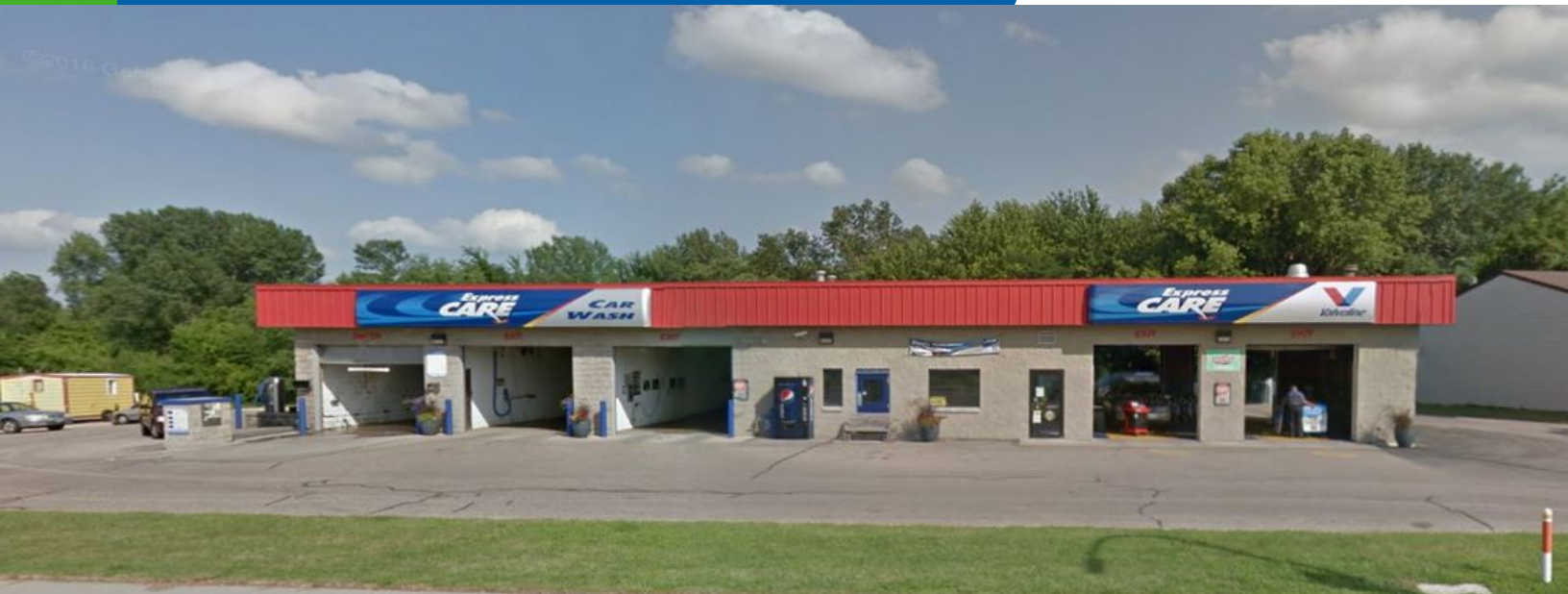


# ST. PETER - MINNESOTA AVENUE - 825 N. FOR SALE / LEASE \$700,000



825 N. MINNESOTA AVENUE, ST. PETER, MN 56082

## Property Description

Located along US Highway 169, this property is well suited for any user requiring high traffic counts of 19,300 VPD and excellent visibility. Currently designed for automotive use with three car wash bays, two repair bays, concrete block construction, office and restrooms, and large paved lot for customers and employees, any similar use business would definitely benefit from a move to this location. Priced to sell!

## Property Highlights

- Turn-key business opportunity
- Excellent visibility on high traffic highway
- Could be re-developed for other uses



**David Schooff CCIM SIOR**  
507.625.0985  
david@cbcfishergroup.com

825 N. MINNESOTA AVENUE, ST. PETER, MN 56082

## ST. PETER - MINNESOTA AVENUE - 825 N.



## OFFERING SUMMARY

Sale Price: \$700,000

Available SF: Fully Leased

Lot Size: 1.3 Acres

Year Built: 2002

Building Size: 4,740 SF

Zoning: Commercial

Sale Price / SF: \$147.68

## AVAILABLE SPACES

| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) | CAM/SF |
|-------|------------|------------|-----------|--------|
|-------|------------|------------|-----------|--------|

## DEMOGRAPHICS

|                   | 5 MILES  | 10 MILES | 15 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 6,037    | 11,853   | 44,961   |
| Total Population  | 18,158   | 33,488   | 119,348  |
| Average HH Income | \$59,951 | \$64,371 | \$61,201 |

**David Schooff CCIM SIOR**

507.625.0985

david@cbcfishergroup.com

825 N. MINNESOTA AVENUE, ST. PETER, MN 56082

ST. PETER - MINNESOTA AVENUE - 825 N.



**David Schooff CCIM SIOR**

507.625.0985

david@cbcfishergroup.com



825 N. MINNESOTA AVENUE, ST. PETER, MN 56082

## ST. PETER - MINNESOTA AVENUE - 825 N.



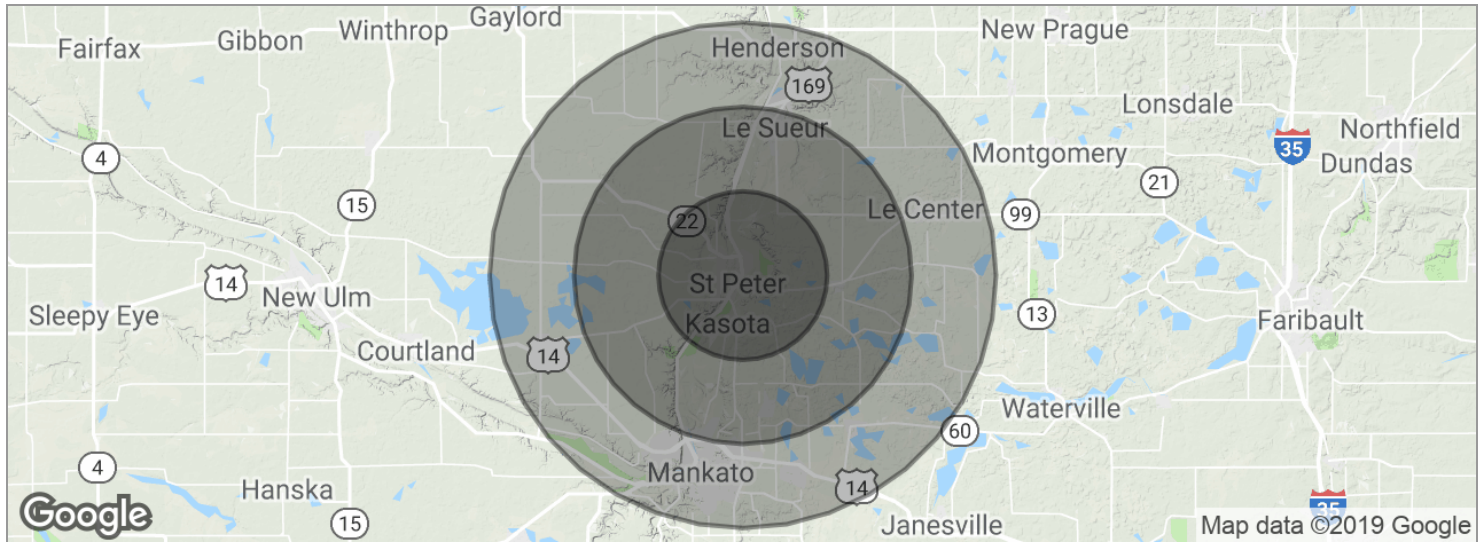
**David Schooff CCIM SIOR**

**507.625.0985**

[david@cbcfishergroup.com](mailto:david@cbcfishergroup.com)

825 N. MINNESOTA AVENUE, ST. PETER, MN 56082

## ST. PETER - MINNESOTA AVENUE - 825 N.



| POPULATION          | 5 MILES   | 10 MILES  | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 18,158    | 33,488    | 119,348   |
| Median age          | 30.0      | 33.3      | 32.1      |
| Median age (male)   | 29.2      | 32.6      | 31.1      |
| Median age (Female) | 30.6      | 33.9      | 33.6      |
| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
| Total households    | 6,037     | 11,853    | 44,961    |
| # of persons per HH | 3.0       | 2.8       | 2.7       |
| Average HH income   | \$59,951  | \$64,371  | \$61,201  |
| Average house value | \$207,333 | \$222,196 | \$206,177 |

\* Demographic data derived from 2010 US Census

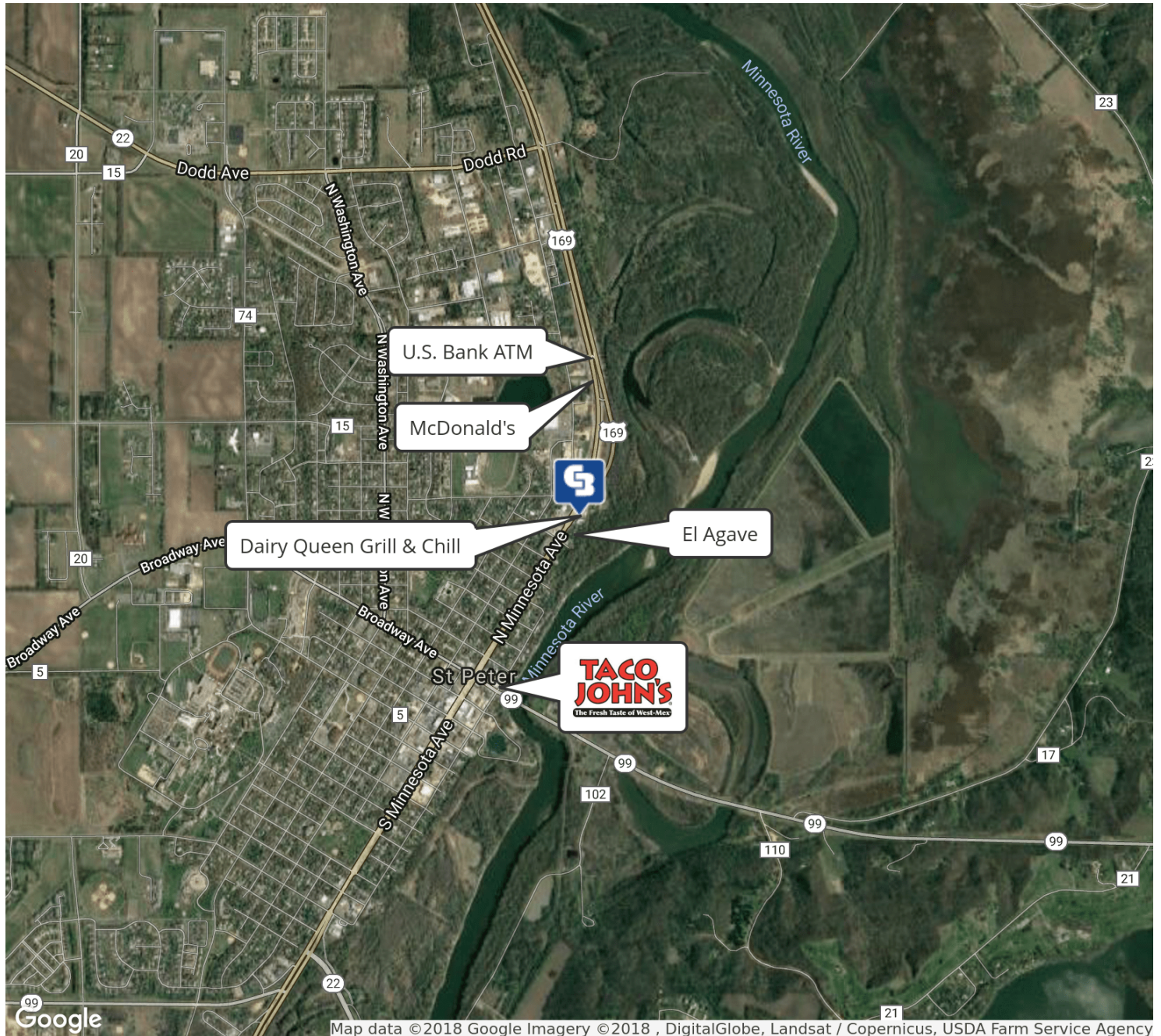
**David Schooff CCIM SIOR****507.625.0985**

david@cbcfishergroup.com



825 N. MINNESOTA AVENUE, ST. PETER, MN 56082

## ST. PETER - MINNESOTA AVENUE - 825 N.



**David Schooff CCIM SIOR**

**507.625.0985**

david@cbcfishergroup.com