

ST. PETER - OLD MINNESOTA AVENUE - 1505

FOR SALE / LEASE

\$695,000



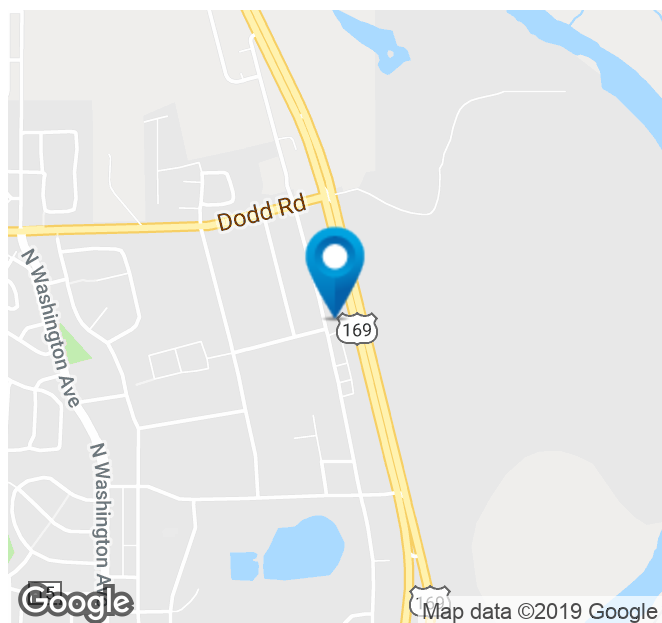
1505 OLD MINNESOTA AVENUE, ST. PETER, MN 56082

Property Description

For Sale at \$785,000 - beautiful, like-new building on a highly visible corner lot with 330' of frontage on Highway 169. An ideal location for a Restaurant, Sports Bar, Bank, Day-Care Center or Office. New franchise hotel currently being built just south of this location. Great access from Hwy 169 and Old Minnesota Avenue. Built as a franchise restaurant, the price includes items that could be removed by owner for a lower sale price. Large "L" shaped parking lot. Call for a private and confidential showing.

Property Highlights

- Highly visible location from US Hwy 169
- Ample paved parking
- Includes many amenities on the interior



Rosie Brunmeier

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OFFERING SUMMARY

Sale Price:	\$695,000
Available SF:	4,288 SF
Lot Size:	1.04 Acres
Year Built:	2010
Building Size:	4,288 SF
Zoning:	Commercial-4
Sale Price / SF:	\$162.08

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Whole Bldg.	\$14.00 SF/yr	NNN	4,288 SF	\$0.00

DEMOGRAPHICS

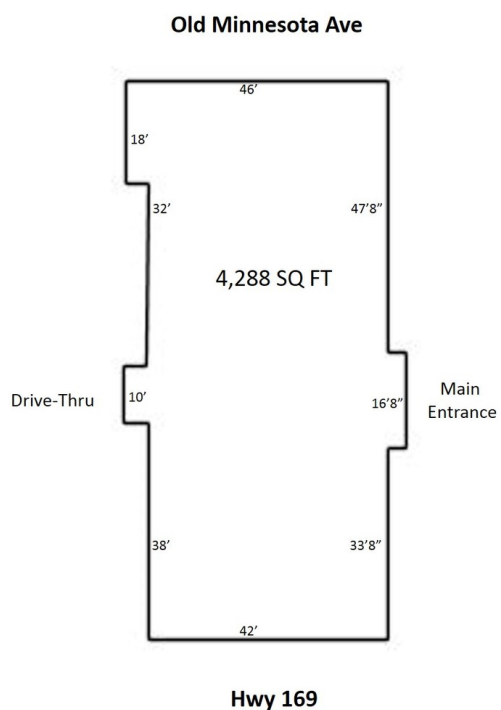
	5 MILES	10 MILES	15 MILES
Total Households	5,977	11,230	43,639
Total Population	17,798	31,751	115,842
Average HH Income	\$59,693	\$64,521	\$60,882



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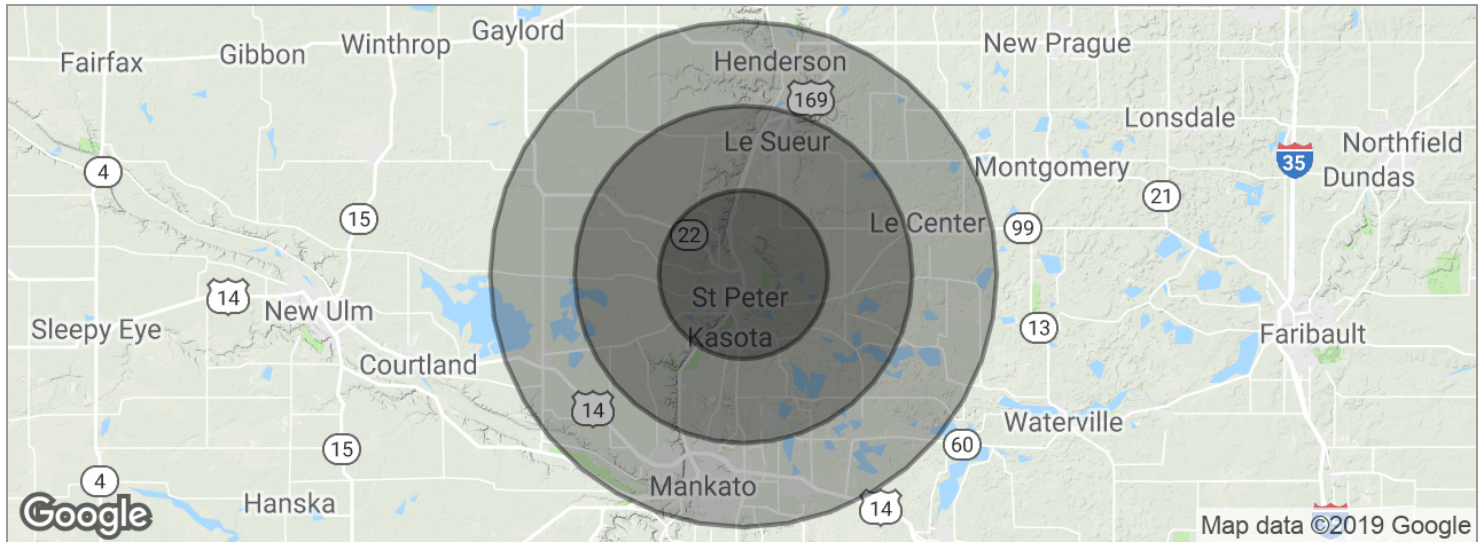
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	17,798	31,751	115,842
Median age	30.3	33.4	32.1
Median age (male)	29.4	32.7	31.1
Median age (Female)	30.9	33.9	33.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	5,977	11,230	43,639
# of persons per HH	3.0	2.8	2.7
Average HH income	\$59,693	\$64,521	\$60,882
Average house value	\$205,165	\$226,294	\$206,420

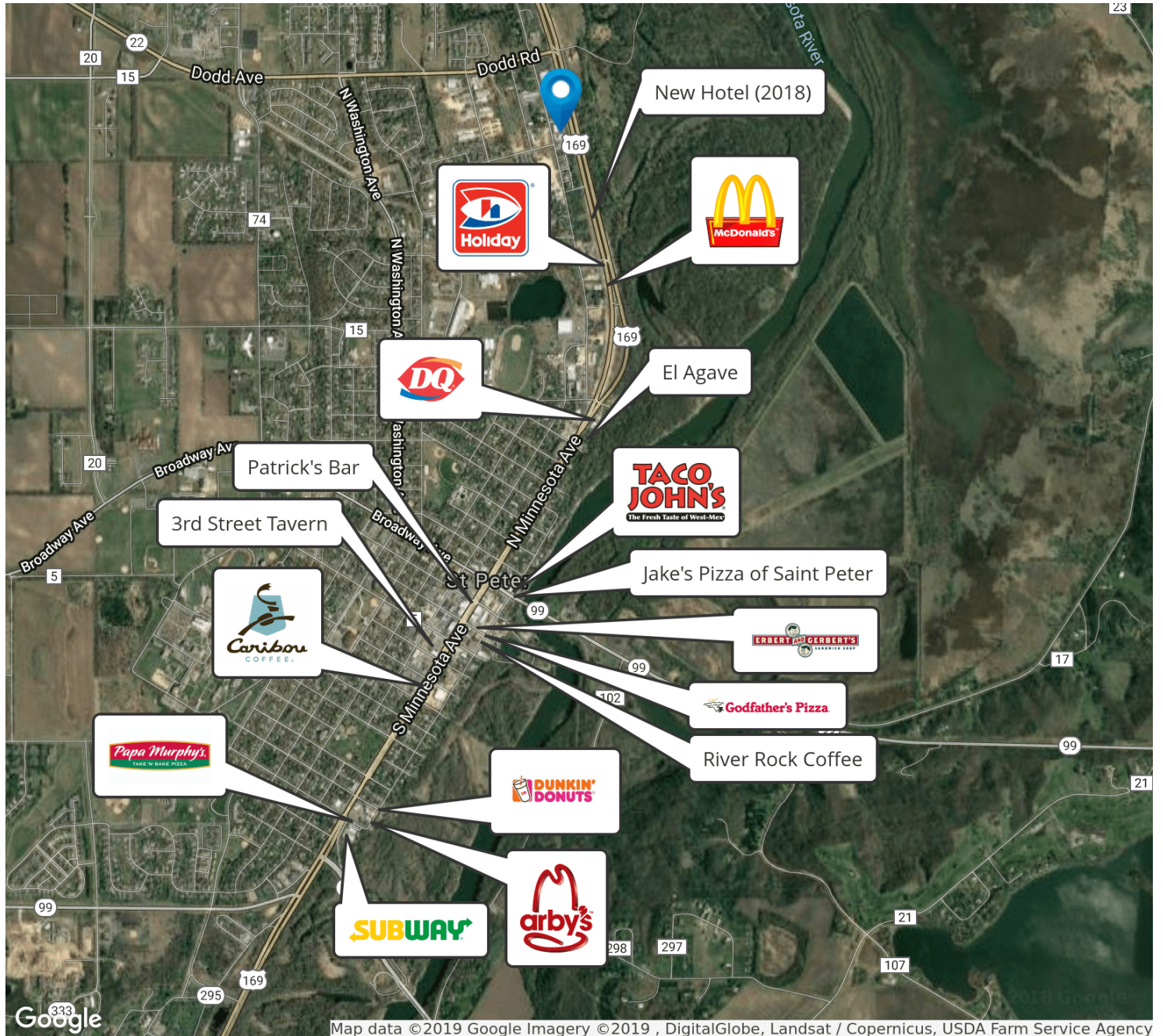
* Demographic data derived from 2010 US Census

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