



Expansive Industrial (Office-Warehouse-Outdoor Storage) For Sale | \$1.65M

250 SAINT JOHN STREET, LORETTO, MN 55357



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

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Property Summary



PROPERTY DESCRIPTION

This property is located in Hennepin County & the beautiful community of Loretto, MN. A short drive west of the NW suburbs (Highways 55 & 19) of the Twin Cities, this offering has a mix of Light Industrial, Warehouse, Outdoor Storage and Office/Flex space. Tenants include Light Manufacturing, Auto Dealer, Landscaping & Indoor/Outdoor Storage. Hard to find asset type for investors and tenants, especially with outdoor storage capabilities. * Outdoor Storage Available - See Aerial Below *

Zoning for this property is Light-Industrial, with a current occupancy of approximately 88%, and solid leasing activity over the past 12 months. Professionally managed and updated throughout since purchased. Currently priced at \$68/SF and an 8.6% Cap Rate, with opportunity to grow income !

* Financials available with a signed Confidentiality Agreement *

OFFERING SUMMARY

Sale Price:	\$ 1,650,000
Number of Units:	7
Lot Size:	1.89 Acres
Rentable SF:	24,140 SF
Leases:	Modified Gross with Expense Stop
Parcel Size:	1.68 Acres
NOI:	\$141,900.00
Cap Rate:	8.6%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	450	1,488	4,942



Property Details

Sale Price **\$ 1,650,000**

LOCATION INFORMATION

Building Name Loretto Light Industrial, Outdoor Storage & Auto Services Investment Property
 Street Address 250 Saint John Street
 City, State, Zip Loretto, MN 55357
 County Hennepin

BUILDING INFORMATION

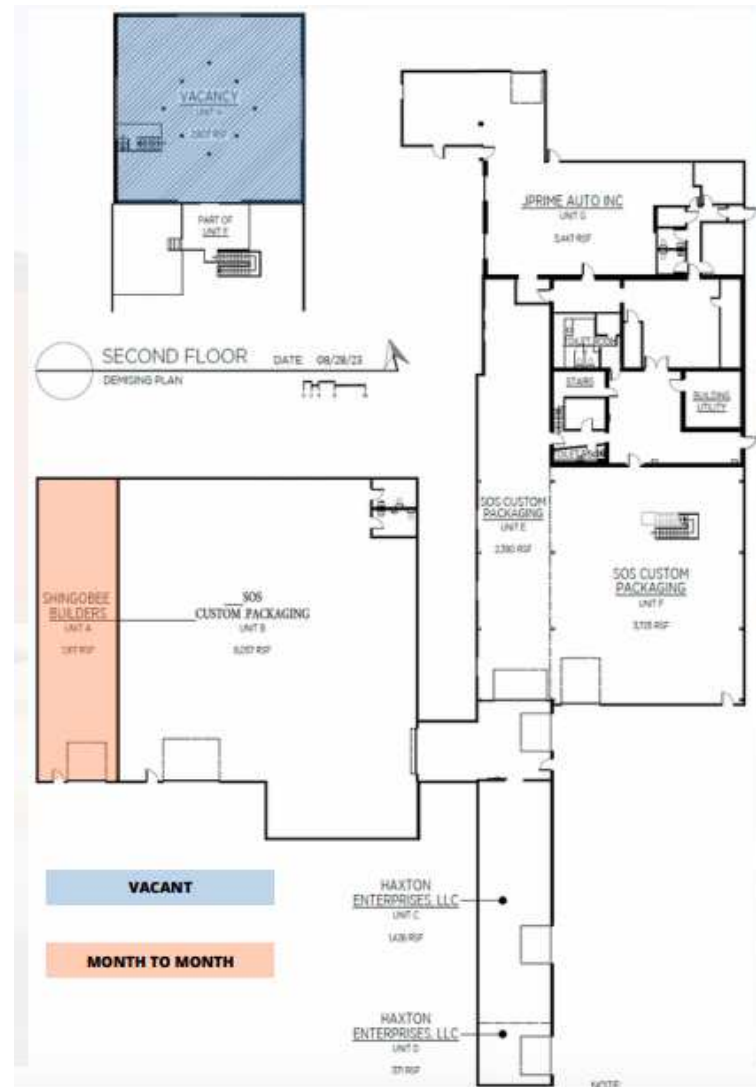
Building Size 124,140 SF
 NOI \$141,900.00
 Cap Rate 8.6
 Occupancy % 88.0%
 Tenancy Multiple
 Year Built 1987
 Year Last Renovated 2021

PROPERTY INFORMATION

Property Type Industrial
 In-Place NOI (T-12 Data) \$ 141,887
 County Hennepin
 2024 Property Taxes \$ 30,178.14
 Previous Sale 09/2021
 In-Place Cap Rate (\$1.65M) 8.6%
 Zoning Light-Industrial
 Property ID 06-118-23-31-0033
 Year Built 1987 (Updated in past 4 years)
 Zoning Light Industrial
 Lot Size 1.89 Acres
 APN # 06-118-23-31-0033



Floor Plan



Photos



Additional Photos



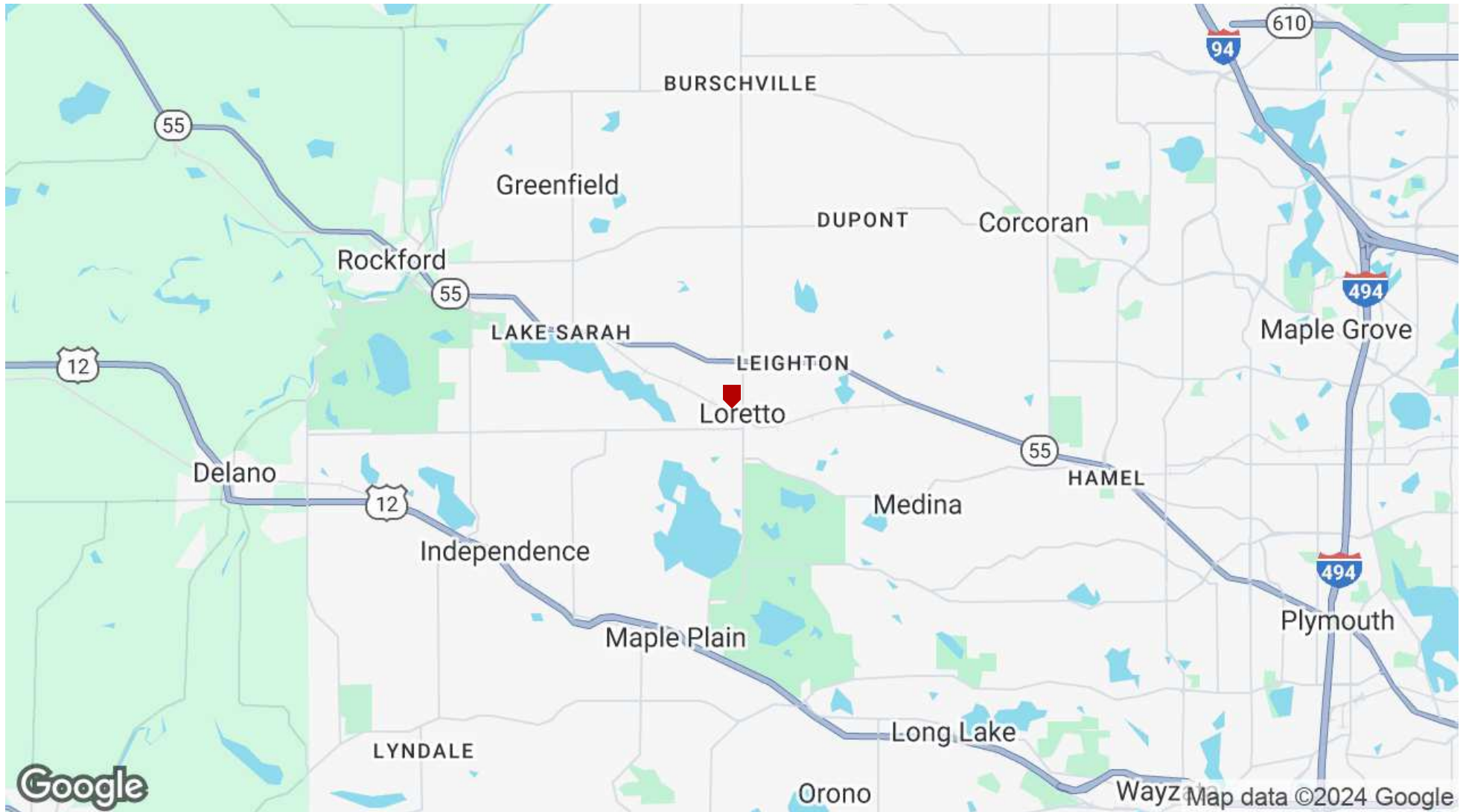
Outdoor Storage (Leased & Available)



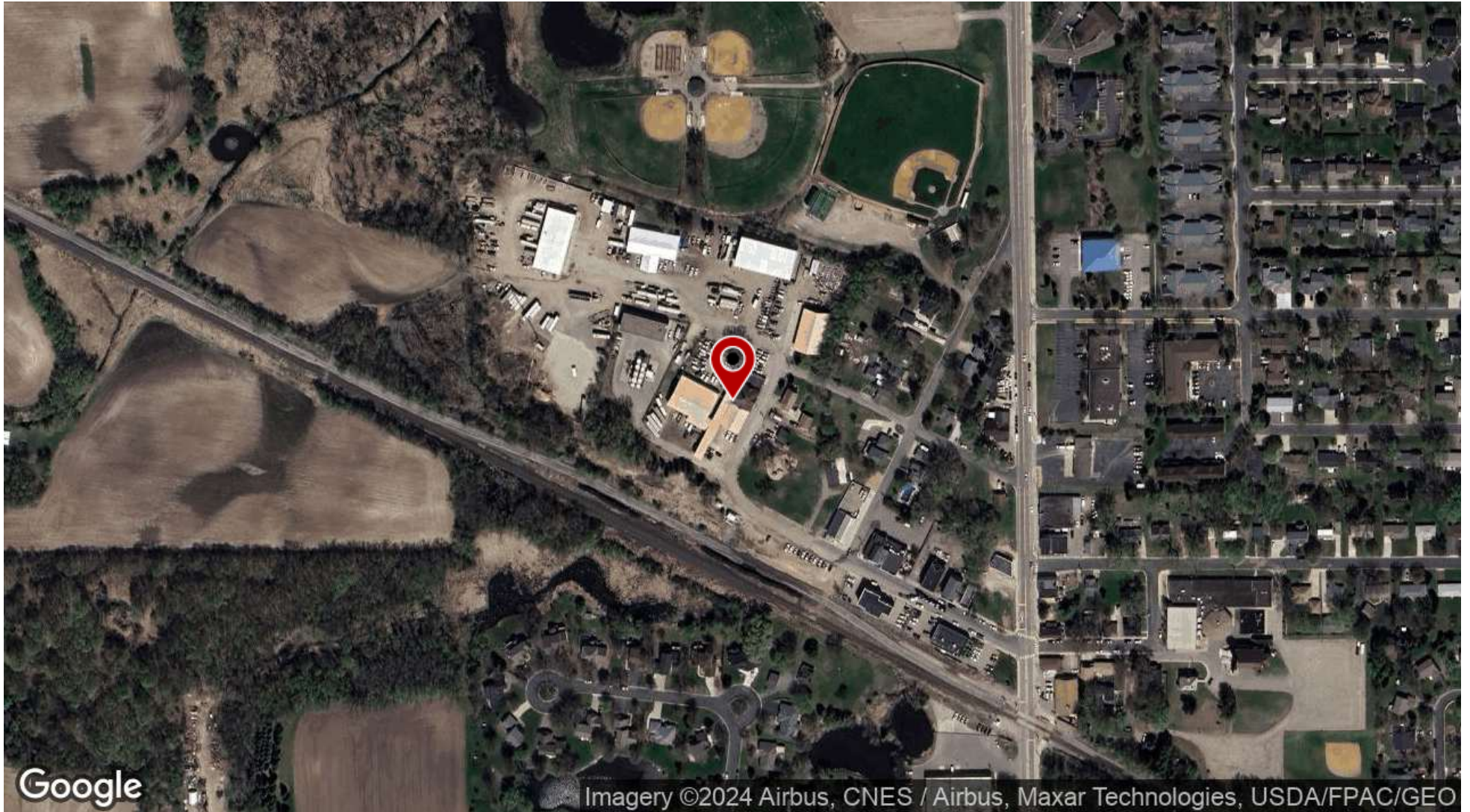
Aerial



Regional Map



Aerial Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,194	4,213	13,892
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	450	1,488	4,942
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$180,467	\$212,672	\$212,001
Average House Value	\$516,500	\$704,295	\$714,093

Demographics data derived from AlphaMap

