

# Former Call Center Available







Office/Call Center  
For Sale

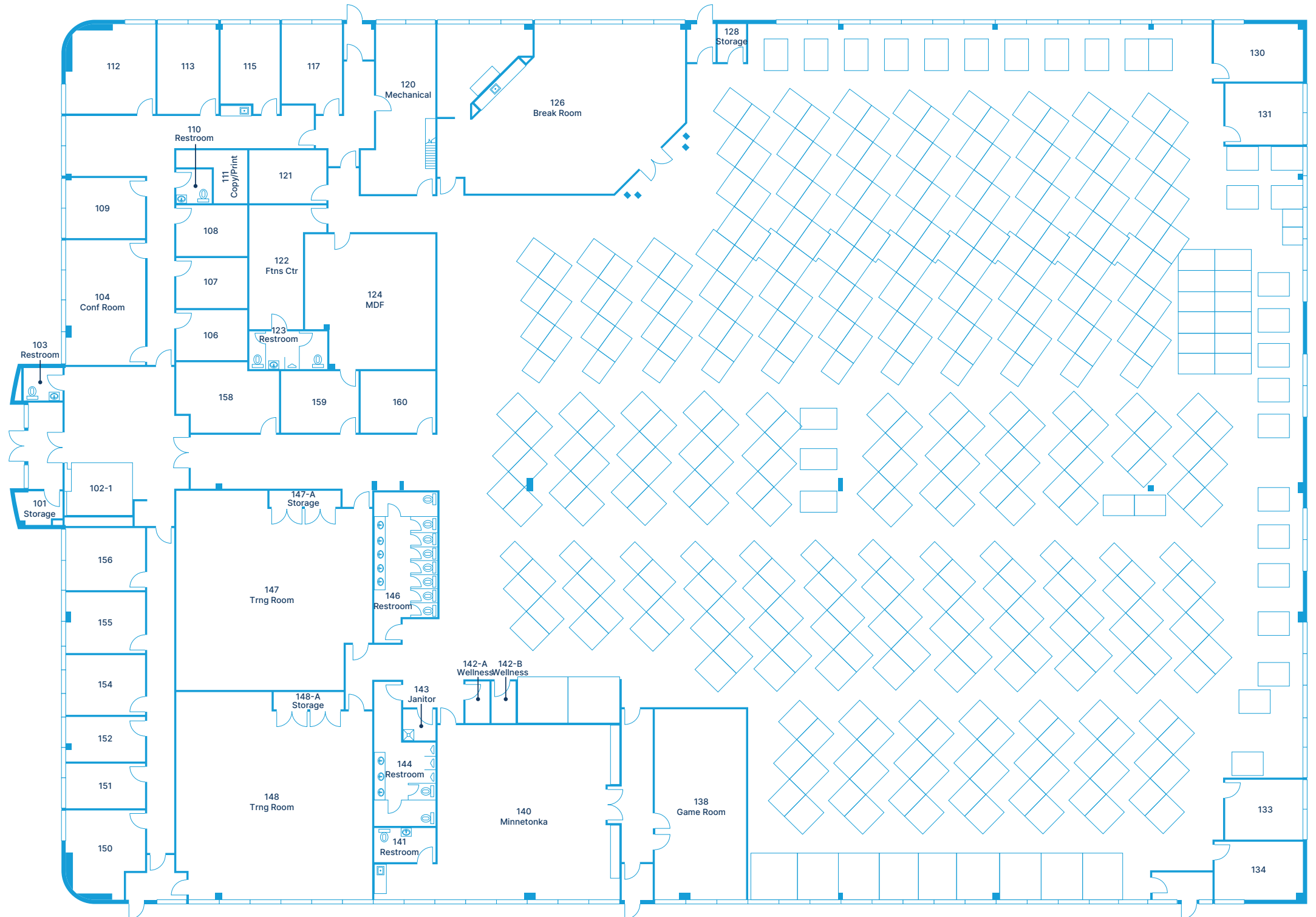


5720 Bandel Rd NW Rochester, MN 55901

**CBRE**

# Property Summary & Highlights

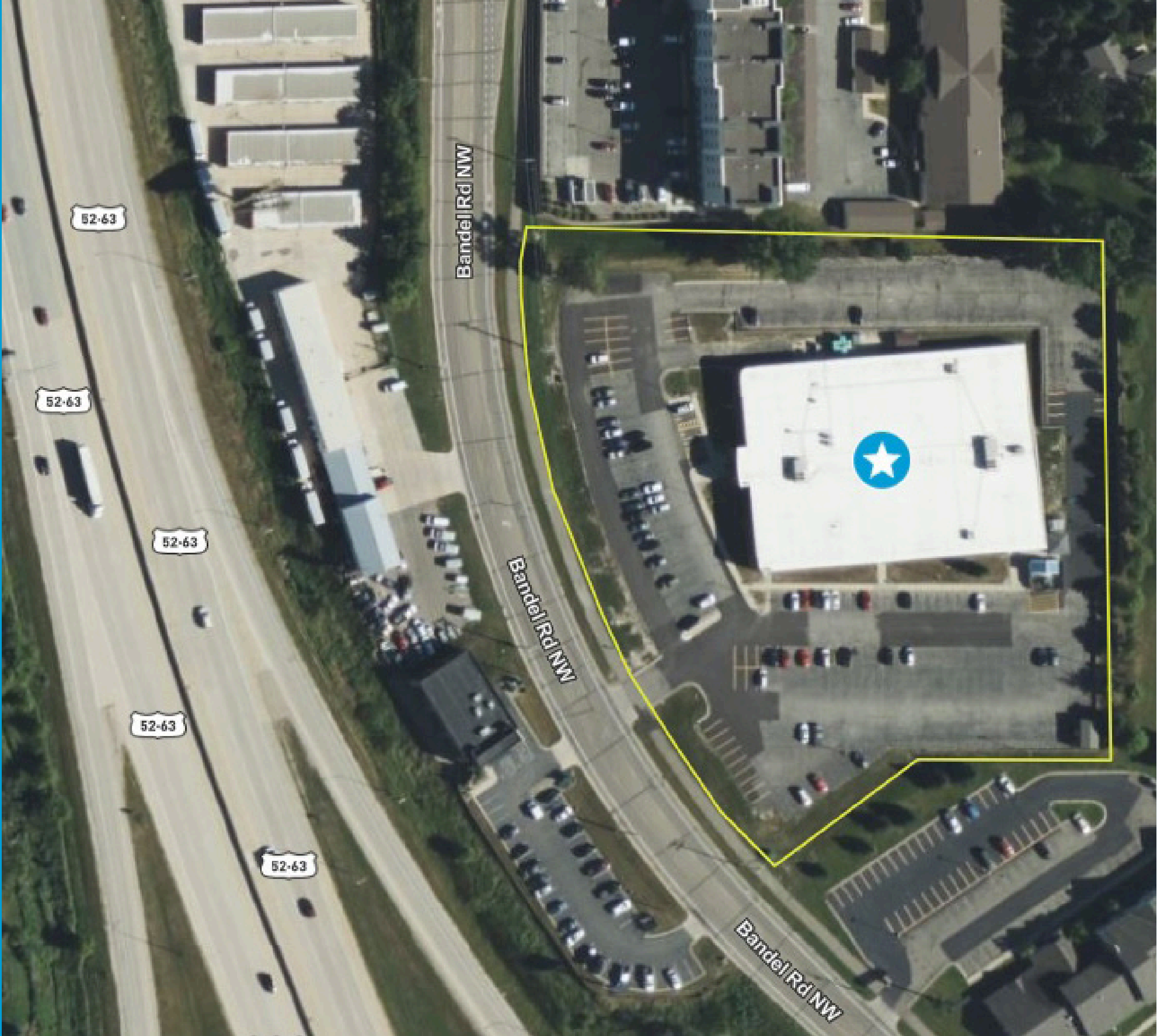
-  Sale Price: \$6,300,000
-  Total Building SF: 40,799
-  Lot Size: 4.95 Acres
-  Zoning: Commercial
-  2024 Tax/Cam: \$207,024
-  Year Built: 2000
-  Parking Ratio (7/1,000)
-  FF&E In Place
-  Backup Power Source Available





# Location At-a-Glance

Located on exit 59 on Highway 52, on the north side of Rochester. The large site offers **flexible usage** and **ample parking**.



# Demographics & Access

	10 Miles	15 Miles	20 Miles
2024 Population	150,269	177,402	203,046
2029 Est. Population	154,924	182,603	208,372
2024 HHI	126,706 USD	126,167 USD	123,987 USD
2029 Est. HHI	144,378 USD	143,858 USD	141,592 USD

The facility is highly visible from **Highway 52**, and has many area amenities, including retail, dining and hotels nearby.





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