

# WILLOW STREET - 1824

## FOR SALE

\$295,000



1824 WILLOW STREET, MANKATO, MN 56001

### Property Description

Located one block off North Riverfront Drive, this partially leased building with long-term tenant providing additional income for buyer. Features include metal siding and roof, one (16 x 12) and three (12 x 10) OHD, restroom and paved lot. Quick and easy nearby access to US Highway 14 and Highway 169 in an established industrial area.

### Property Highlights

- Investment Property
- Partially Leased long-term
- Easy access to main highways
- Investment or Owner Occupied Opportunity



**Rosie Brunmeier**

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### OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	0.9 Acres
Year Built:	1989
Building Size:	4,620 SF
Zoning:	Industrial
Sale Price / SF:	\$63.85

### DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	26,360	34,877	44,160
Total Population	68,724	93,423	117,369
Average HH Income	\$57,792	\$60,724	\$61,404

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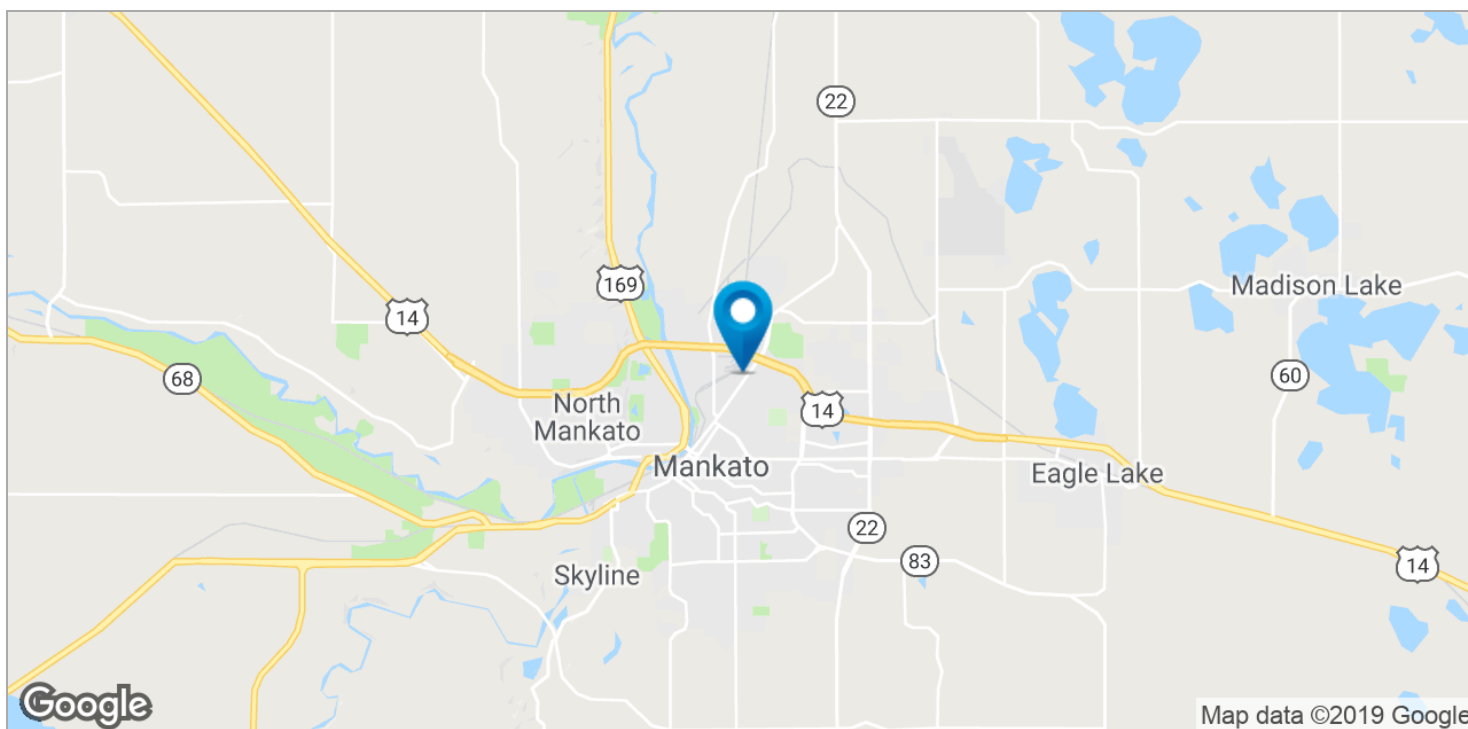
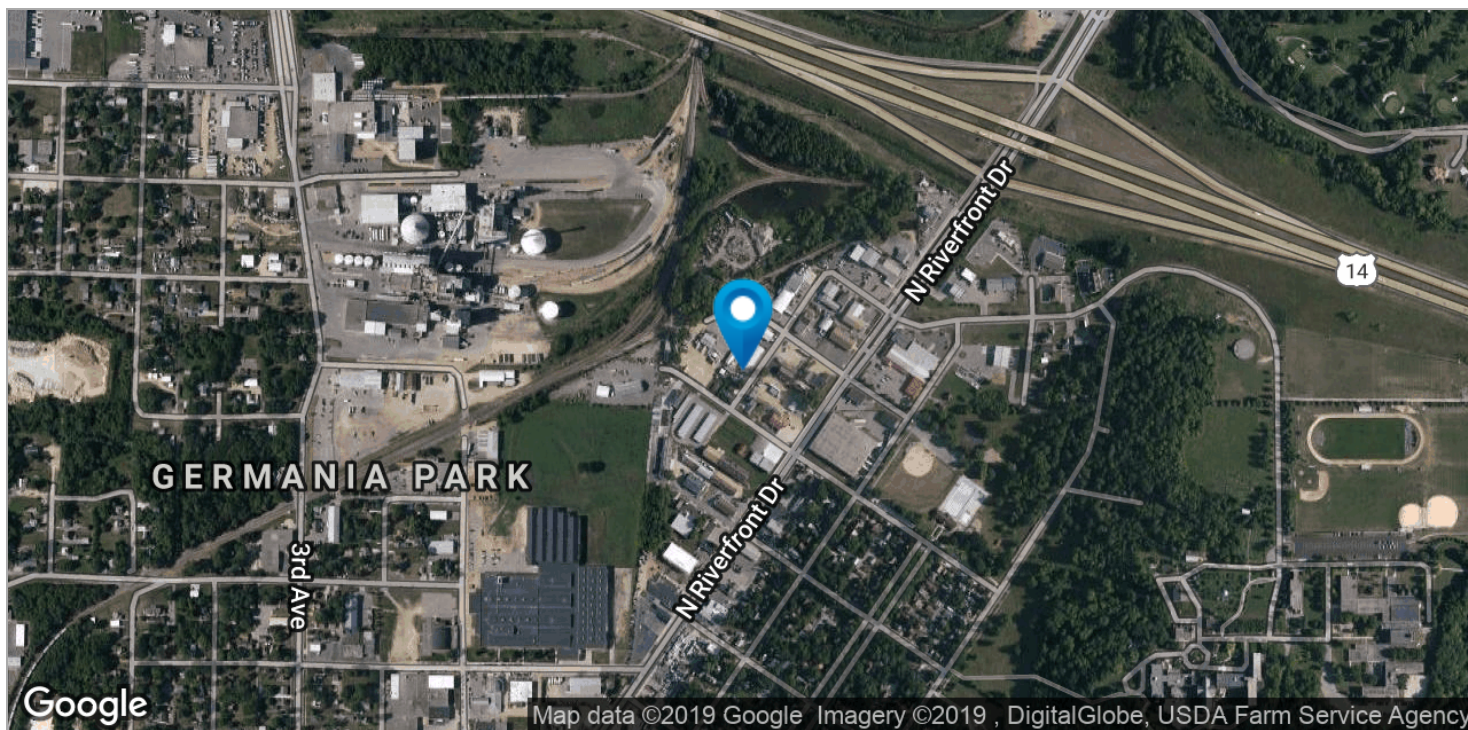
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