

PRICE REDUCED



PROPERTY INFORMATION

- * Sale Price \$965,000.00
Reduced to **\$899,000.00**
- * Lease Rate **\$18.00/psf**
- * Gross Lease (plus utilities)
- * Building is 6,568/SF
- * Lot: 0.26 Acres
- * Hennepin County PID 06-118-23-34-0089
- * 2019 Est. Taxes \$28,707.64
- * Zoned: TC Traditional Commercial
- * Businesses in the area include:
Montague's Kitchen & Bar, Choo Choo Bar & Restaurant, Detour 19 Bar & Grill, ISO Finishing, USPS, Eagle Mouldings, 21st Century Bank, Loretto City Hall and more

Contact:
DAN FRIEDNER
(612) 599-7864
dan.friedner@ngkf.com



Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Space 145 Railway St. W, Loretto 55357



PROPERTY INFORMATION

- * Located South of Highway 55
- * Near Highway 55
- * Easy Access to County Road 19
- * Great Downtown Location
- * Near Restaurants

TRAFFIC COUNTS - 2018

- * Highway 55 - 15,600 VPD
- * Medina St./C.R. 19 - 6,900 VPD

Contact:

DAN FRIEDNER
(612) 599-7864
 dan.friedner@ngkf.com

Contact:

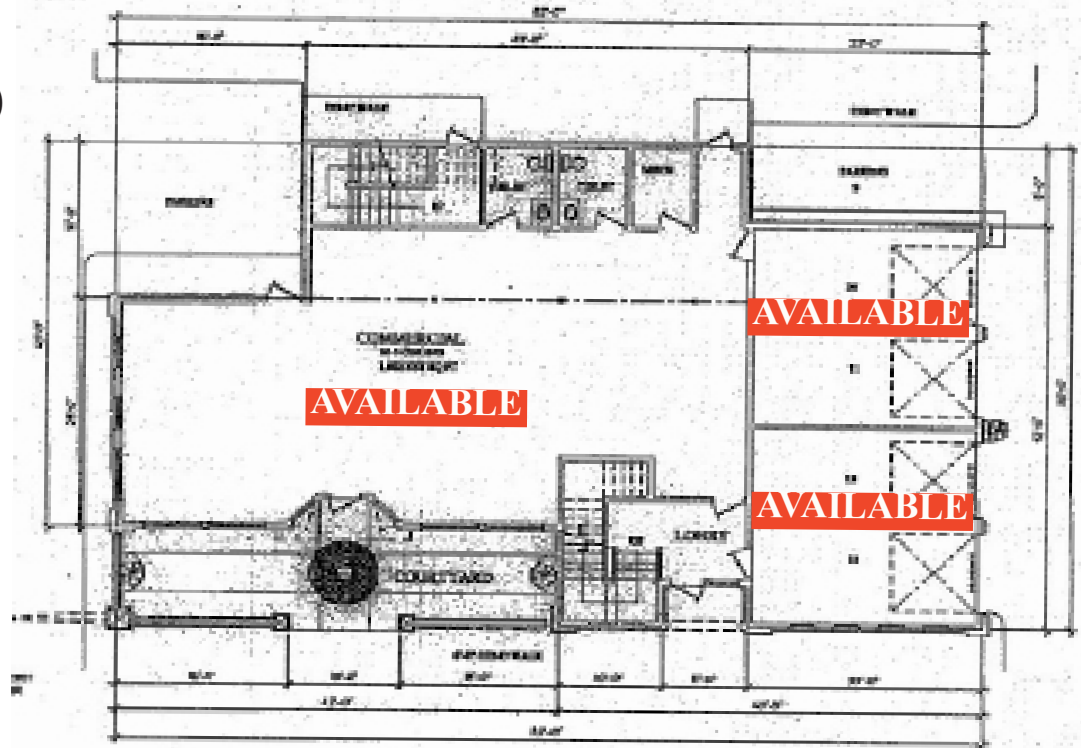
SHEILA ZACHMAN
(763) 244-0600
 SZachman@commrealtysolutions.com



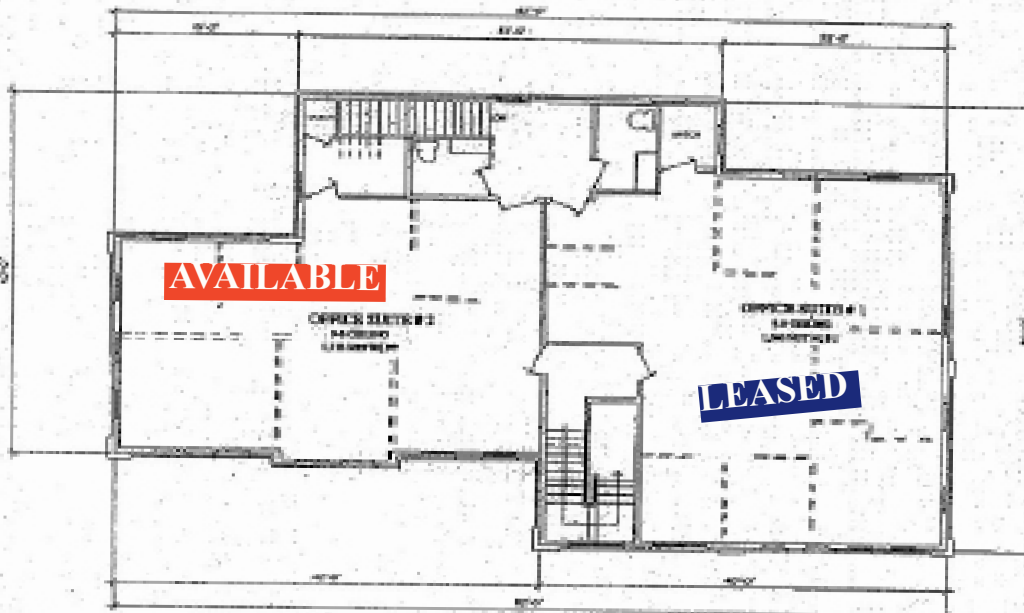
COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Space 145 Railway St. W, Loretto 55357

First Floor (10' Ceilings)



Second Floor



Contact:
DAN FRIEDNER
(612) 599-7864
dan.friedner@ngkf.com

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Space 145 Railway St. W, Loretto 55357



PROPERTY INFORMATION

- * Great office or medical user
- * Easy Access
- * Private parking lot and street parking
- * Great location close to services

Contact:
DAN FRIEDNER
(612) 599-7864
dan.friedner@ngkf.com

1st Floor Suite Available

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Space 145 Railway St. W, Loretto 55357



PROPERTY INFORMATION

- * Available:
 - First Floor 2,285/SF
 - (2) 1st Floor Garage Units 2-Door (462/SF Ea.)
- * Two Story Building Built in 2005
- * Garages 22' x 21' Size = 462/sf
- * Overhead doors are 8' x 8'

(2) 2-Door Garage's Available

Contact:
DAN FRIEDNER
(612) 599-7864
dan.friedner@ngkf.com

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@commrealtysolutions.com