



Janesville Mixed Use Investment

121 Main Street North
Janesville, Minnesota 56048

Property Overview

Mixed-use newly renovated property in downtown Janesville. Two new main street frontages added in 2021 with handicap ramp entrance. 100% leased - Owners selling for an excellent deal at an 8% CAP. Rental history solid with both commercial and residential units consistently leased.

Property Highlights

- Price Reduced!
- Newly Renovated Throughout/HVAC Upgrades
- Owner/User Opportunity
- Net Leases
- Turnkey Restaurant for Lease

Offering Summary

Sale Price:	\$349,000.00
Lease Rate:	\$1,500/Month NNN
Building Size:	5,297 SF

For More Information

Cate DeBates

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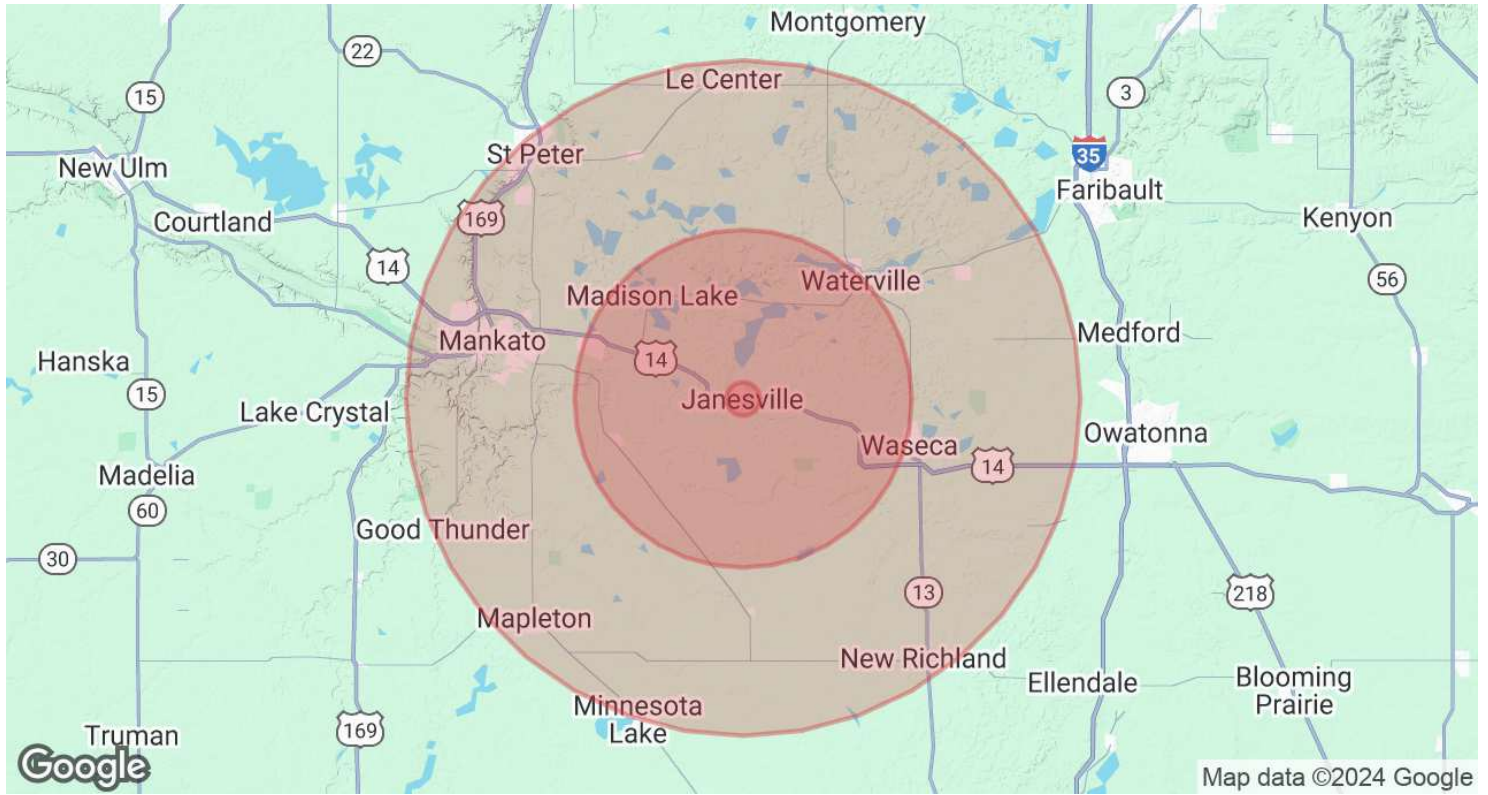


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,980	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
115 N Main Street	1,980 SF	NNN	Negotiable



Population	1 Mile	10 Miles	20 Miles
Total Population	2,386	13,977	126,416
Average Age	38	41	39
Average Age (Male)	37	41	38
Average Age (Female)	39	42	40

Households & Income	1 Mile	10 Miles	20 Miles
Total Households	929	5,450	49,280
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$95,281	\$106,357	\$101,712
Average House Value	\$219,429	\$315,761	\$301,216

Demographics data derived from AlphaMap



Cate DeBates

CSO | Principal Broker

Cate@nainorthstar.com

Direct: 507.380.6627

Professional Background

Cate has been an active commercial agent for more than 6 years and is now the Principal Broker of NAI North Star. She leads the sales and leasing team across Southern Minnesota including industrial, land, office and retail space. Cate attributes her early successes to learning the business through the eyes of her clients. Before becoming a Broker with CBC Realty, she was the Vice President of Marketing and Sales at a CBC affiliate office, handling the brand and marketing strategy for the #1 performing sales office in Minnesota.

Cate has been a leader in the Greater Mankato community, volunteering her professional skills and time to many organizations including the City Center Partnership Board of Directors, a founding member of the Women's Giving Circle, Mankato Area Foundation Marketing Committee, Hockey Day Minnesota 2021 Committee and was the 2019-2021 Minnesota Chamber of Commerce Leaders Lab Chairperson.

Cate is also the managing partner for Hospitality Ventures, a woman-owned independent hotel development group, and in the process of developing two new boutique hotel concepts in Mankato. On the rare chance Cate isn't working, you can find her at her lake home with her husband Gregory crossing off a long list of house projects. A Minnesota State Mankato graduate, she also enjoys cheering on Maverick hockey, antiques and spending time with their dogs, Frank and Clark.

Background & Experience:

Early in her career, Cate has closed more than \$11M in transactions from 2021- 2023 and sold or leased 250,000+ square feet of commercial space. A member of the CBC Worldwide Circle of Distinction, she was also the 2022 Global Pathfinder in Innovation Award honoree. Before becoming a Broker, she was the Vice President of Marketing and Sales for the #1 performing Coldwell Banker Commercial office in Minnesota.

Significant Transactions:

MRCI Office/Industrial Sales: \$10.9M (2022)

Hotel Development/Office Reuse; 33,000 SF (2023-24)

Education

M.S. Minnesota State University - Educational Leadership

B.S. Minnesota State University - Public Relations

CCIM 101

CCIM 102

NAI North Star
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