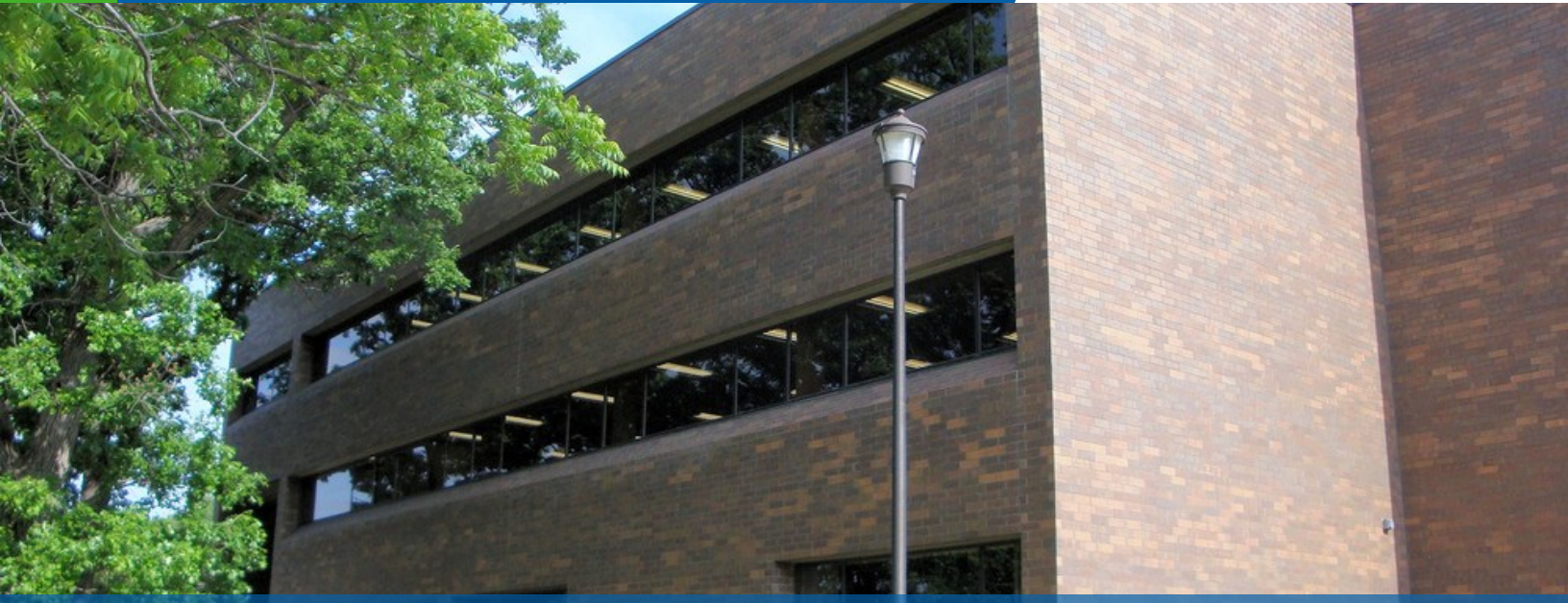


WASECA - LTD OFFICE BUILDING FOR SALE

\$1,495,000



1000 W ELM AVE, WASECA, MN 56093

Property Description

Located on the main thoroughfare through Waseca, this well built office building is on Loon Lake. This tranquil setting offers great views of the lake and wildlife. Great visibility from Elm Ave. and professional image both inside and out. Paved paths and parking lot for clients and employees. This is an attractive opportunity for any well established office user seeking versatility in a space.

Property Highlights

- Tranquil location on Loon Lake
- Profession image inside and out
- Ample paved parking lot



David Schooff CCIM SIOR
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WASECA - LTD OFFICE BUILDING



OFFERING SUMMARY

Sale Price:	\$1,495,000
Available SF:	4,000 - 8,000 SF
Lot Size:	1.9 Acres
Year Built:	1968
Building Size:	32,706 SF
Zoning:	Office Transition
Sale Price / SF:	\$45.71

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	6,385	8,258	12,661
Total Population	16,730	21,752	33,089
Average HH Income	\$55,405	\$58,404	\$61,305


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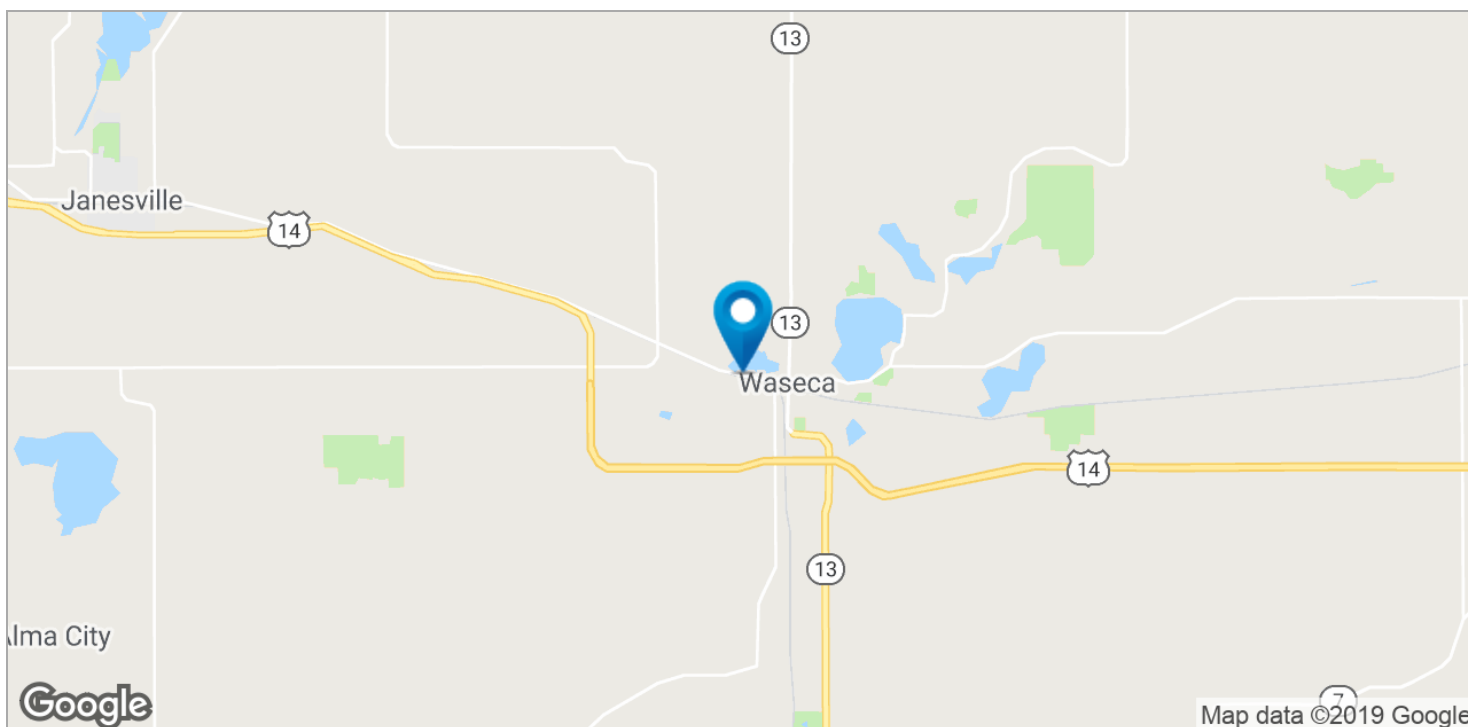
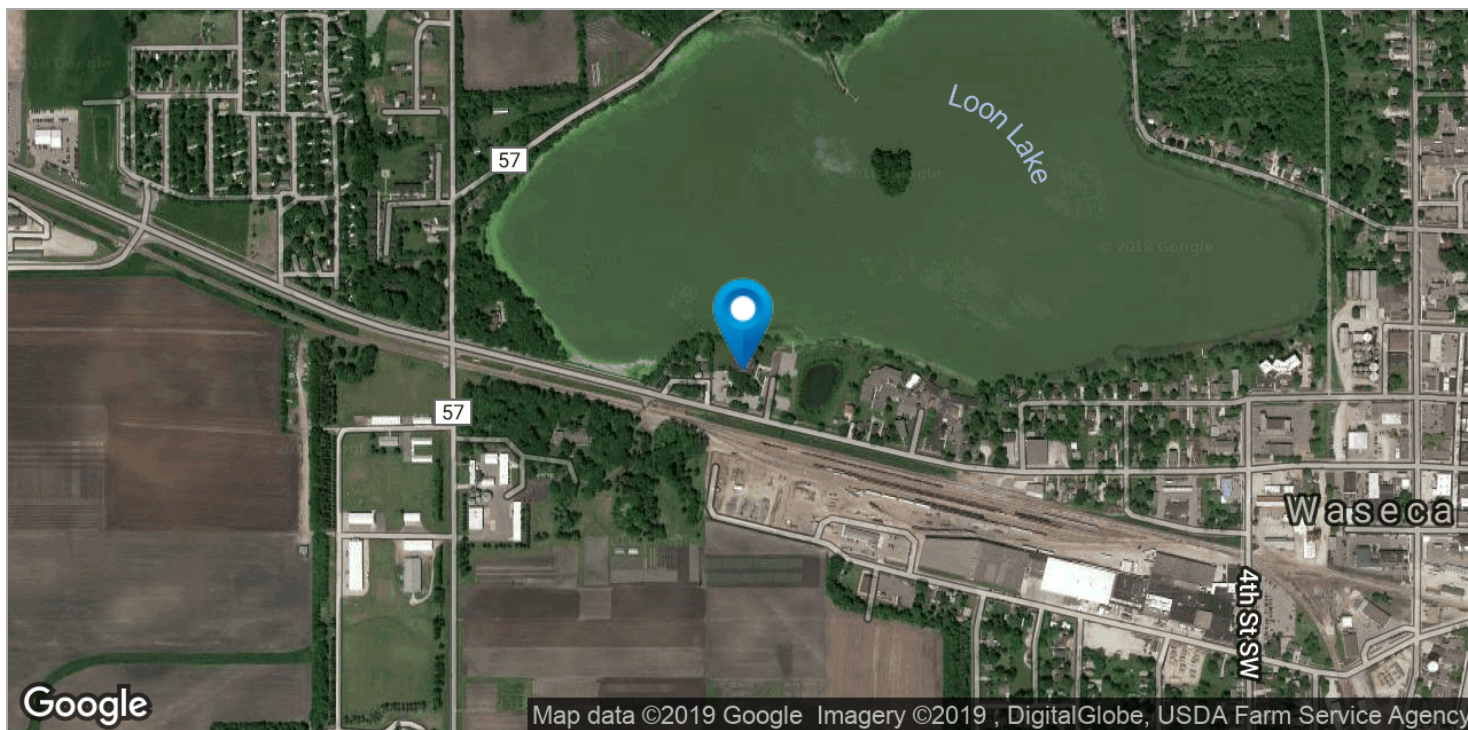
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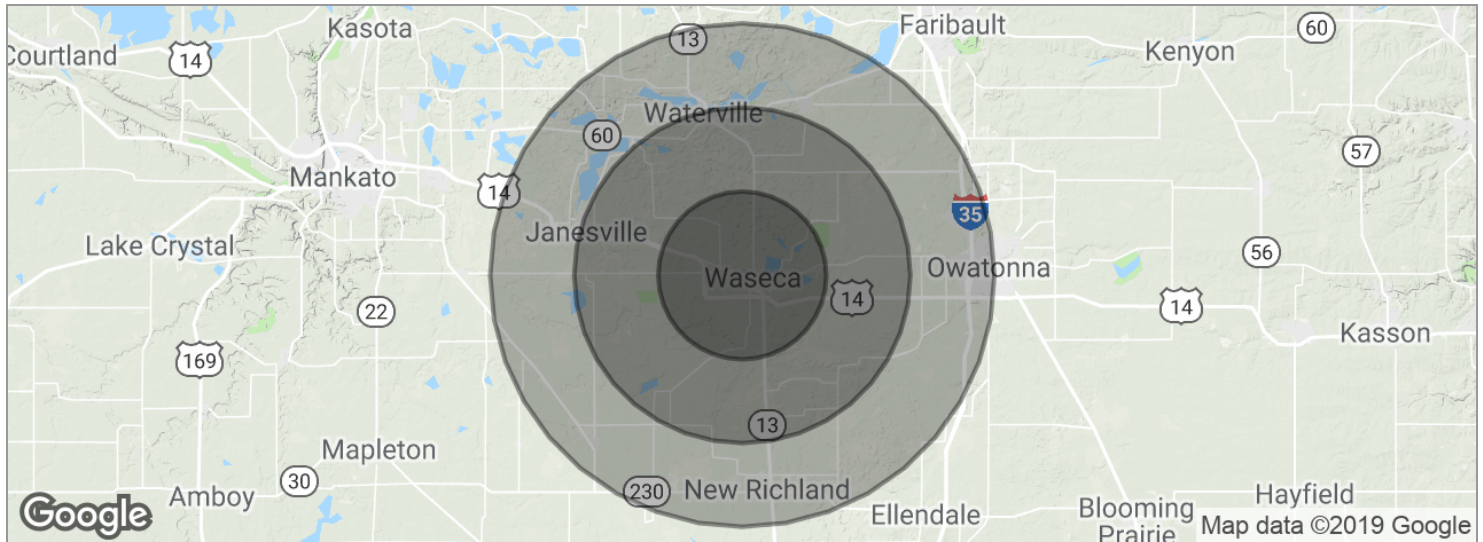
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WASECA - LTD OFFICE BUILDING



POPULATION	5 MILES	10 MILES	15 MILES
Total population	16,730	21,752	33,089
Median age	38.7	39.3	40.3
Median age (male)	38.8	39.1	39.9
Median age (Female)	38.1	39.2	40.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	6,385	8,258	12,661
# of persons per HH	2.6	2.6	2.6
Average HH income	\$55,405	\$58,404	\$61,305
Average house value	\$149,039	\$182,673	\$198,709

* Demographic data derived from 2010 US Census

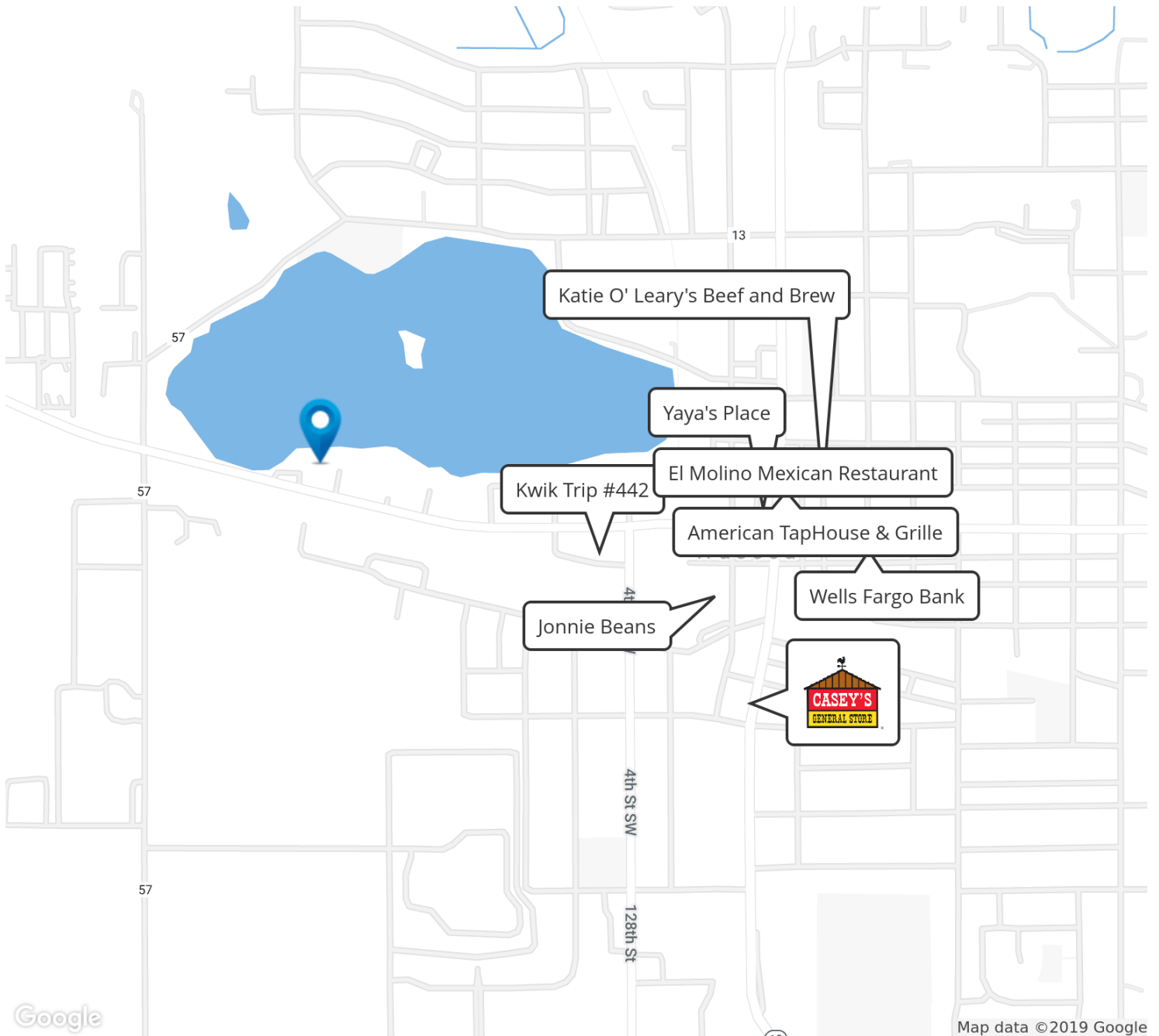
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