



OFFERING SUMMARY

SALE PRICE:	\$1,225,000
BUILDING SIZE:	13,200 SF
LOT SIZE:	1.25 Acres
PRICE / SF:	\$92.80
YEAR BUILT:	1996
APN:	0611823420043

PROPERTY OVERVIEW

Exceptional opportunity to purchase a 13,200 SF single-tenant office building in Loretto, MN. Strategically positioned near Highway 55 for seamless east-west connectivity, and County Road 19 for convenient north-south access.

PROPERTY HIGHLIGHTS

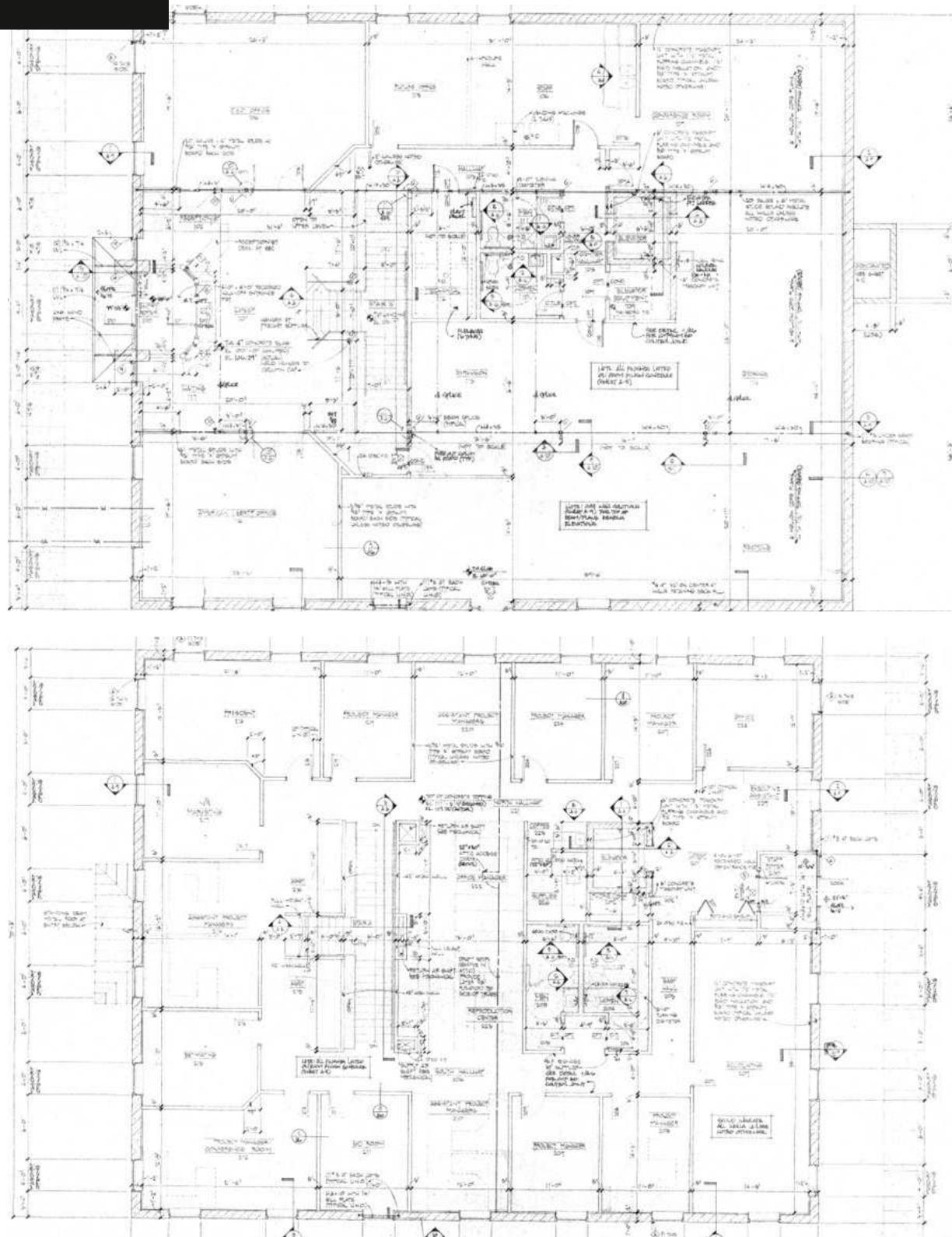
- Ample parking conveniently located at both the front and rear of the building
- Well-designed layout featuring multiple private offices, two conference rooms, restrooms, and break areas
- Excellent visibility with prominent building signage opportunities
- Flexible design with potential for multi-tenant configuration
- Two-story building with ADA-compliant access to both levels
- New metal roof in 2018
- Outdoor amenity space with picnic seating



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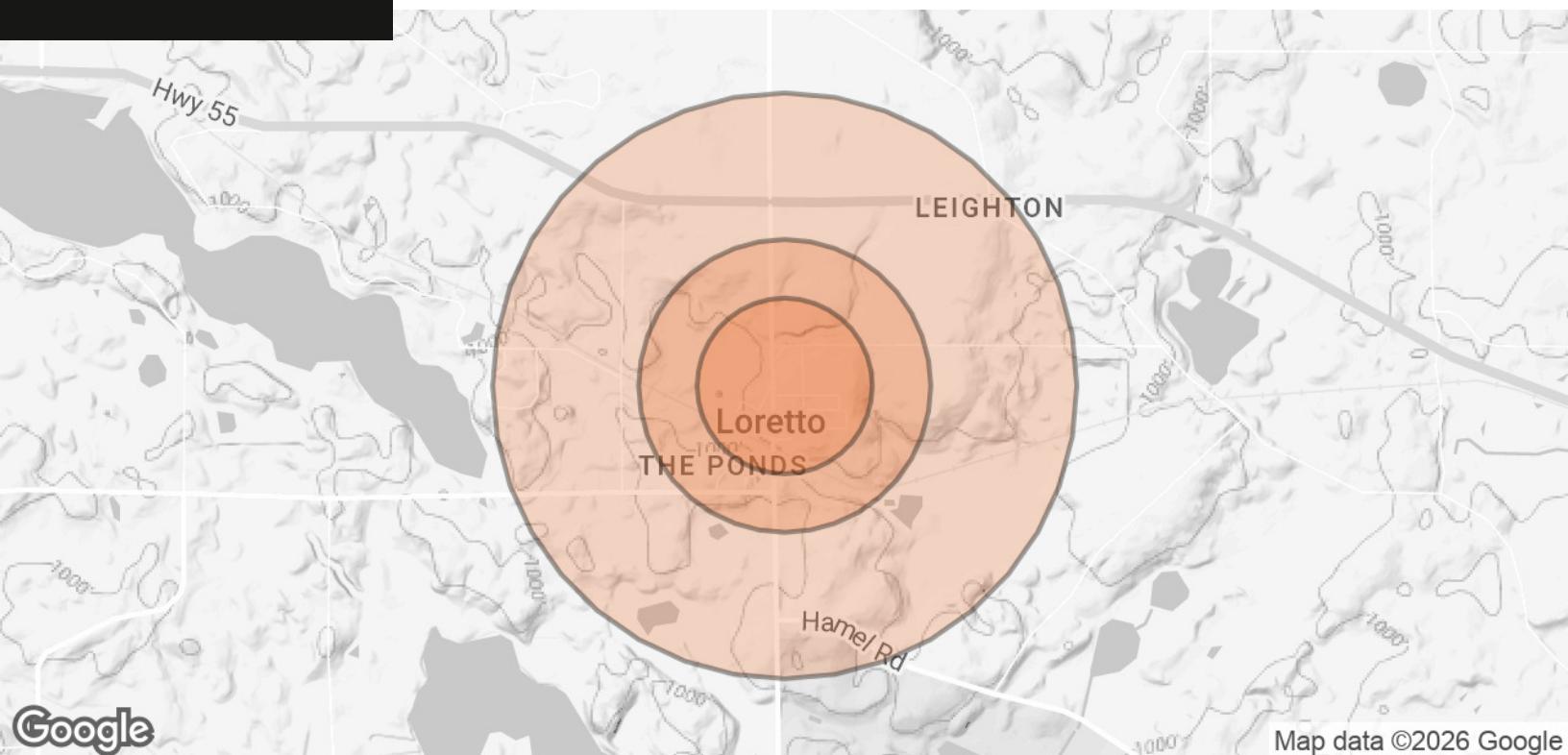
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Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	532	742	1,128
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	210	292	428
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$145,360	\$145,641	\$172,788
AVERAGE HOUSE VALUE	\$383,198	\$393,462	\$501,389

Demographics data derived from AlphaMap



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