

# OFFICE FOR SALE & LEASE

## 204 STAR ST

Mankato, MN 56001



### PROPERTY DESCRIPTION

This once dental office is a rare stand alone building on Hilltop Mankato. It boasts a reception/waiting area, rest rooms available to the waiting area, 7 private offices, 3 exam rooms, Break area and employee restrooms, a prep area and storage room and space throughout the building. Landscaping is inviting and walk up parking. Call for your private tour today it's vacant and ready for your move.

### PROPERTY HIGHLIGHTS

- It boasts a reception/waiting area, rest rooms available to the waiting area
- 7 private offices
- 3 exam rooms
- Break area and employee restrooms
- Prep area and storage room and space throughout the building.
- Landscaping is inviting and walk up parking.

### OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	3,160 SF
Lot Size:	15,935 SF
Building Size:	3,160 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,648	25,091	30,836
Total Population	5,585	62,959	77,818
Average HH Income	\$91,182	\$93,615	\$99,741

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JAMES HALBUR

Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

### KW COMMERCIAL

14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

# OFFICE FOR SALE & LEASE

## 204 STAR ST

Mankato, MN 56001



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JAMES HALBUR

Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

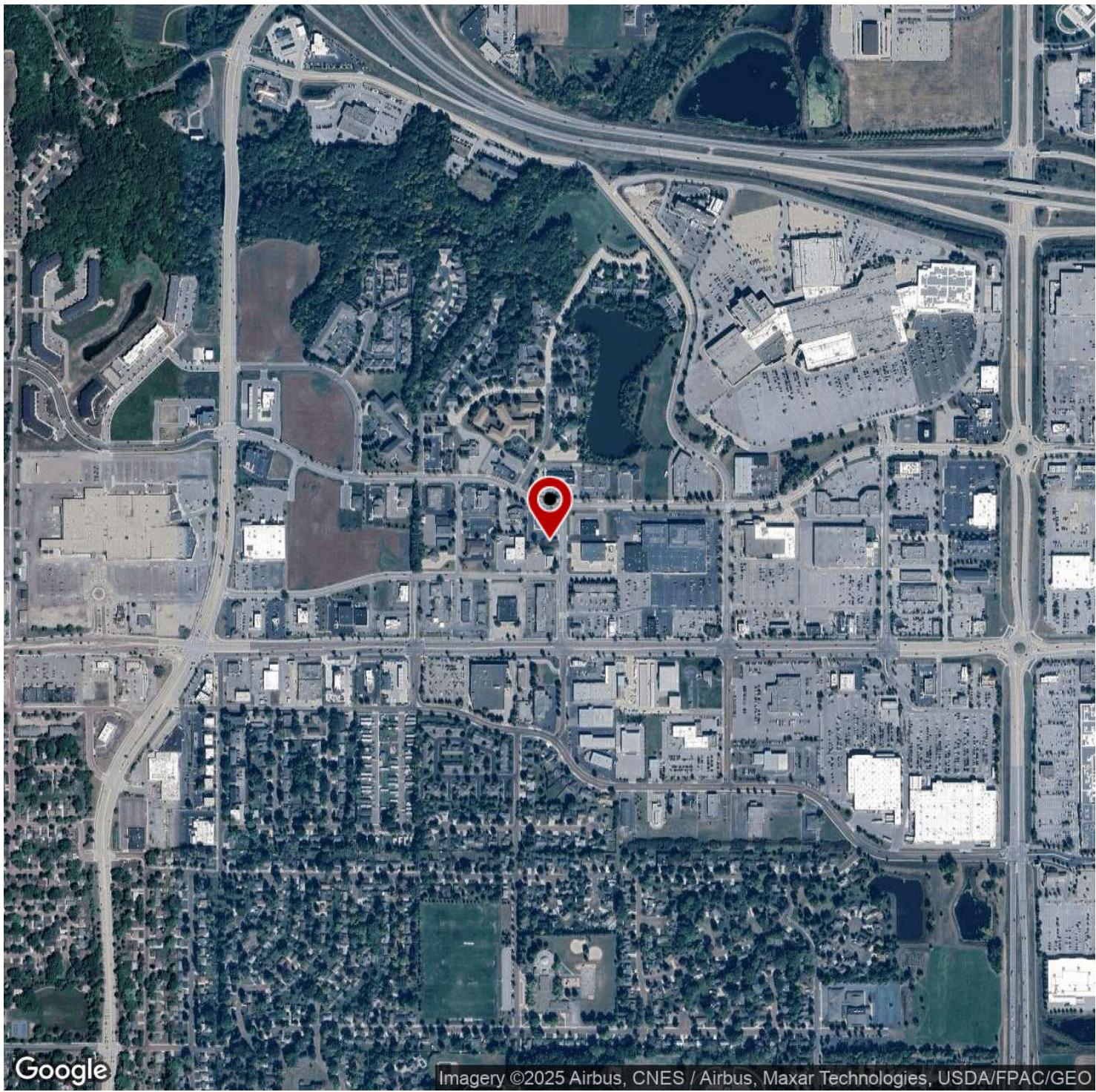
### KW COMMERCIAL

14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

## OFFICE FOR SALE & LEASE

# 204 STAR ST

Mankato, MN 56001



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JAMES HALBUR

Director  
0: 507.317.2353

jhalbur@kwcommercial.com

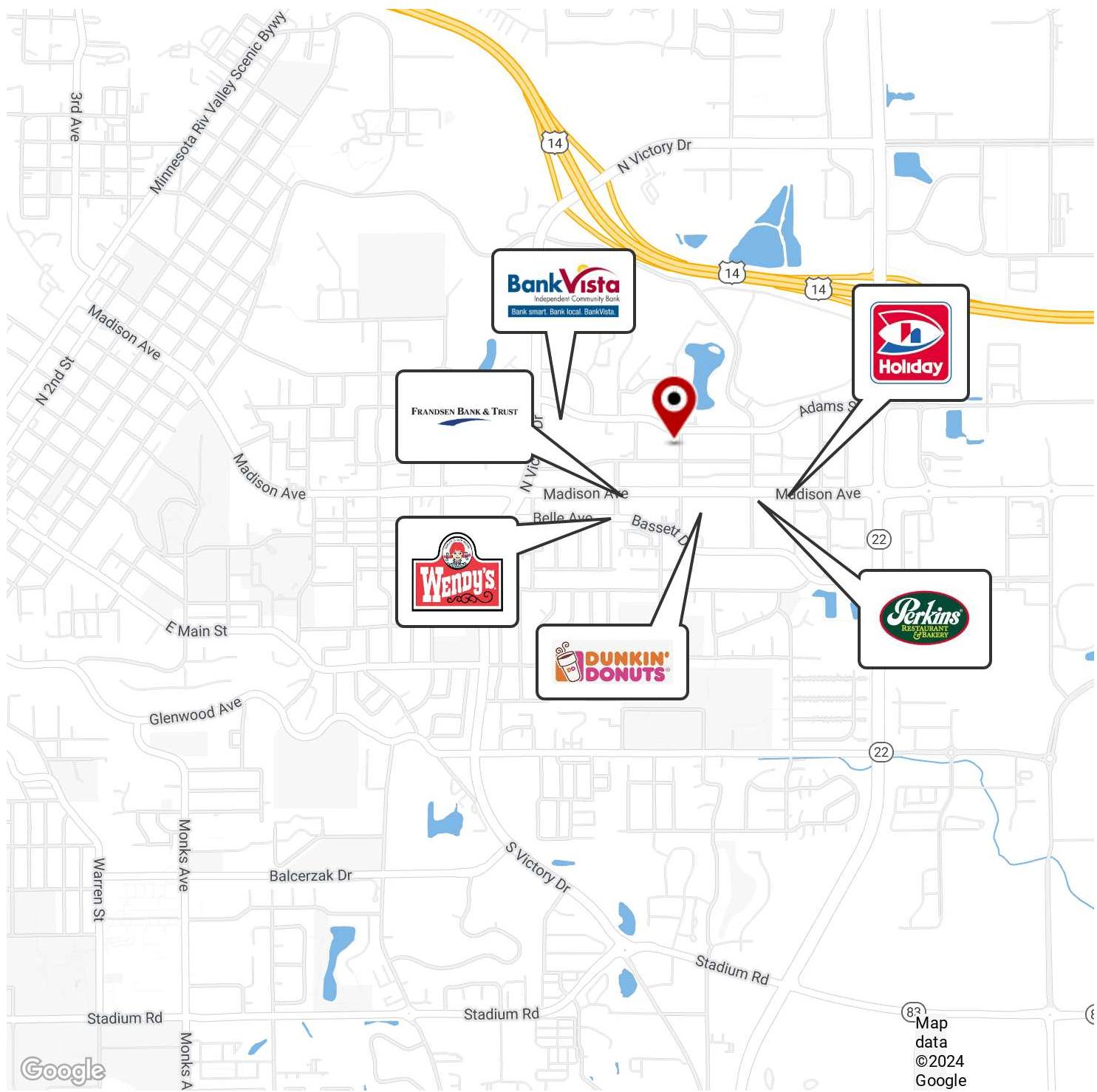
### KW COMMERCIAL

14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

## OFFICE FOR SALE & LEASE

# 204 STAR ST

Mankato, MN 56001



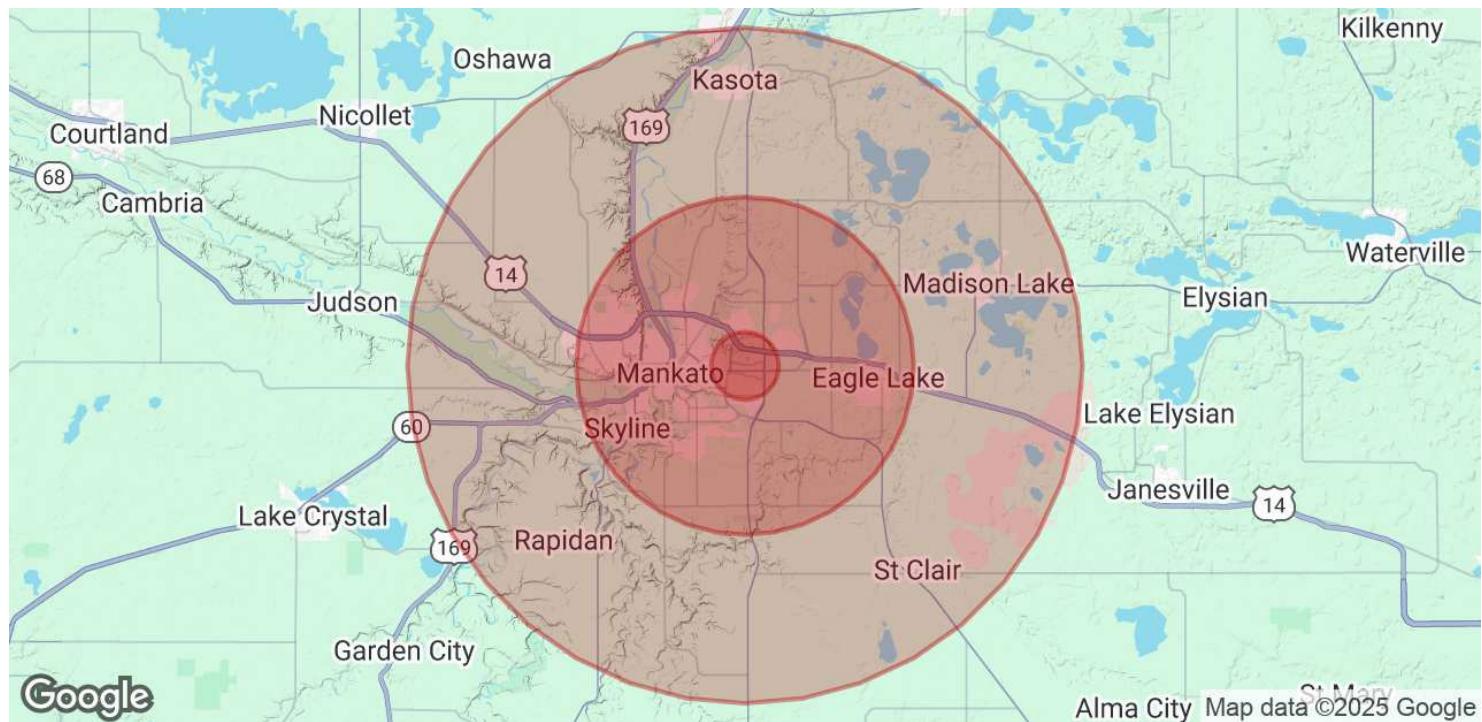
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

# 204 STAR ST

Mankato, MN 56001



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,585	62,959	77,818
Average Age	43	37	38
Average Age (Male)	41	36	37
Average Age (Female)	45	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,648	25,091	30,836
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$91,182	\$93,615	\$99,741
Average House Value	\$372,791	\$294,075	\$309,066

*Demographics data derived from AlphaMap*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JAMES HALBUR**  
Director  
O: 507.317.2353  
jhalbur@kwcommercial.com

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124