



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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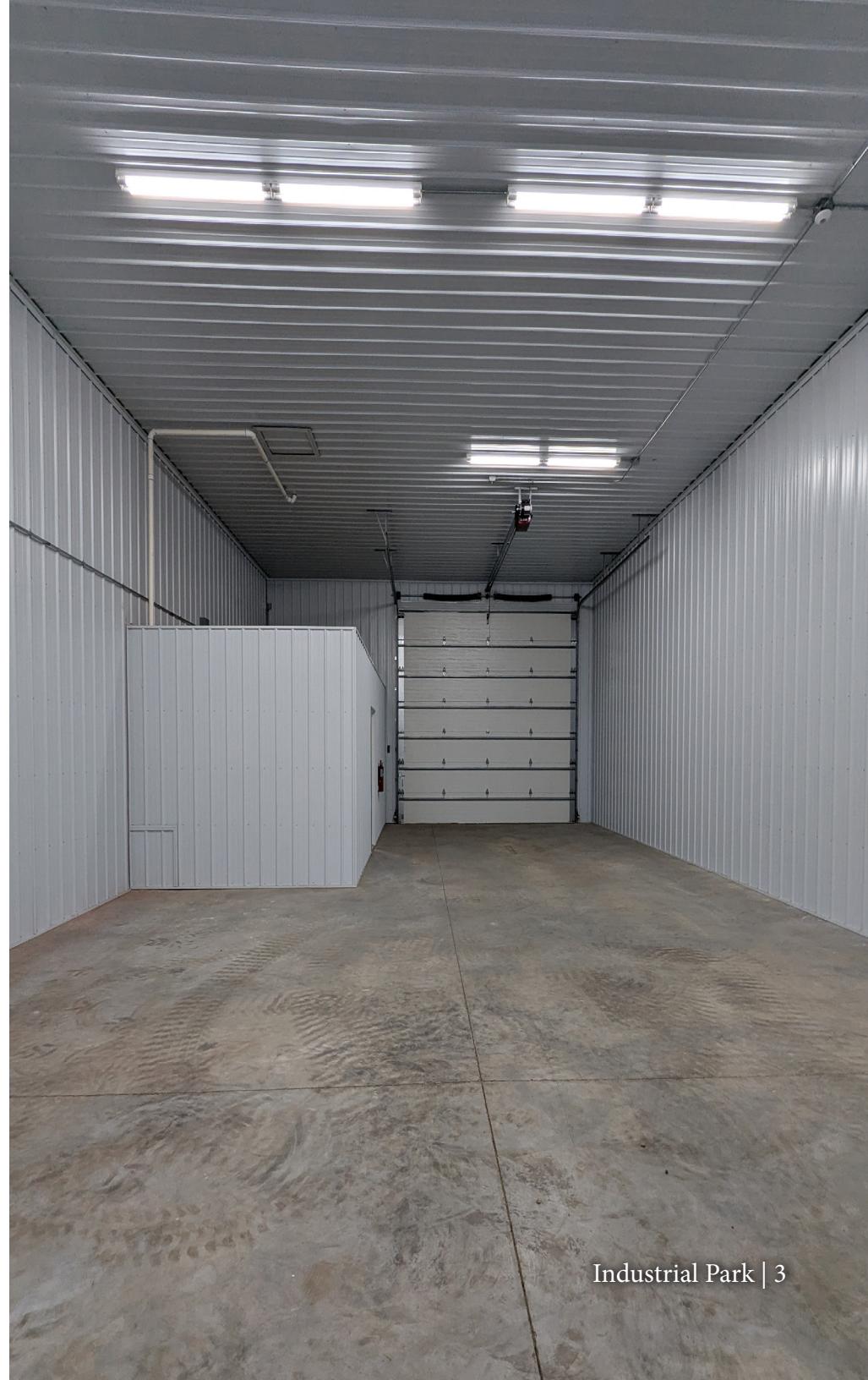
# PROPERTY OVERVIEW

126 6th Street South, Waverly, MN

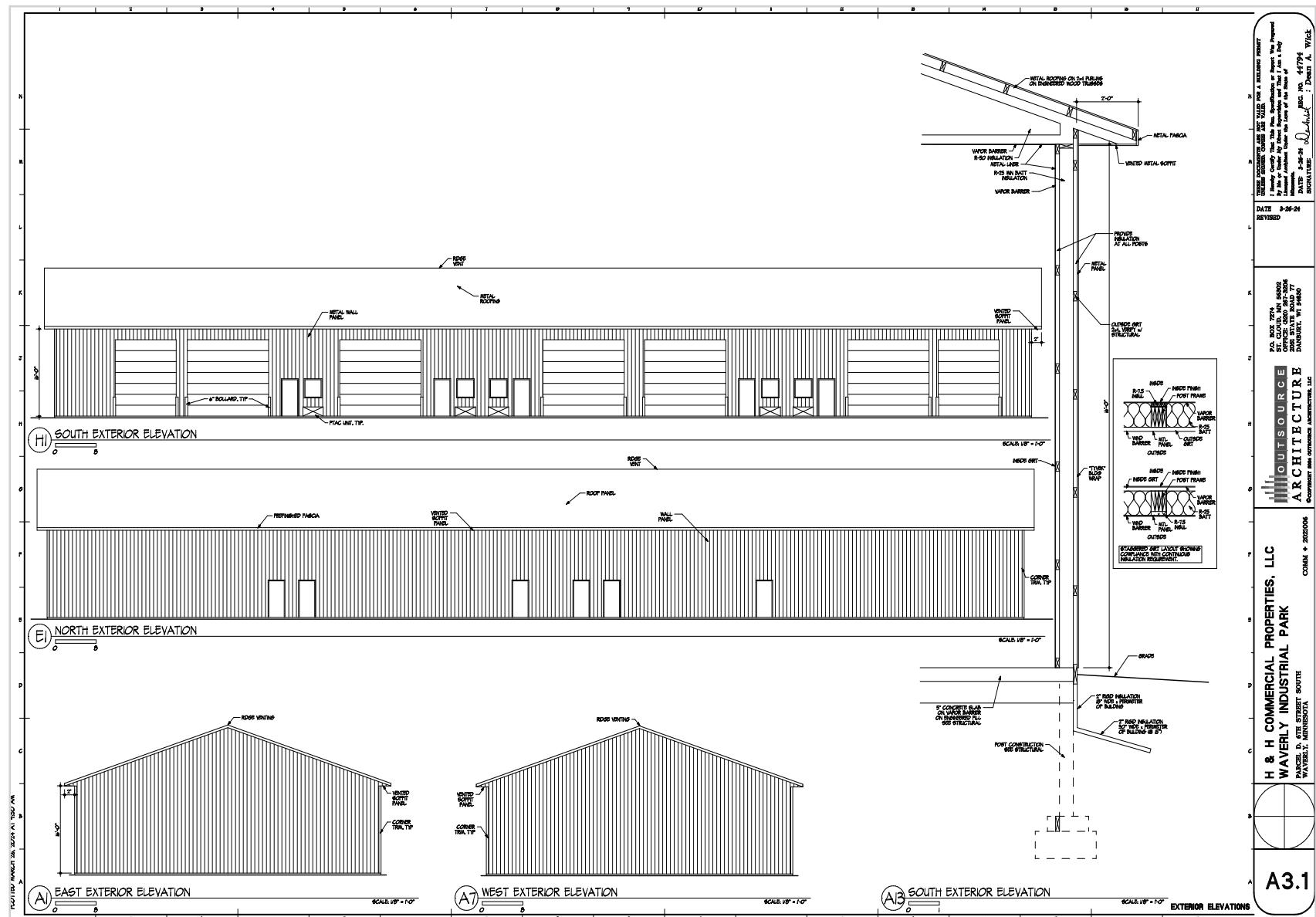
Sales Price  
\$1,750,000.00

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

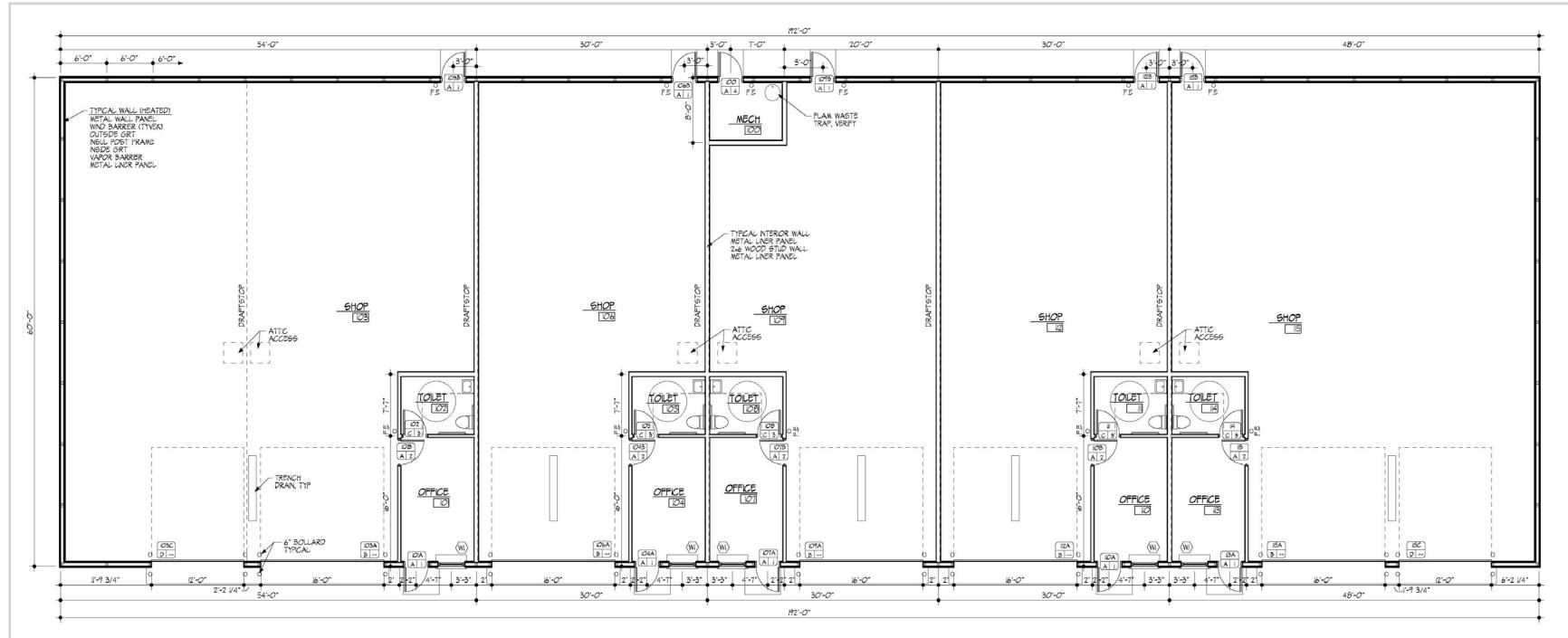
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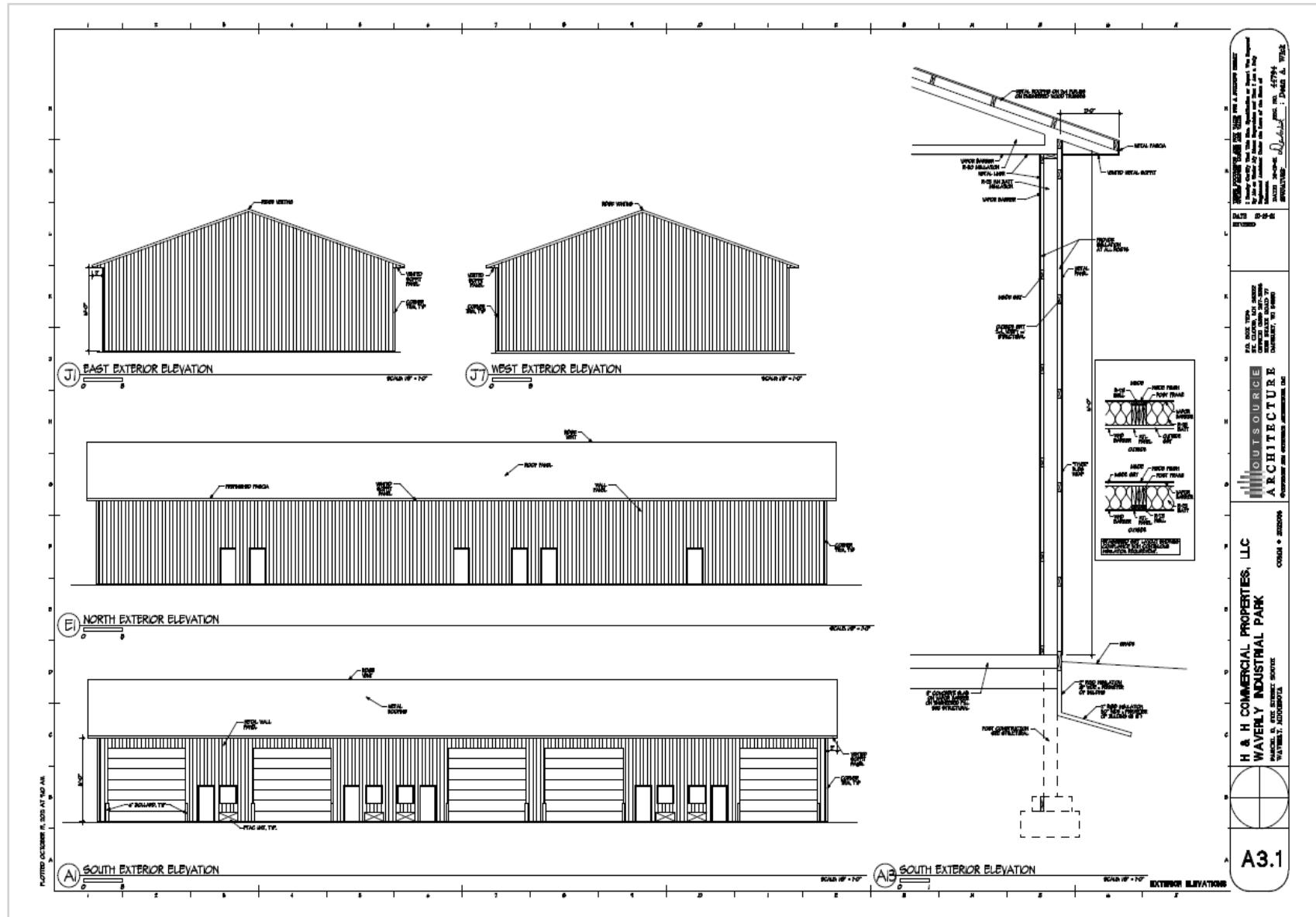
## **EXTERIOR CONCEPT PLAN - Larger Building**



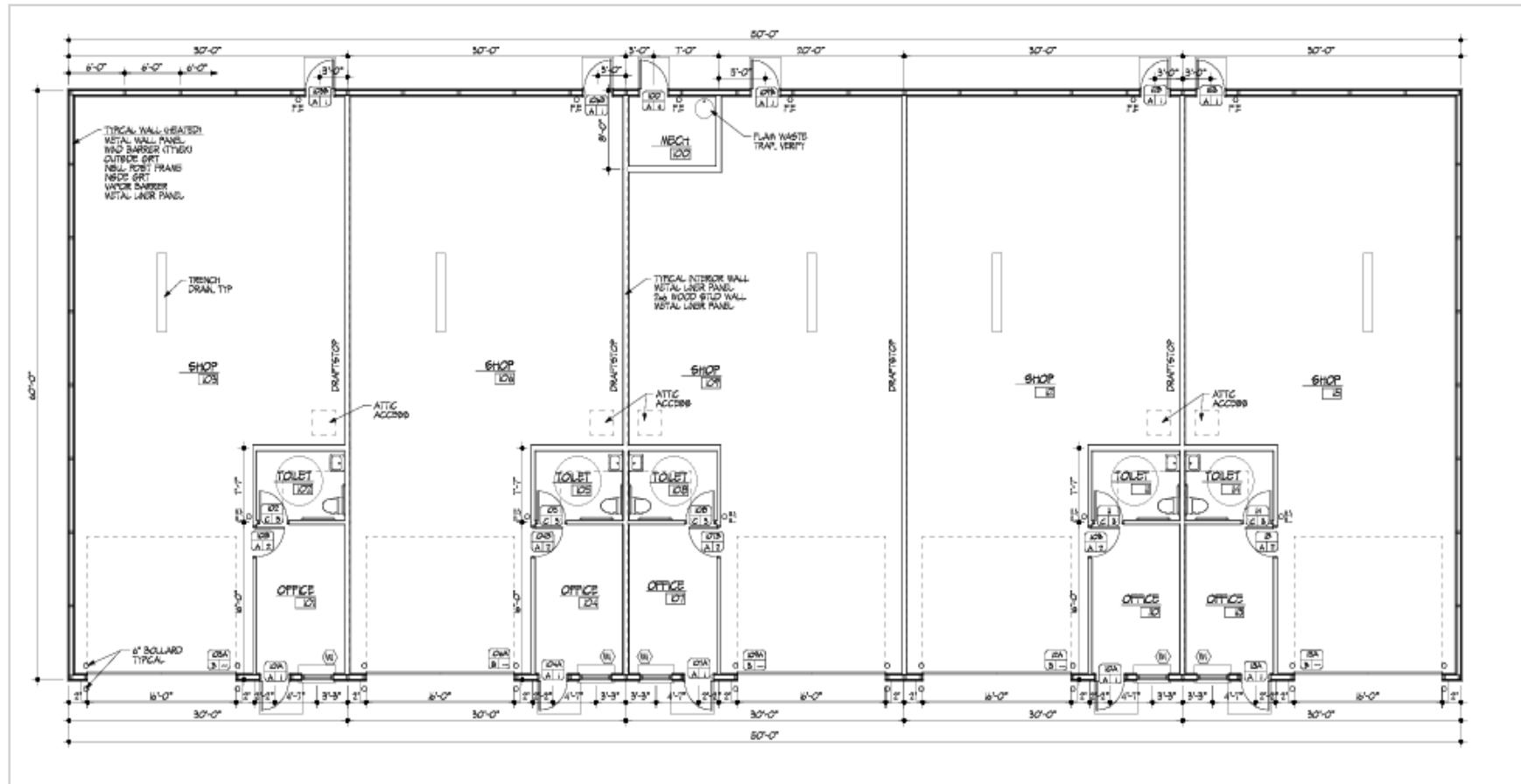
# **BUILDING PLAN - Larger Building**



# EXTERIOR CONCEPT PLAN - Smaller Building



## **BUILDING PLAN - Smaller Building**



# INTERIOR



OFFICE



SHOP

# EXTERIOR



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

## 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