



COMMERCIAL REALTY SOLUTIONS

**For Sale / Investment
Industrial
Park**



WAVERLY

Business Park

Sales Price: \$1,750,000.00

Two (2) Existing Condo Buildings (Potential for 4 more)
126 6th St South, Waverly, MN 55390

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PROPERTY LOCATION

- * South of Highway 12
- * East of County Road 8
- * Businesses in the Area:
Citizens State Bank, Wolf Auto Parts, Waverly City Hall,
US Post Office, Domino's Pizza and more...

TRAFFIC COUNTS - 2024

- * Highway 12 - 8,614 VPD
- * County Road 8 - 2,926 VPD



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PROPERTY OVERVIEW

126 6th Street South, Waverly, MN

Sales Price
\$1,750,000.00

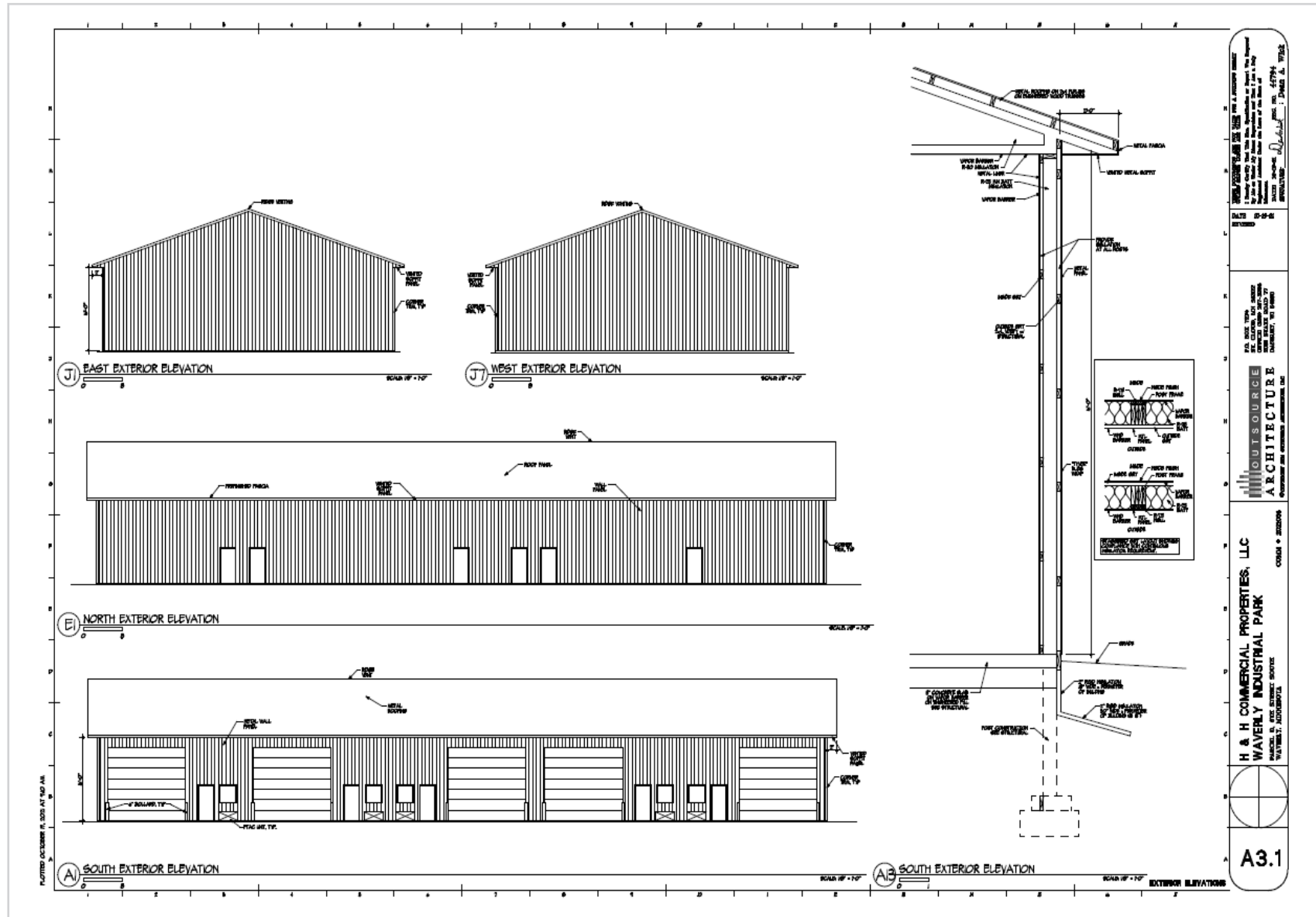
Building Size	Two (2) Existing Condo Buildings: Building 1: (9,000/sf) (5 Suites) Building 2: (11,520/sf) (5 Suites) (Potential for 4 More)
Lot Size	4.33 Acres
County	Wright
PIDs	116-034-000032 116-043-000001 116-043-000002 116-043-000003 116-043-000004 116-043-000005
Zoned	I-1 Industrial
Built	2024

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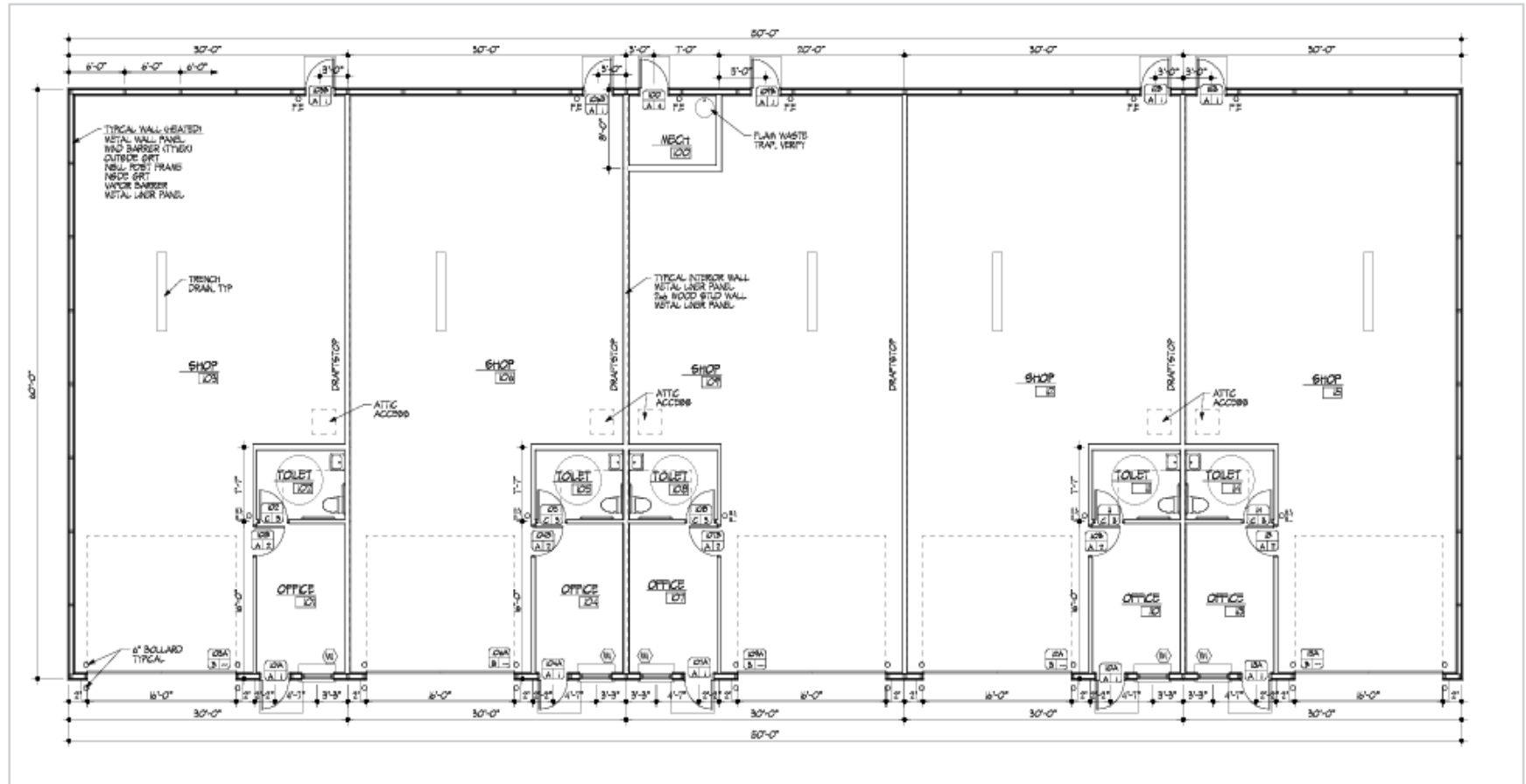


Architectural floor plan of a building with multiple bays. The plan shows a symmetrical layout with three main bays. Each bay contains a "SHOP" area, an "OFFICE" area, and a "TOILET" area. The plan includes detailed dimensions for walls, openings, and furniture. Notes specify wall types (e.g., "TYPICAL WALL (HEATED)", "TYPICAL INTERIOR WALL"), door types (e.g., "DOOR (A1.1)", "DOOR (A1.2)"), and other features like "ATTIC ACCESS" and "TRINCH DRAIN TYP.". The plan is oriented with North at the top.

EXTERIOR CONCEPT PLAN - Smaller Building



BUILDING PLAN - Smaller Building



INTERIOR



OFFICE



SHOP

EXTERIOR



* Building 1	9,000/sf Total	
Suite 1 (1-1)	1,800/sf	Leased
Suite 2 (1-2)	1,800/sf	
Suite 3 (1-3)	1,800/sf	
Suite 4 (1-4)	1,800/sf	
Suite 5 (1-5)	1,800/sf	
* Building 2	11,520/sf Total	
Suite 1 (2-1)	2,880/sf	SOLD
Suite 2 (2-2)	1,800/sf	
Suite 3 (2-3)	1,800/sf	
Suite 4 (2-4)	1,800/sf	
Suite 5 (2-5)	3,240/sf	Leased
* Building 3		
To Be Built		
* Building 4		
To Be Built		
* Building 5		
To Be Built		
* Building 6		
To Be Built		

PROPERTY INFORMATION

Two (2) Buildings Built - Potential to Build 4 More
Property is 4.33 Acres Total

- * Overhead Doors - (1) One 14' Drive-In
- * Clear Height - 16'
- * 5" Concrete Floors
- * Floor Drains with Flammable Waste Trap
- * 3 Phase - 100 Amp Service
- * Unit Heaters in Warehouse
- * A/C in Office & Restroom Only
- * Spray Foam (walls R-26) and (ceiling R-54)
- * Mezzanine (23' x 10')
- * Easy Access
- * Utilities Separately Metered
- * Post Frame Buildings