



Each office independently owned and operated

FOR SALE/LEASE

RETAIL PROPERTY

26546 DREW AVENUE

ELKO NEW MARKET, MN 55020

RE/MAX ADVANTAGE PLUS

1251 Town Centre Drive

Eagan, MN 55123

REMAXCOMMERCIAL.COM

FOR MORE
INFORMATION
CONTACT:

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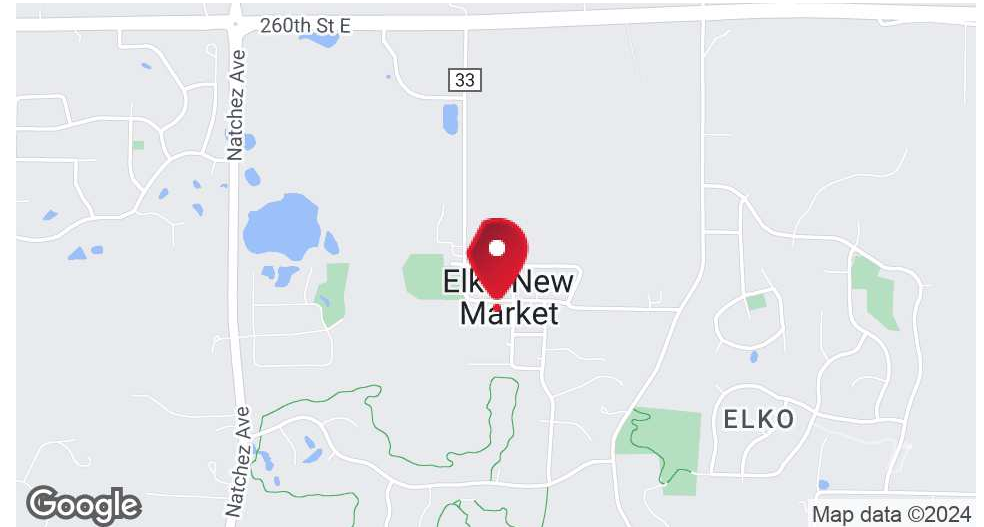
LUIS OLVERA

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612.803.0142
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OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Sale Price: | \$199,900 |
| Lease Rate: | \$2,500.00 per month (Gross) |
| Building Size: | 1,800 SF |
| Available SF: | 1,800 SF |
| Price / SF: | \$111.06 |
| Year Built: | 1970 |

PROPERTY OVERVIEW

This 1,800 sq ft shop (40x45), located close to Elko Speedway has a 10x10 drive in door, a two post car hoist and air compressor with lines all in place. May be a great fit for a small contractor (Plumber, HVAC, Electrical, Cleaning Company, Landscaper, Locksmith, Insurance Agency) looking for shop space to work out of and have some retail sales. City will allow CBD retail sales in this location. City will not permit any auto or small engine repair shops.



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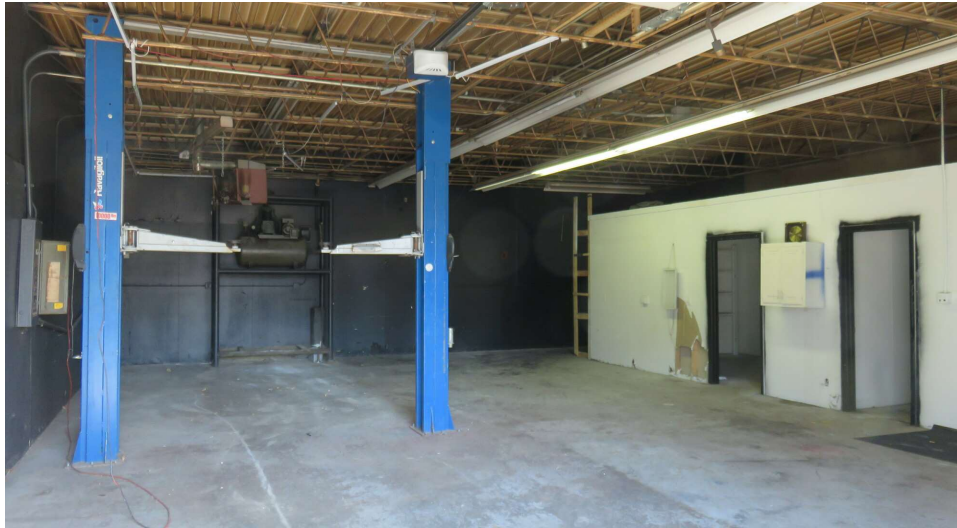
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ADDITIONAL PHOTOS

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LOCATION MAP

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Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,877 | 6,880 | 11,049 |
| Average Age | 34.1 | 37.5 | 39.4 |
| Average Age (Male) | 34.1 | 36.9 | 38.8 |
| Average Age (Female) | 33.1 | 36.9 | 39.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 871 | 2,289 | 3,726 |
| # of Persons per HH | 3.3 | 3.0 | 3.0 |
| Average HH Income | \$144,722 | \$136,714 | \$138,548 |
| Average House Value | \$358,173 | \$372,207 | \$399,613 |

2020 American Community Survey (ACS)



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