

GOOD COUNSEL DRIVE - 44

FOR SALE / LEASE

\$1,250,000



44 GOOD COUNSEL DRIVE, MANKATO, MN 56001

Property Description

Enjoy the artisan design of this gorgeous property on Good Counsel Drive overlooking Mankato's river valley. Available are three suites ranging from 1,600 SQ FT – 4,984 SQ FT of very nice office space with well designed floor plans. A large parking lot is available at grade entrances for clients and employees. Convenient and easy access to Riverfront Drive and US Highway 14. This building is sure to leave a lasting impression. Call today to schedule your tour!

Property Highlights

- Beautiful building overlooking Mankato's river valley
- Custom designed interior with quality finishes
- Executive office space



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OFFERING SUMMARY

Sale Price: \$1,250,000

Available SF: 1,600 - 4,984 SF

Lot Size: 1.14 Acres

Year Built: 2006

Building Size: 8,712 SF

Zoning: B-2 General Business

Sale Price / SF: \$143.48

AVAILABLE SPACES

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

	5 MILES	10 MILES	25 MILES
Total Households	25,280	34,943	58,847
Total Population	66,064	93,395	154,594
Average HH Income	\$57,287	\$61,084	\$63,318

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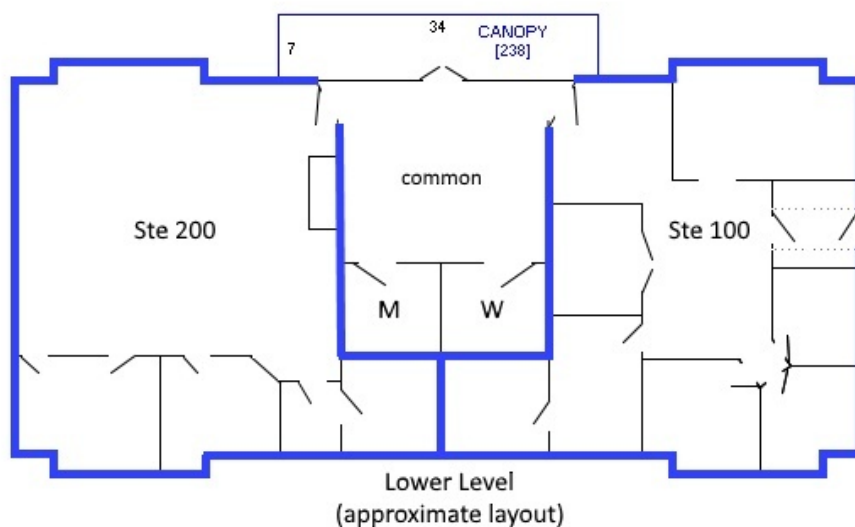
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DETAILS

Space Type	Office Building
Space	Suite 100
Size (SF)	1,600 SF
Lease Rate	\$12.00 SF/yr
CAM/SF	\$0.00
Lease Term	Negotiable

Sketch by www.camavision.com**David Schooff CCIM SIOR**

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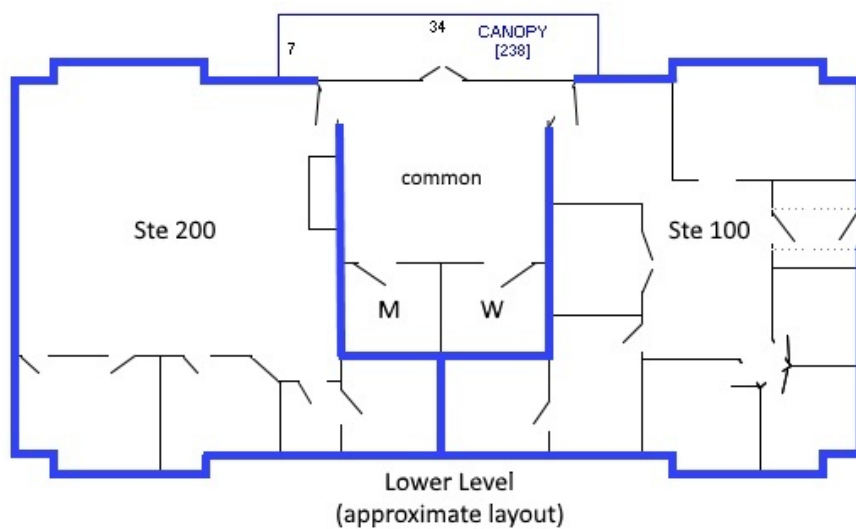
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DETAILS

Space Type	Office Building
Space	Suite 200
Size (SF)	1,600 SF
Lease Rate	\$12.00 SF/yr
CAM/SF	\$0.00
Lease Term	Negotiable

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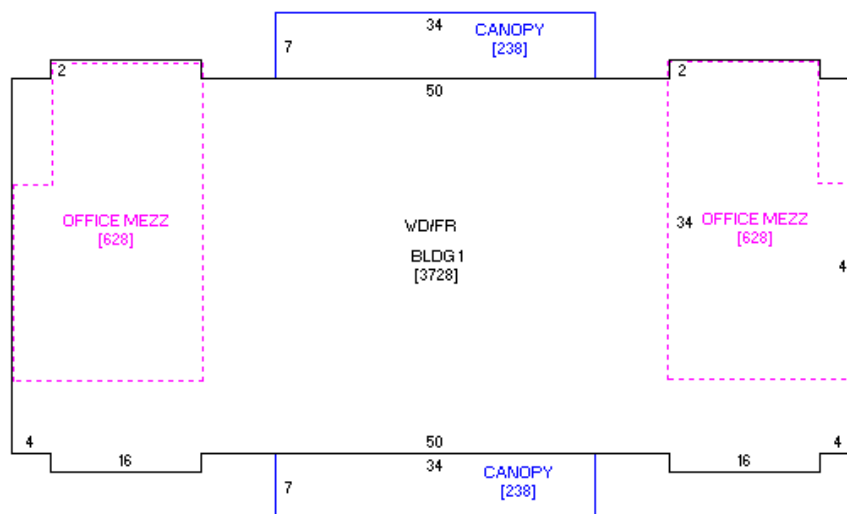
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DETAILS

Space Type	Office Building
Space	Suite 300
Size (SF)	4,984 SF
Lease Rate	\$12.00 SF/yr
CAM/SF	\$0.00
Lease Term	Negotiable

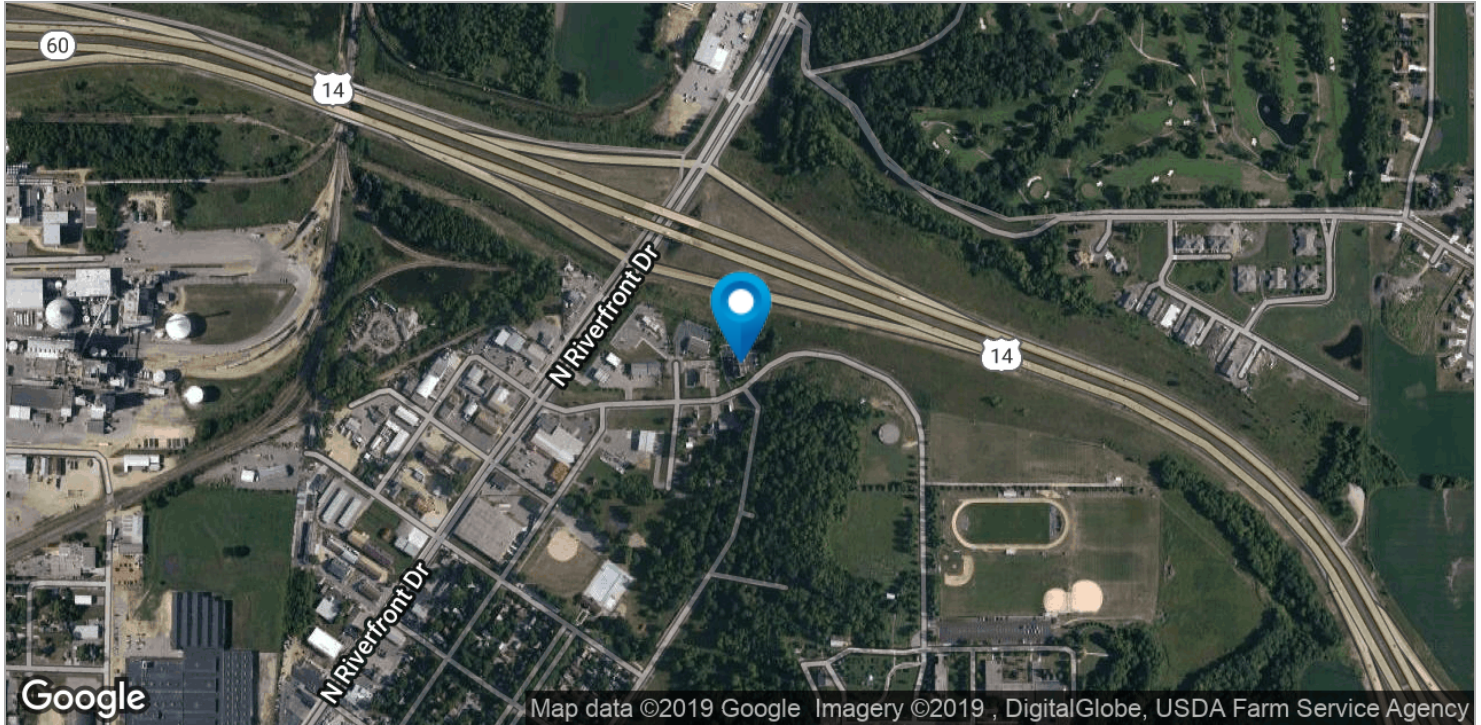
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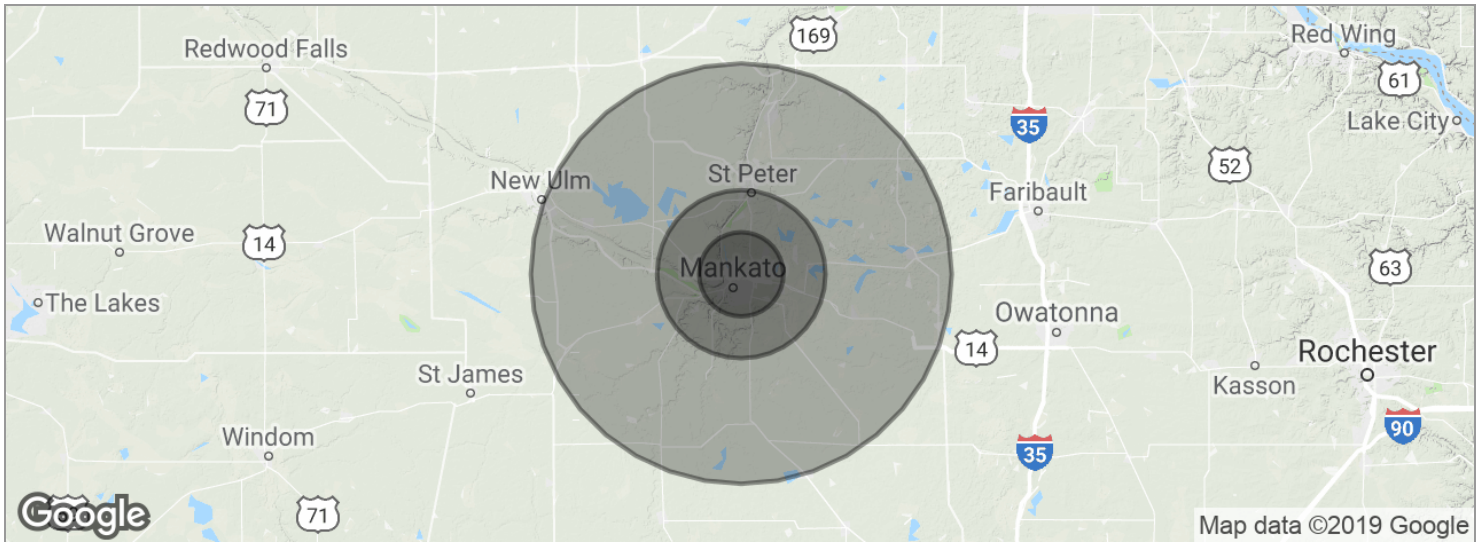
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POPULATION	5 MILES	10 MILES	25 MILES
Total population	66,064	93,395	154,594
Median age	30.0	30.8	34.2
Median age (male)	29.0	29.9	33.3
Median age (Female)	32.0	32.6	35.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	25,280	34,943	58,847
# of persons per HH	2.6	2.7	2.6
Average HH income	\$57,287	\$61,084	\$63,318
Average house value	\$185,338	\$195,970	\$202,504

* Demographic data derived from 2010 US Census

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