

ST. PETER - OLD MINNESOTA AVENUE - 1601

FOR SALE / LEASE

\$349,000



OLD MINNESOTA AVENUE - 1601, ST. PETER, MN 56082

Property Description

An ideal property for owner/occupant. The building is approximately 60% leased; which provides income for a Buyer to use toward financing qualification. Great Hwy 169 visibility and accessibility from both Old MN Ave and Hwy 169. Property currently owned by owner of adjacent restaurant and there is the possibility to purchase the entire corner parcel and the two buildings. Amenities include: heated floors, restrooms, well-lit east facing 52 x 44 window, 14 x 10 electric OH door plus 2 service doors, and large shared parking lot. You will find a floor drain/oil pit and 3-220 outlets. Wide open space with small storage room. Landlord pays all taxes and building insurance. Snow removal to be done by tenants and split accordingly. Tenant pays utilities. Security Deposit = 1 month's rent. No fumes from warehouse will be accepted.

Property Highlights

- Visibility from US Hwy 169
- Many amenities
- Ample paved parking



Rosie Brunmeier
507.340.2463
 rosie@cbcfishergroup.com

OLD MINNESOTA AVENUE - 1601, ST. PETER, MN 56082

ST. PETER - OLD MINNESOTA AVENUE - 1601



OFFERING SUMMARY

Available SF: 1,800 SF

Lease Rate: \$1,000 per month (MG)

Lot Size: 0.55 Acres

Year Built: 2010

Building Size: 4,600 SF

Zoning: C-3 (w/GO overlay)

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
South Unit	\$1,000 per month	Modified Gross	1,800 SF	\$0.00

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	5,946	11,211	42,220
Total Population	17,694	31,675	112,017
Average HH Income	\$59,724	\$64,547	\$61,210

**Rosie Brunmeier**

507.340.2463

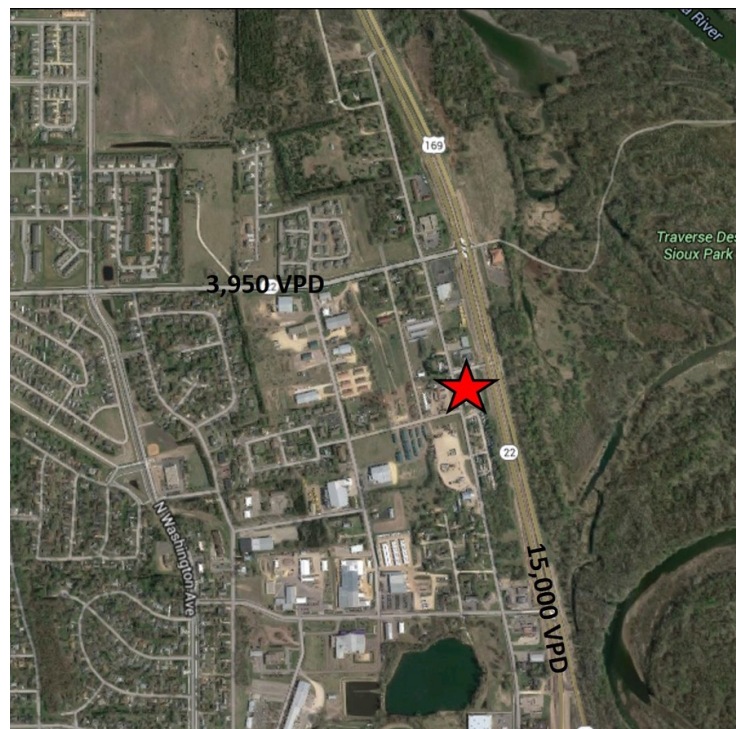
rosie@cbcfishergroup.com

OLD MINNESOTA AVENUE - 1601, ST. PETER, MN 56082

ST. PETER - OLD MINNESOTA AVENUE - 1601



45			
C	14	office/showroom [1384]	
	40	shop [1800]	25
	45	wash bay [416]	40
	26		
	16	29	



Rosie Brunmeier
507.340.2463
rosie@cbcfishergroup.com

OLD MINNESOTA AVENUE - 1601, ST. PETER, MN 56082

ST. PETER - OLD MINNESOTA AVENUE - 1601



Rosie Brunmeier
507.340.2463
rosie@cbcfishergroup.com

OLD MINNESOTA AVENUE - 1601, ST. PETER, MN 56082

ST. PETER - OLD MINNESOTA AVENUE - 1601



Rosie Brunmeier

507.340.2463

rosie@cbcfishergroup.com