PROPERTY DESCRIPTION

Built in 1956, this brick over block constructed building is as solid as they come. There is ample parking and an oversized lot, with areas of green space and landscaping to accent the building with outdoor amenities. The inside of this recently renovated space offers a mix of private offices and conference rooms. The bathrooms have all been updated and there are new kitchenettes in the main conference rooms as well as an employee break room. Don't miss a chance to own this property and start collecting positive cash flow! Would also make a great space for a company to downsize or expand into. Currently occupied is 3,530 sf till the end of 2026. We have space available for your business today!

FOR LEASE: 1,300 sf currently available on main level.

PROPERTY HIGHLIGHTS

- Prime Location: Strategically situated at Stoltzman Rd. and Pleasant St. in West Mankato, offering high visibility and convenient access to downtown retail, schools, and parks.

- Enduring Construction: Timeless brick over block

OFFERING SUMMARY

Sale Price:	$700,000
Lease Rate:	$14.00 - 16.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,300 - 1,305 SF
Lot Size:	0.81 Acres
Building Size:	6,490 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,344	27,064	32,676
Total Population	8,176	70,313	85,493
Average HH Income	$47,170	$58,339	$60,631

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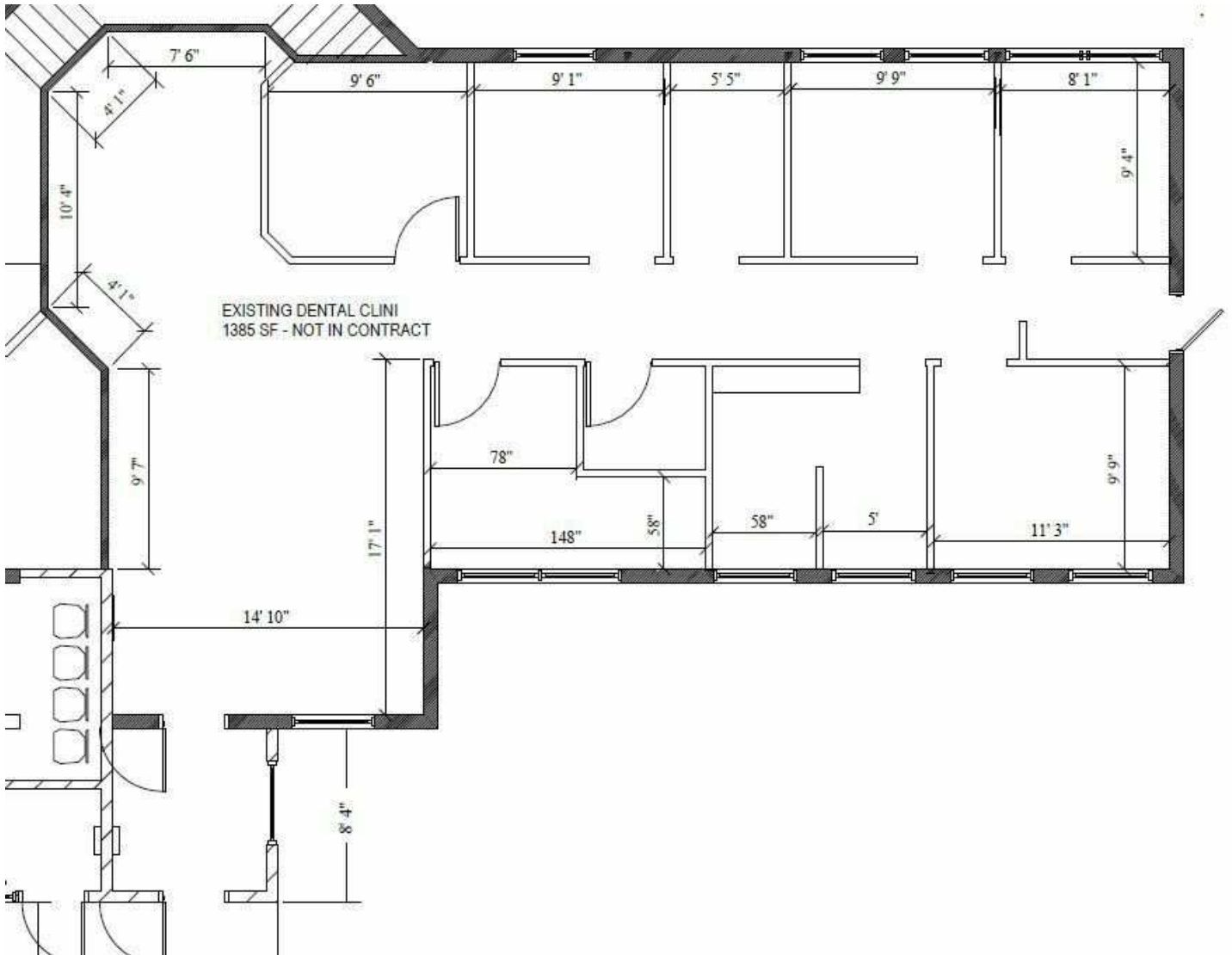(507) 625-4715
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EXISTING DENTAL CLINI
1385 SF - NOT IN CONTRACT

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Dairy Queen West (Treat & Cakes)

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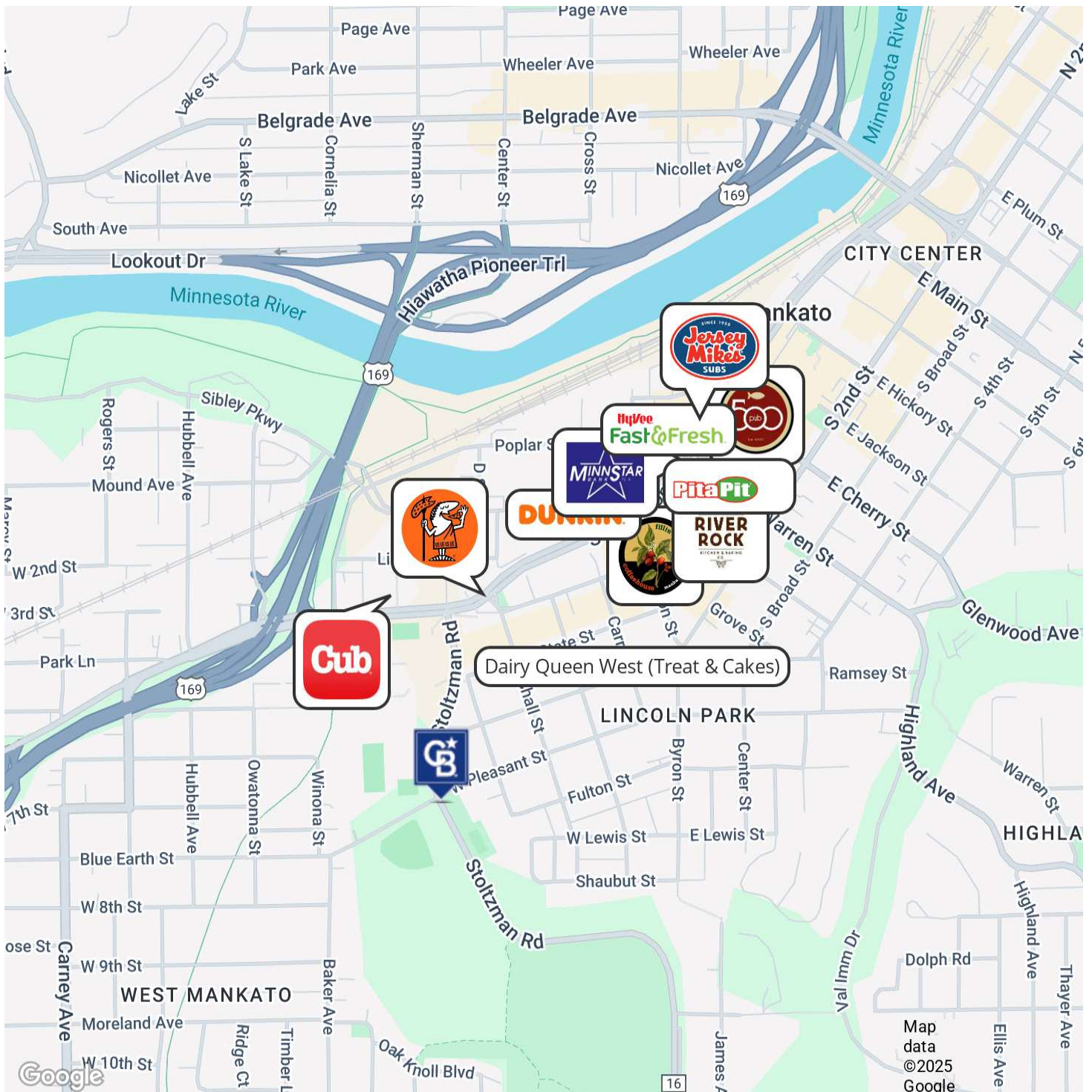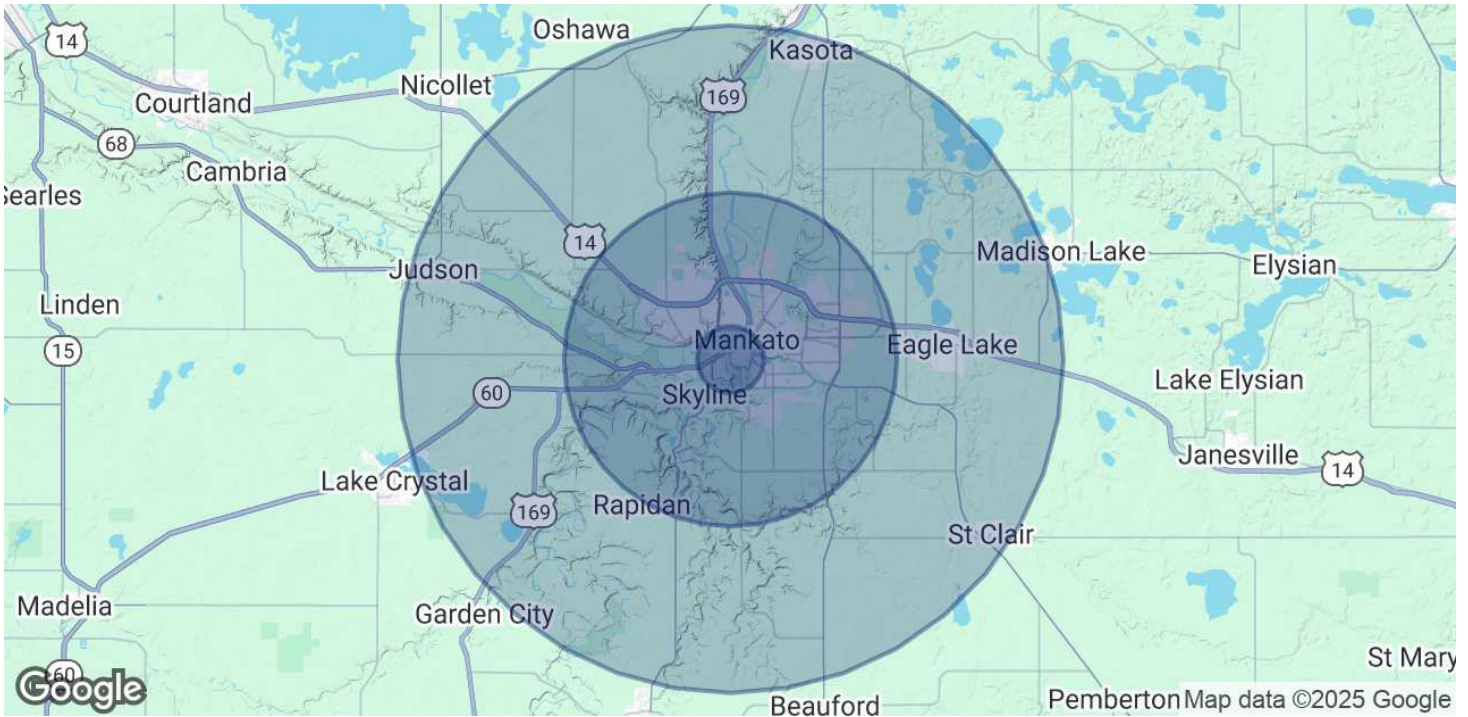(507) 625-4715
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,176	70,313	85,493
Average Age	27.8	30.5	31.2
Average Age (Male)	28	29.4	30.2
Average Age (Female)	27.7	32.7	33.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,344	27,064	32,676
# of Persons per HH	2.4	2.6	2.6
Average HH Income	$47,170	$58,339	$60,631
Average House Value	$158,149	$185,089	$192,247

2020 American Community Survey (ACS)

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LANDON BROWN

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MN #40846472

PROFESSIONAL BACKGROUND

Landon Brown is a Mankato, MN native who began a career in real estate in 2020. He is based out of Mankato and regularly travels to Minneapolis, St. Paul, and Rochester for business.

Landon graduated from South Central College with a degree in Small Business Management and Marketing Management. He spent 7 years in hospitality before embracing a life of serial entrepreneurship. With start ups ranging from hydroponics to wholesale distribution to vending services, Landon has a unique toolkit centered around meeting specific client's needs. His goal is to bring that toolkit into real estate by providing individually customized representation that exceeds both the client and Fisher Group standards.

Outside of business, Landon enjoys spending time with his wife Maria and their two kids Emilia and Lincoln. He loves to cook homemade dinners like Shrimp Carbonara and Vegetable Ramen. Landon uses his vacation time to explore far away places, most recently Switzerland and Southern France. During the summer time, he spends most free time in Lake Okoboji with his family.

Whether buying or selling, Landon has the knowledge and network to get a deal done!

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