

WASECA - ELM AVENUE - 405 W. FOR SALE \$189,000



405 W. ELM AVENUE, WASECA, MN 56093

Property Description

This property is located on Waseca's major thoroughfare leading to downtown. Formerly a NAPA Auto Parts, the Landlord is offering this as a sale or lease opportunity for a retail business or potential redevelopment site. The building needs minor updating, but any retail user can take advantage of great visibility and high traffic counts. Surrounding businesses include Kwik Trip, United Feed and Tech Service Center.

Property Highlights

- High Visibility
- Off Street Parking
- Overhead Door Access
- Retail and Back of House Storage



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OFFERING SUMMARY

Sale Price:	\$189,000
Available SF:	5,240 SF
Lot Size:	0.29 Acres
Year Built:	1974
Building Size:	5,240 SF
Zoning:	B3 - Transitional Business Dist
Sale Price / SF:	\$36.07

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	975	6,172	7,825
Total Population	2,560	16,166	20,611
Average HH Income	\$54,480	\$55,459	\$58,633



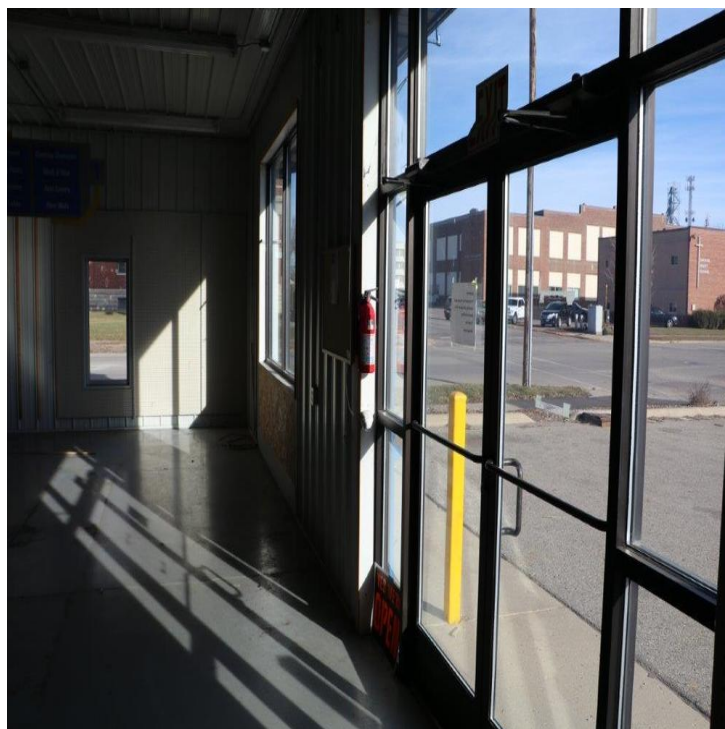
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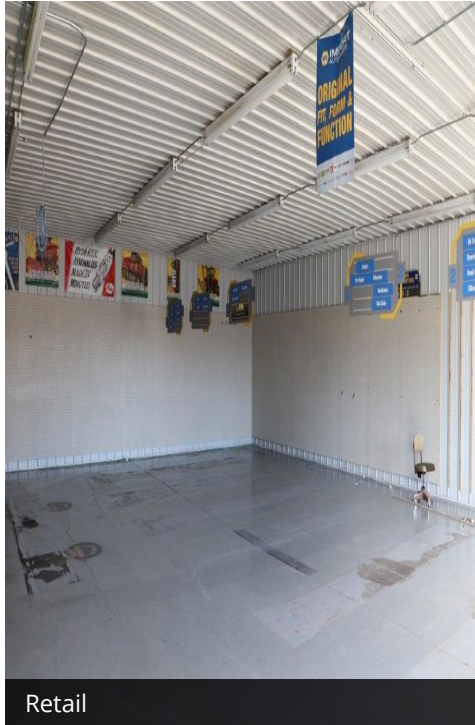
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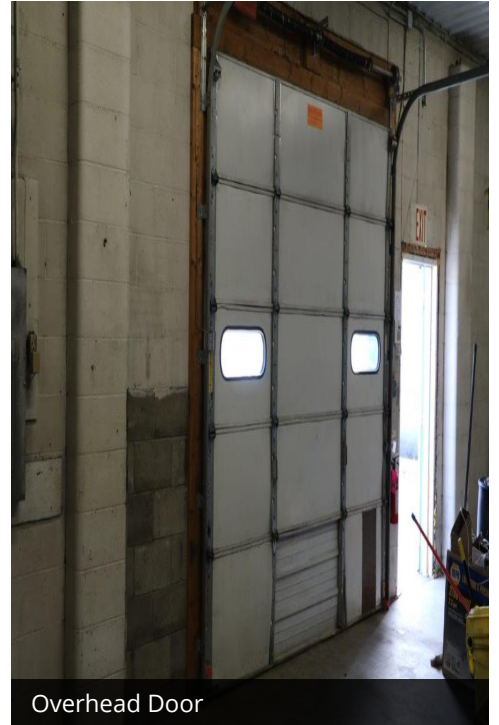
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Storage/Warehouse



Retail



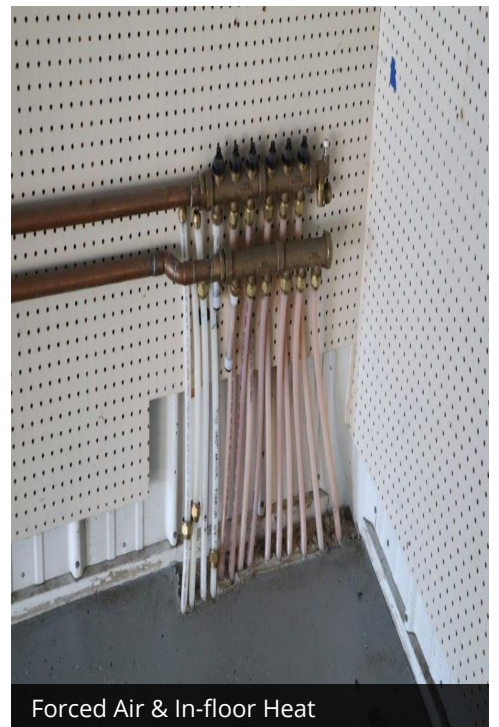
Overhead Door



Store room



Office



Forced Air & In-floor Heat



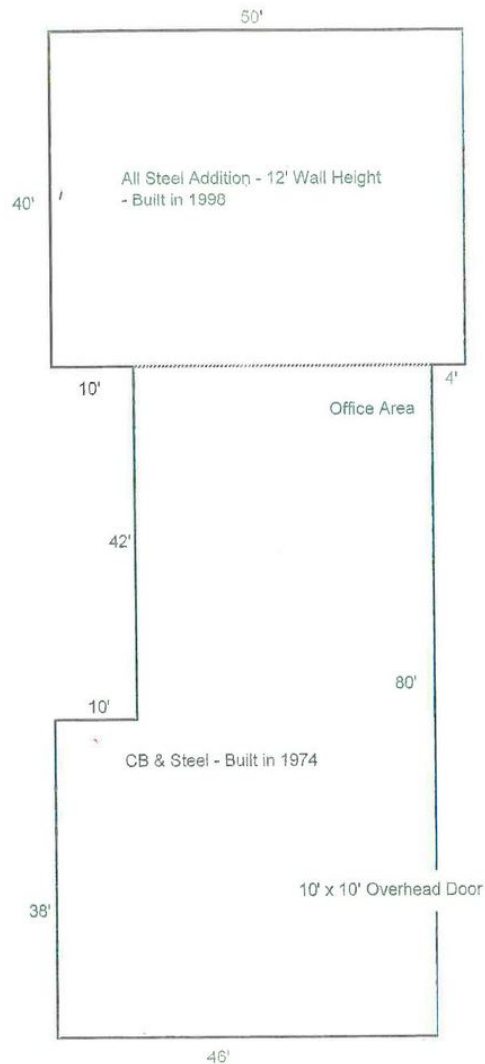
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LOCATION DESCRIPTION

The city of Waseca is the county seat of Waseca County and has a population of 9,324. It is located at the intersection of US HWY 14 and MN State HWY 13. To the west 28 miles on Highway 14 is Mankato (population 41,044), to the east 15 miles is Owatonna (population 25,725) and to the south 56 miles is Rochester (population 112,225). In addition to being the county seat, Waseca is home to a Federal Correctional Institute campus and the University of Minnesota Southern Research and Outreach Center.



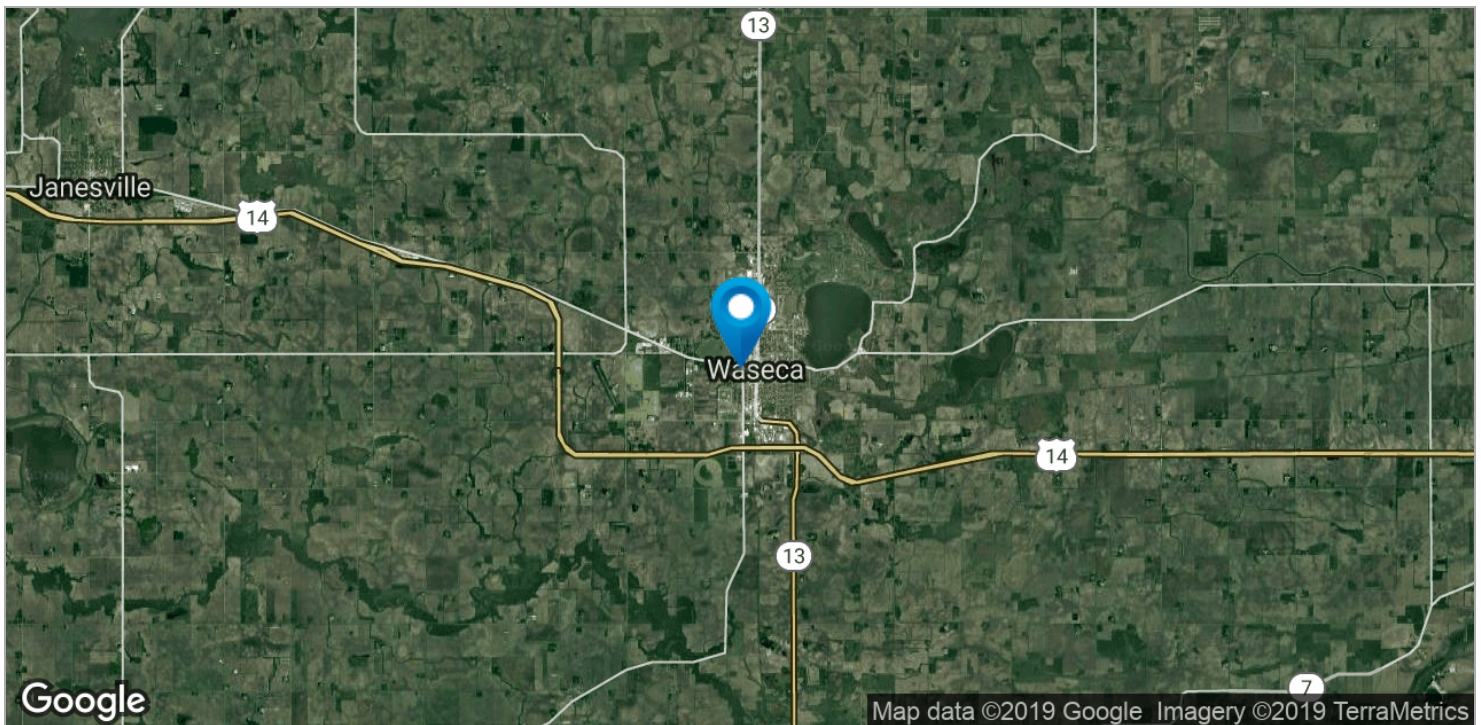
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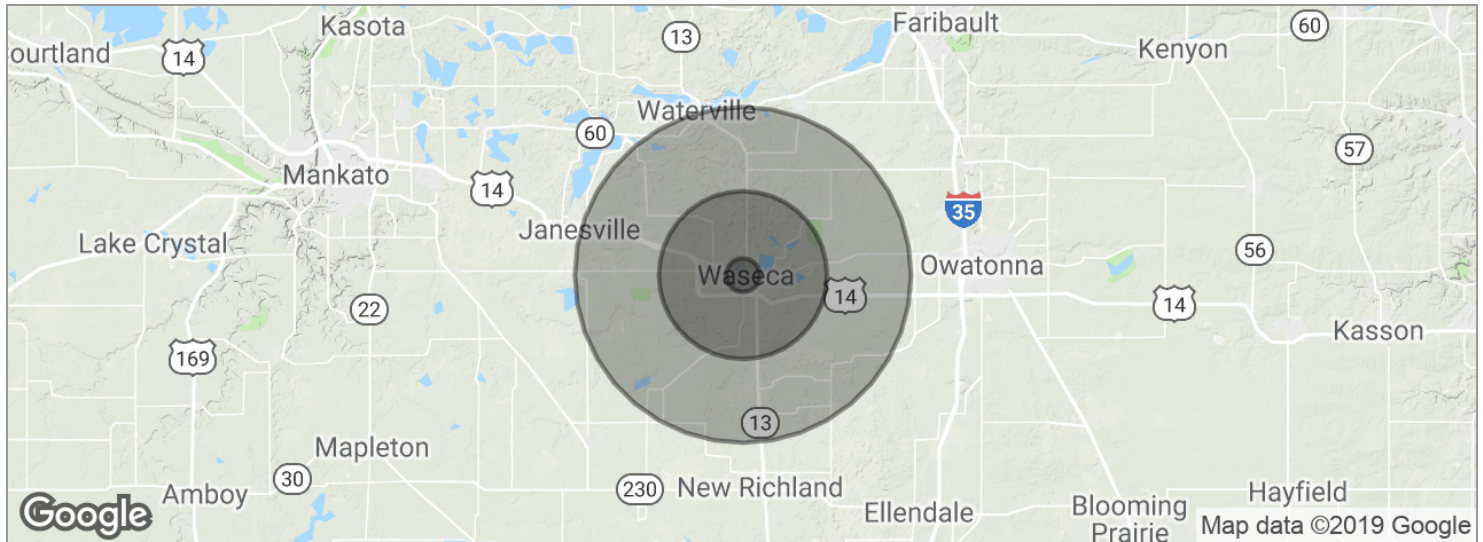
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,560	16,166	20,611
Median age	38.5	38.7	39.3
Median age (male)	38.8	38.9	39.1
Median age (Female)	37.7	38.2	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	975	6,172	7,825
# of persons per HH	2.6	2.6	2.6
Average HH income	\$54,480	\$55,459	\$58,633
Average house value	\$133,787	\$149,525	\$184,690

* Demographic data derived from 2010 US Census



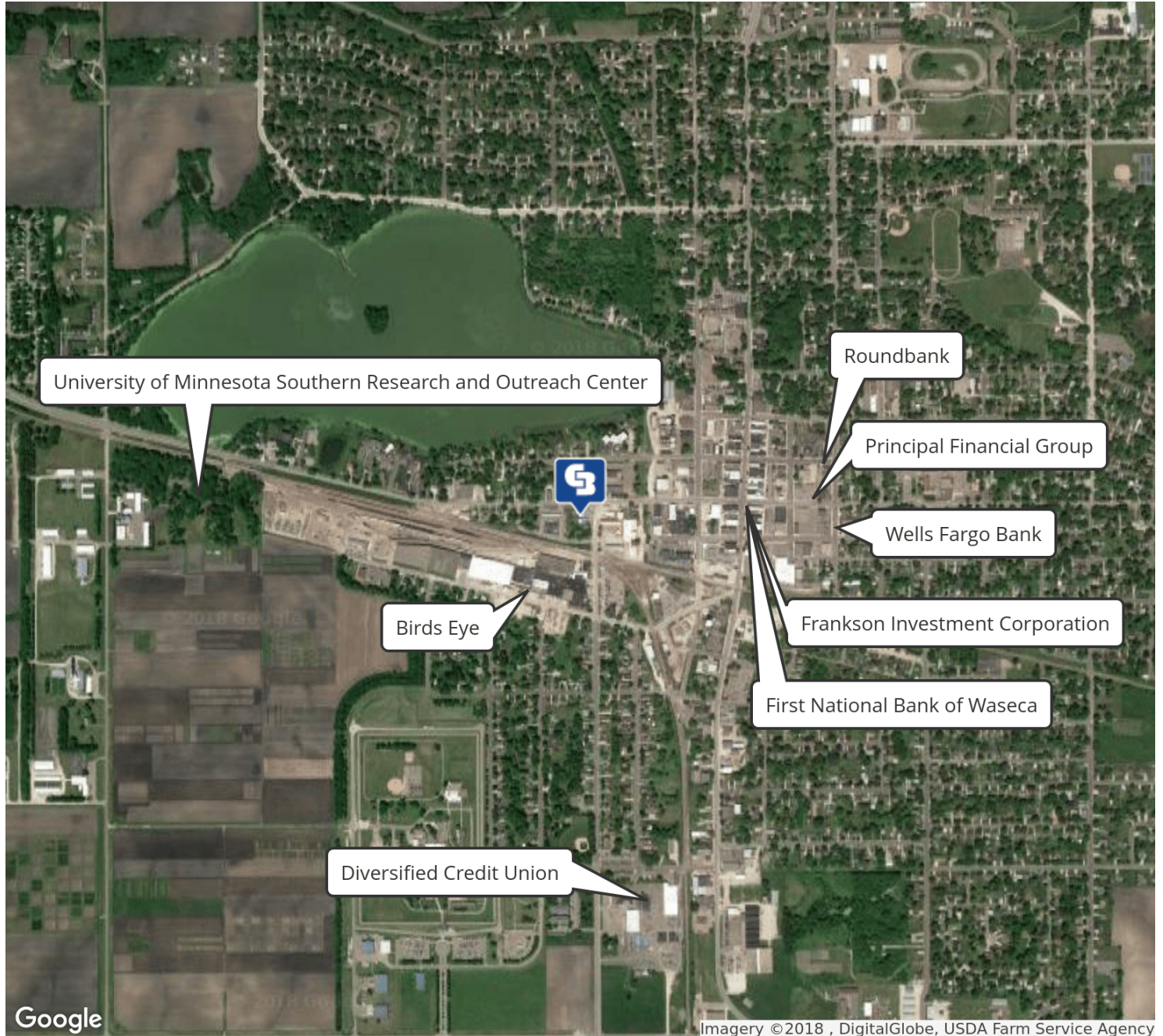
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