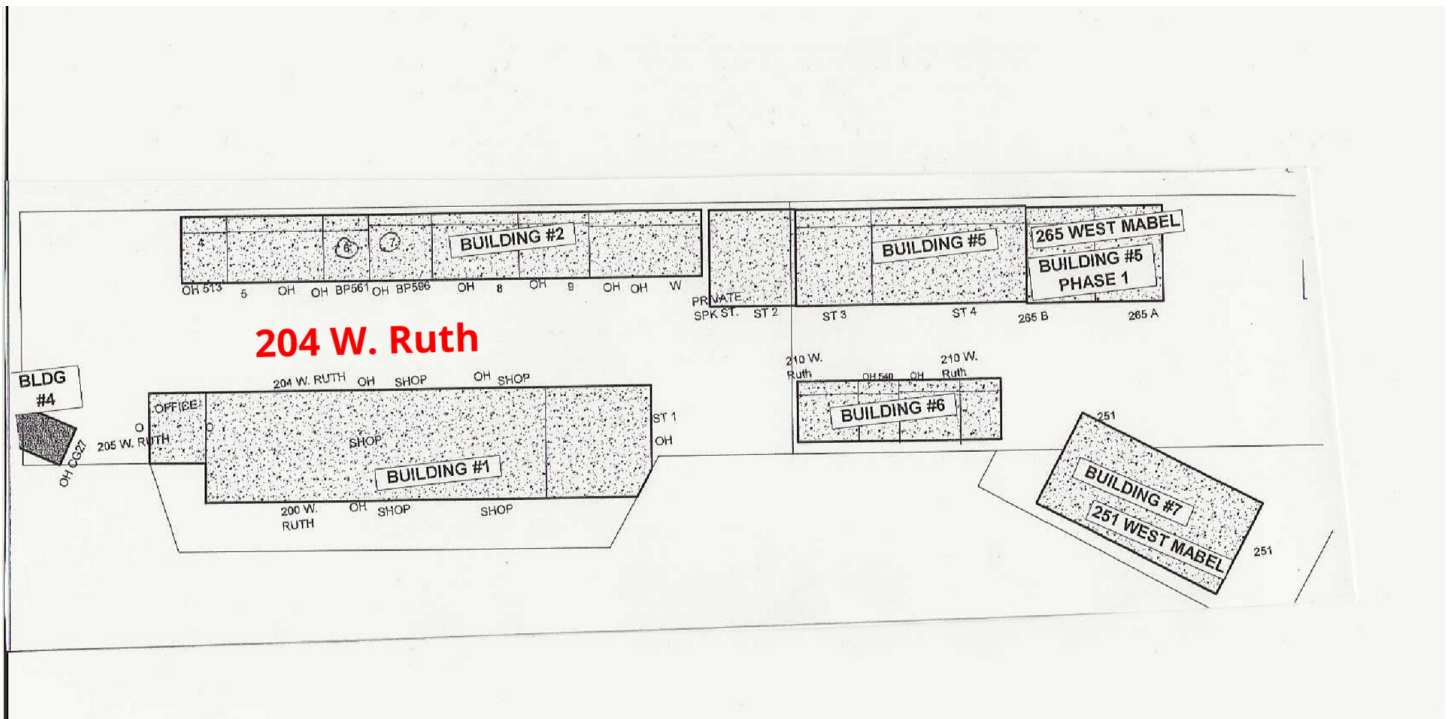


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Direct: 507.340.2463 | Cell: 507.340.2463

MN #702984

PROFESSIONAL BACKGROUND

Rosie Brunmeier has been active in the real estate industry for more than 60 years in sales, leasing, marketing and financing—with more than half of that at CBC Fisher Group. She was the first female agent to make the move to commercial real estate in Greater Mankato.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

MEMBERSHIPS

Minnesota Real Estate License since 1997

Fisher Group

201 North Riverfront Drive Suite 230
Mankato, MN 56001
507.625.4715

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