

Vacant Burger King For Sale or Lease

586 SW 1st St
Montevideo, MN 56265



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Offering

**PRICE**

\$550,000

\$166.67 / SF

FOR LEASE

Contact Broker For Details

ADDRESS

586 SW 1st St

Montevideo, MN 56265

APN

70-818-3183

BUILDING/LOT SIZE

3,300 SF

1.87 Acres

YEAR BUILT

1997

TYPE OF OWNERSHIP

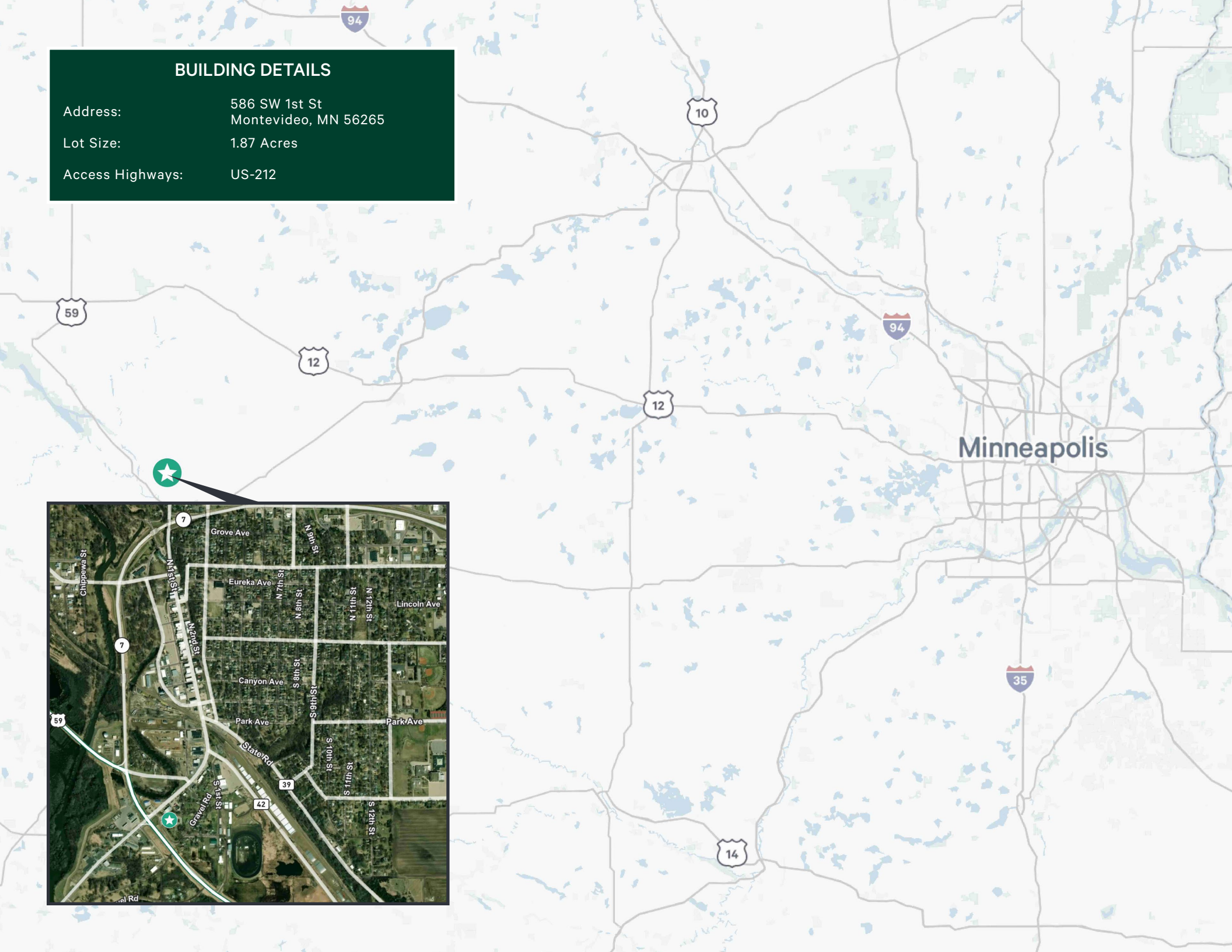
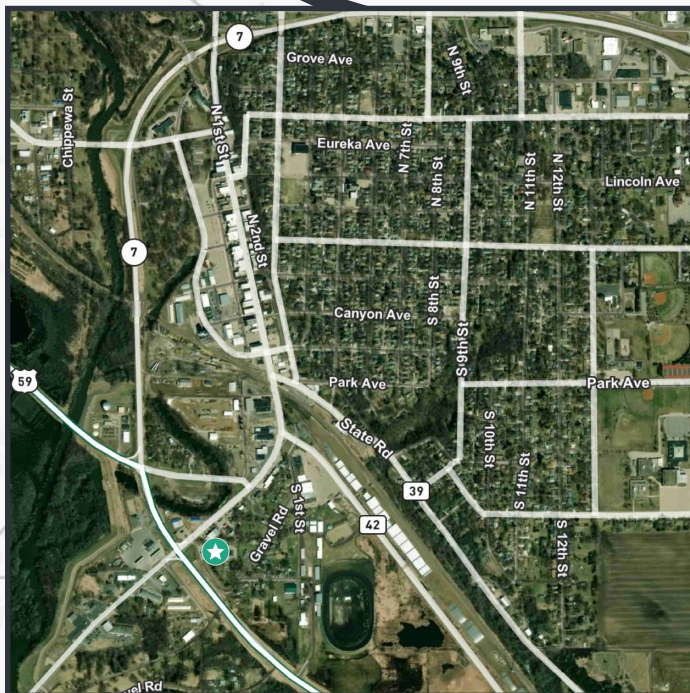
Fee Simple

BUILDING DETAILS

Address: 586 SW 1st St
Montevideo, MN 56265

Lot Size: 1.87 Acres

Access Highways: US-212





TOPPER'S BAR & GRILL



Melody Lanes Bowling Alley



Montevideo Public School

Subject Property



Vacant





Melody Lanes
Bowling Alley

TOPPER'S BAR & GRILL

Subject Property

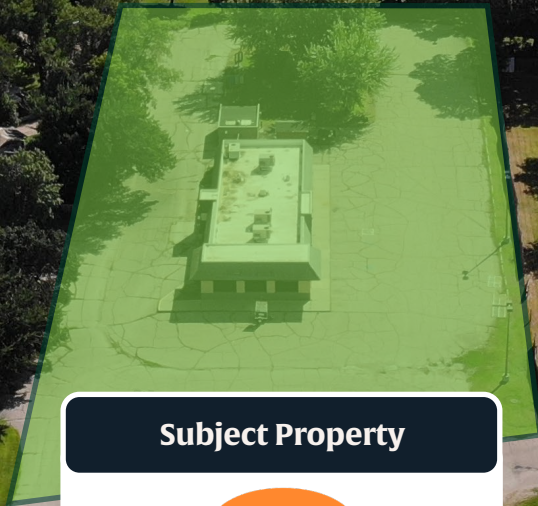


Vacant

212



Chippewa County Fairgrounds



Subject Property



Vacant





Demographics

Montevideo, MN

1 Mile

3 Miles

5 Miles

POPULATION

2010 Population	808	6,231	6,774
2020 Population	786	6,202	6,749
2025 Current Year Estimate	833	6,017	6,553

HOUSEHOLDS

2010 Households	411	2,661	2,870
2020 Households	403	2,606	2,813
2024 Current Year Estimate	394	2,568	2,776

HOUSEHOLD INCOME

2024 Average Household Income	\$84,692	\$84,214	\$84,760
2024 Median Household Income	\$62,980	\$59,147	\$59,755

EDUCATION

HS and Associates Degrees	79.32%	71.89%	71.73%
Bachelor's Degree or Higher	14.75%	20.72%	20.81%



Contact Us

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