

# GADWALL ROAD - 54456

## FOR SALE / LEASE

\$250,000



54456 GADWALL ROAD, MANKATO, MN 56001

### Property Description

Located on the southern edge of Mankato near Hwy 169/60, across from Minneopa Falls, this property features 5.57 Acres of land, new 200 amp dedicated service and four buildings which could be used for office, shop or warehouse and zoned for plentiful outside storage. The property has permits for aggregate and concrete stockpiling. Other possibilities are a landscape business, primitive campground or use of the nearby railroad for shipping purposes.

### Property Highlights

- Easy access to Hwy 169/60
- Price includes several buildings along with the real estate
- Opportunity to ship via railroad
- Great Storage Opportunity



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### OFFERING SUMMARY

Sale Price:	\$250,000
Available SF:	5,960 SF
Lot Size:	5.57 Acres
Year Built:	1949
Building Size:	5,960 SF
Renovated:	2004
Sale Price / SF:	\$41.95

### AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
4 Buildings	\$1,900 per month	Modified Gross	5,960 SF	\$0.00

### DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	5,672	29,464	38,631
Total Population	14,134	76,477	102,410
Average HH Income	\$72,577	\$59,595	\$61,331

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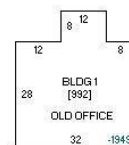
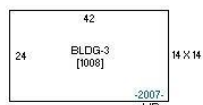
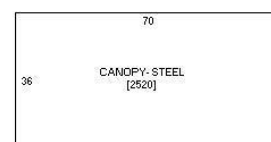
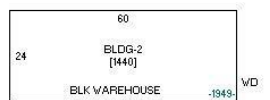
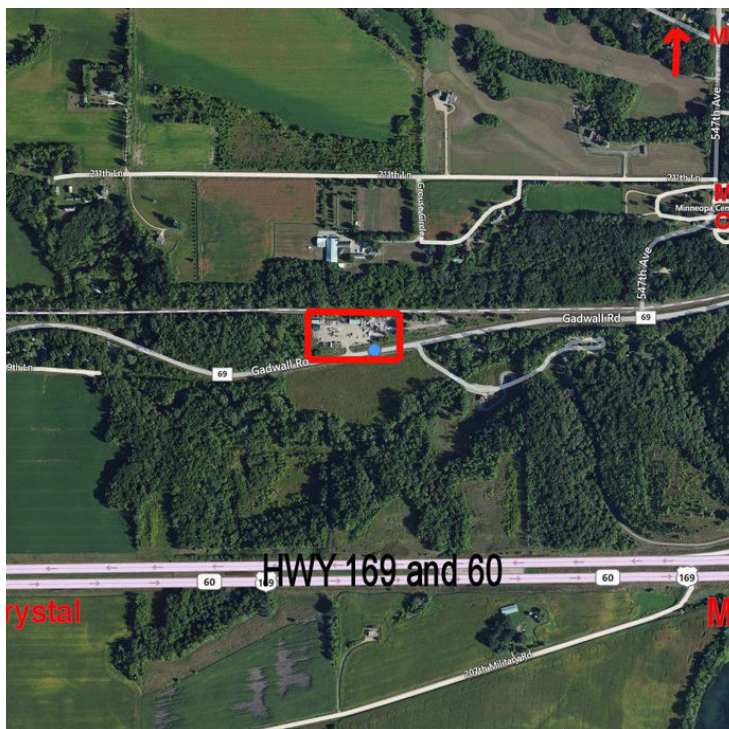
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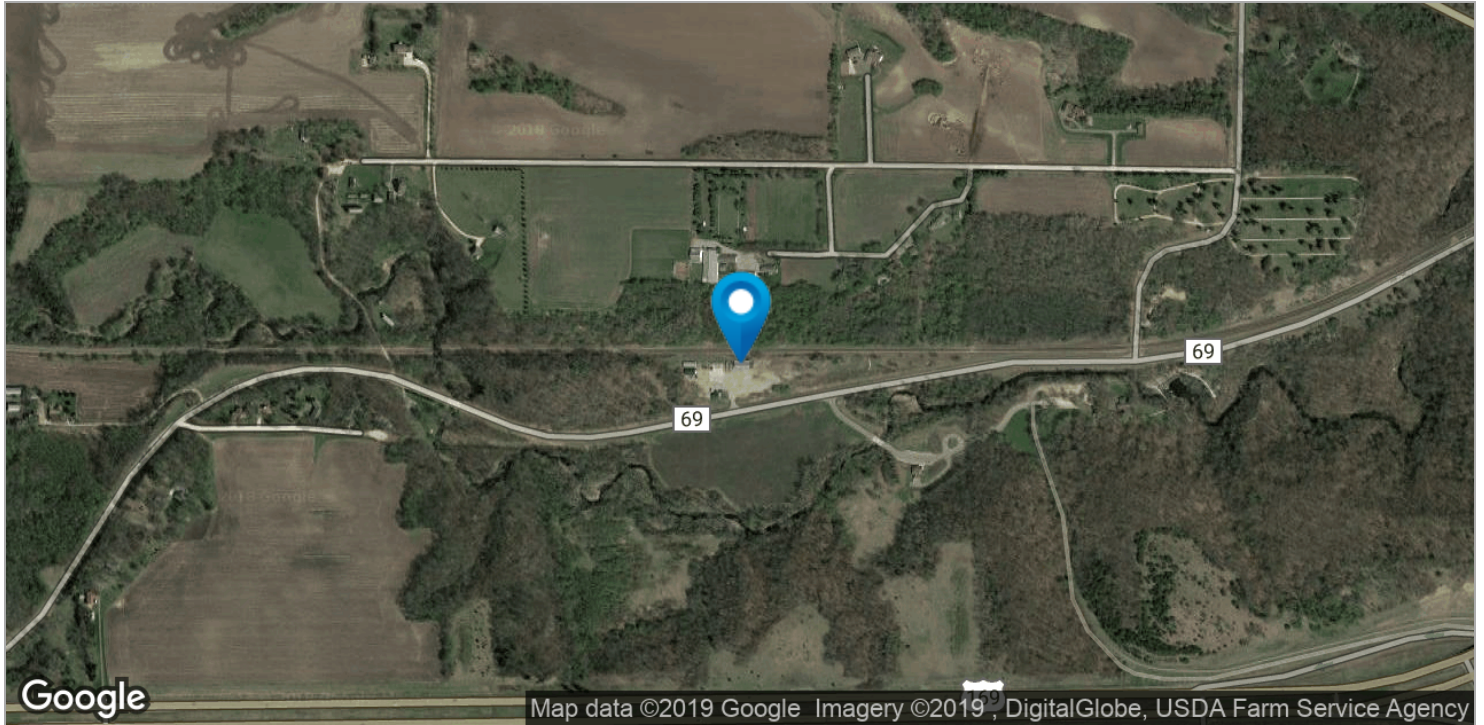
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