

OFFICE FOR SALE OR LEASE

8240 BRIDGE STREET, ROCKFORD, MN 55373



2,572 SF OFFICE FOR SALE OR LEASE



Presented by
Royce Durhman, CCIM
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8240 Bridge Street, Rockford, MN

| Property Details |



Property Overview

Newly remodeled office building located in downtown Rockford. The property is ideally suited for office or medical office users seeking space that has a welcoming reception area, 4 private offices, open area for up to 5-6 cubicles, a conference room, a break area with a sink, and a restroom. The space has modern carpet tile flooring and subway tile finishes in the restroom and breakroom. There are ample windows throughout, and all the private offices and conference room have bright, natural light!

For Sale:	\$499,900
Lease Rate:	\$16.00/sf/yr. NNN (\$3,050/mo. Base Rent)
Building Size:	2,572 RSF of main level office, plus bonus lower-level storage
Property Taxes & Insurance:	\$2.71/sf/yr. (\$516.12/mo.)
Other Tenant Responsibilities:	Utilities, janitorial, snow removal over 3-stall parking area
Year Built:	1955, Remodeled in 2022
Zoning:	C-O Downtown Commercial
Parking:	Ample street and municipal parking immediately adjacent to Building, plus (3) off street parking stalls.

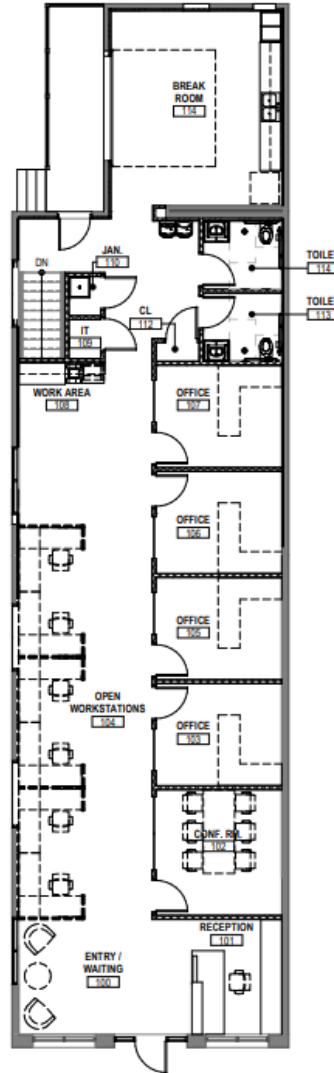
Property Notes

- Capability to be multi-tenanted.
- Roof less than 5 years old
- City utilities
- Patio area for company grill-outs!
- Corner visibility
- Join other downtown businesses such as Brother's Eatery, Bankwest, Nick's Barber Shop, The Red Vest, Rockford City Hall, Webskowski Financial Network, Buffie Chiropractic, and more!
- Located seconds north of Highway 55, and 20 minutes from the Twin Cities metro.

Video Tour: <https://rb.gy/wqwd6b>

Contact: Royce Durhman Mobile: 651-492-2201 Email: Royce.Durhman@KW.com

| Floor Plan |



1 FURNITURE PLAN - LEVEL 01 - (REFERENCE ONLY)
1/8" = 1'-0"



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| Photos |



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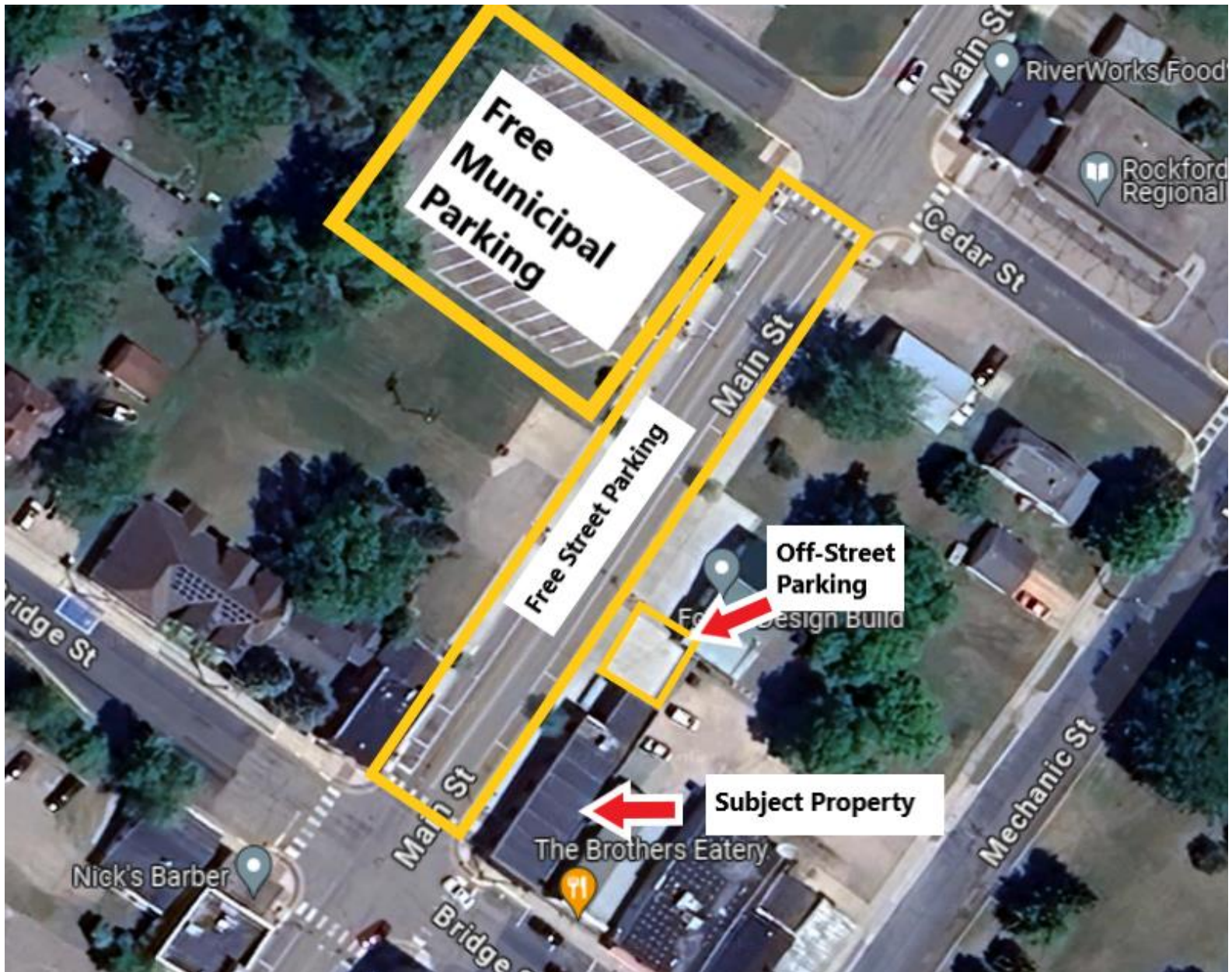
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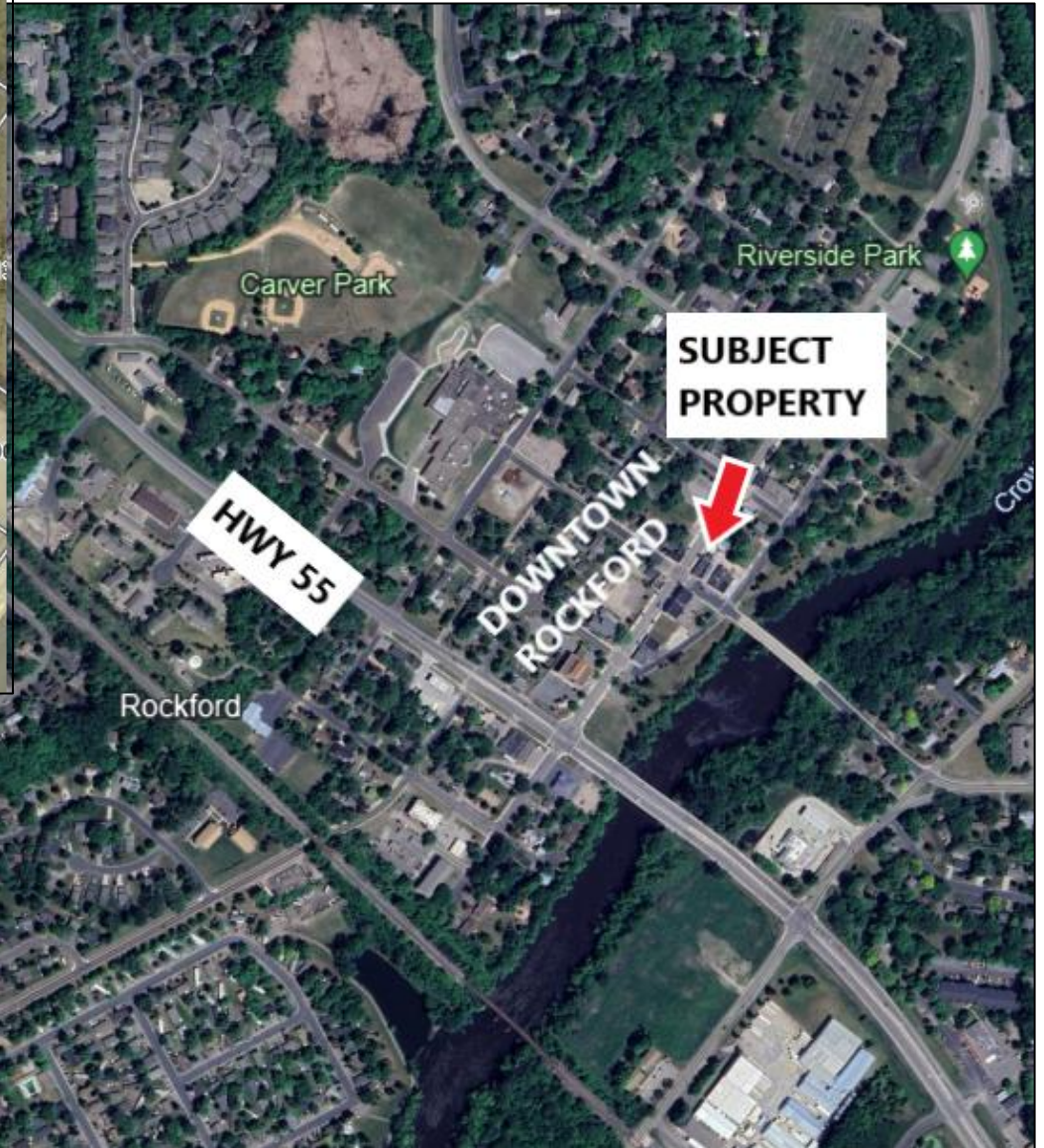
| Parking |





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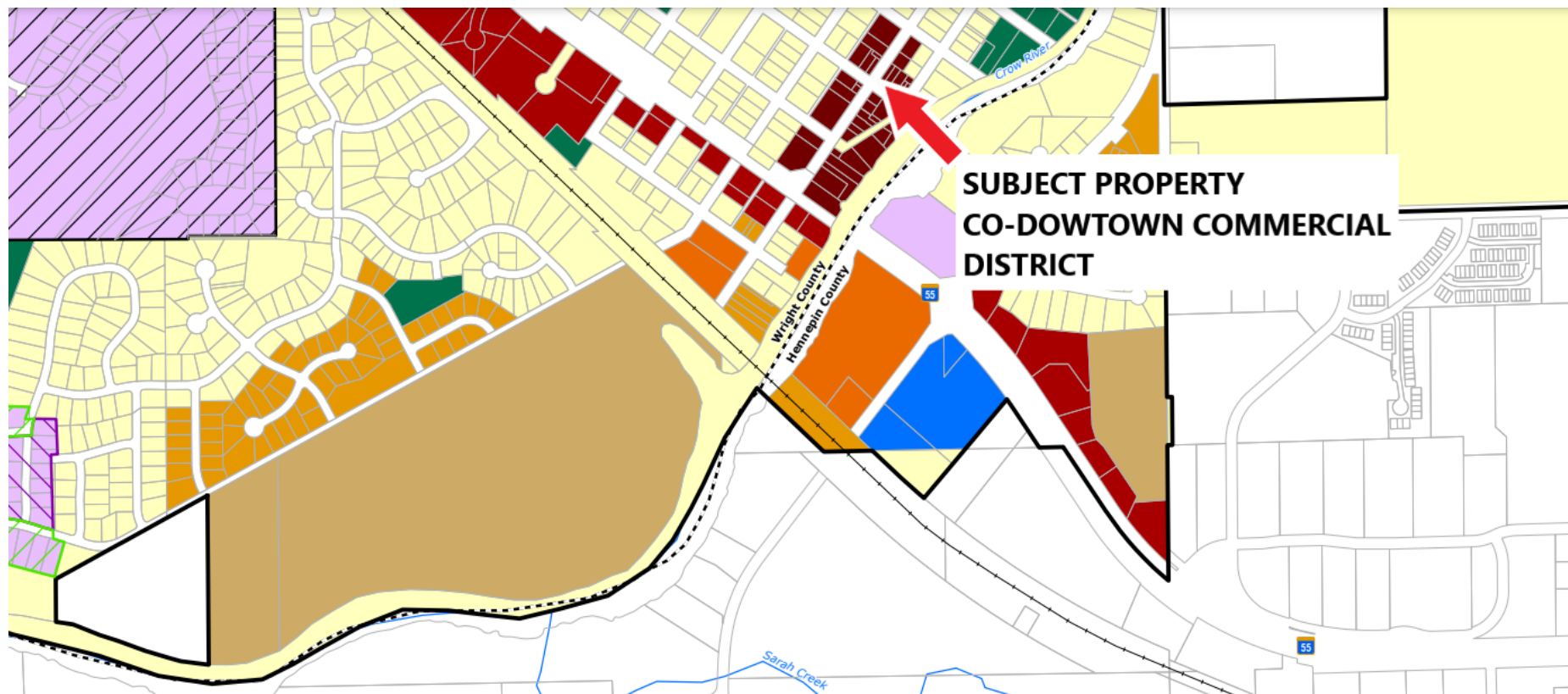
| MAPPING |



- Located seconds north of Highway 55 on Main St. in downtown Rockford, and 20 minutes west of the Twin Cities metro.

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| ZONING CO-Downtown District |



**SUBJECT PROPERTY
CO-DOWNTOWN COMMERCIAL
DISTRICT**

City of Rockford,

Municipal Boundary

R-2, Medium Density Residential

I-1, Industrial

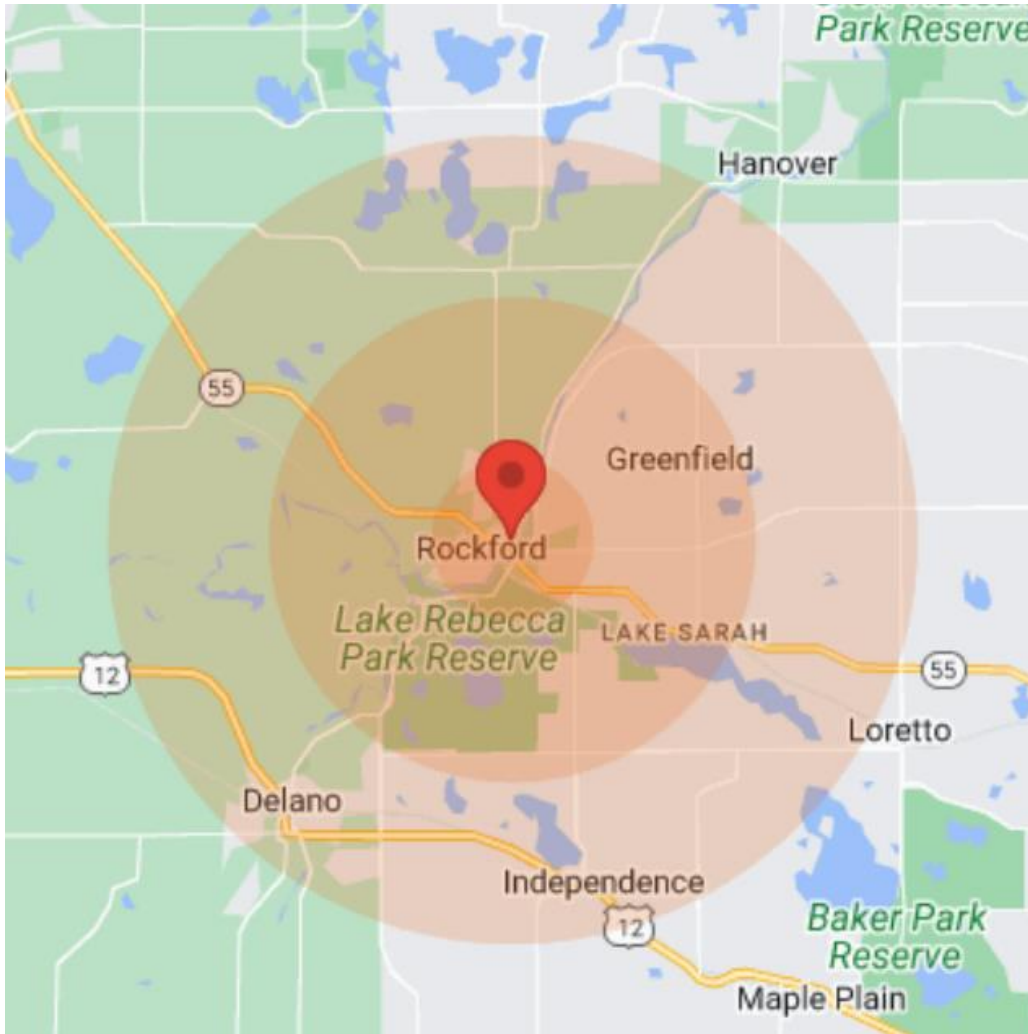
Click Here for More Info on Permitted Uses in CO- Downtown District:

<https://rb.gy/tlgykg>



8240 Bridge Street, Rockford, MN

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,464	3,656	8,941
Female	1,299	3,248	8,489
Total Population	2,763	6,904	17,430

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	584	1,617	3,811
Ages 15-24	388	1,005	2,571
Ages 25-54	1,110	2,687	6,392
Ages 55-64	370	812	2,256
Ages 65+	311	783	2,400

Race	1 Mile	3 Miles	5 Miles
White	2,690	6,704	17,095
Black	11	15	22
Am In/AK Nat	N/A	N/A	8
Hawaiian	N/A	N/A	N/A
Hispanic	29	76	171
Multi-Racial	98	264	488

Income	1 Mile	3 Miles	5 Miles
Median	\$63,980	\$54,119	\$67,212
< \$15,000	61	224	372
\$15,000-\$24,999	87	236	415
\$25,000-\$34,999	74	230	572
\$35,000-\$49,999	213	475	789
\$50,000-\$74,999	201	509	1,362
\$75,000-\$99,999	158	321	1,015
\$100,000-\$149,999	117	287	1,179
\$150,000-\$199,999	80	152	351
> \$200,000	62	112	347

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KW Commercial

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Office Building

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