

# Property Summary

101 S 1st St, Montevideo, MN 56265

FOR SALE



## PROPERTY DESCRIPTION

This former bank is located in the heart of Downtown Montevideo. Currently vacant an open for a single or multiple office tenants, or for a total repurpose and possible redevelopment to multi-housing, senior-housing, or other residential use. This redevelopment opportunity offers an investor a chance to obtain a solid investment property at a reasonable price.

## PROPERTY HIGHLIGHTS

- Excellent location
- Multiple use categories
- Flexible floorplan
- Conditional Use Permit anticipated

## OFFERING SUMMARY

Sale Price:	UNPRICED
Lot Size:	0.21 Acres
Building Size:	26,288 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	281	698	1,829
Total Population	693	1,712	4,387
Average HH Income	\$71,627	\$78,519	\$79,701

Michael Ahles

651.756.7255

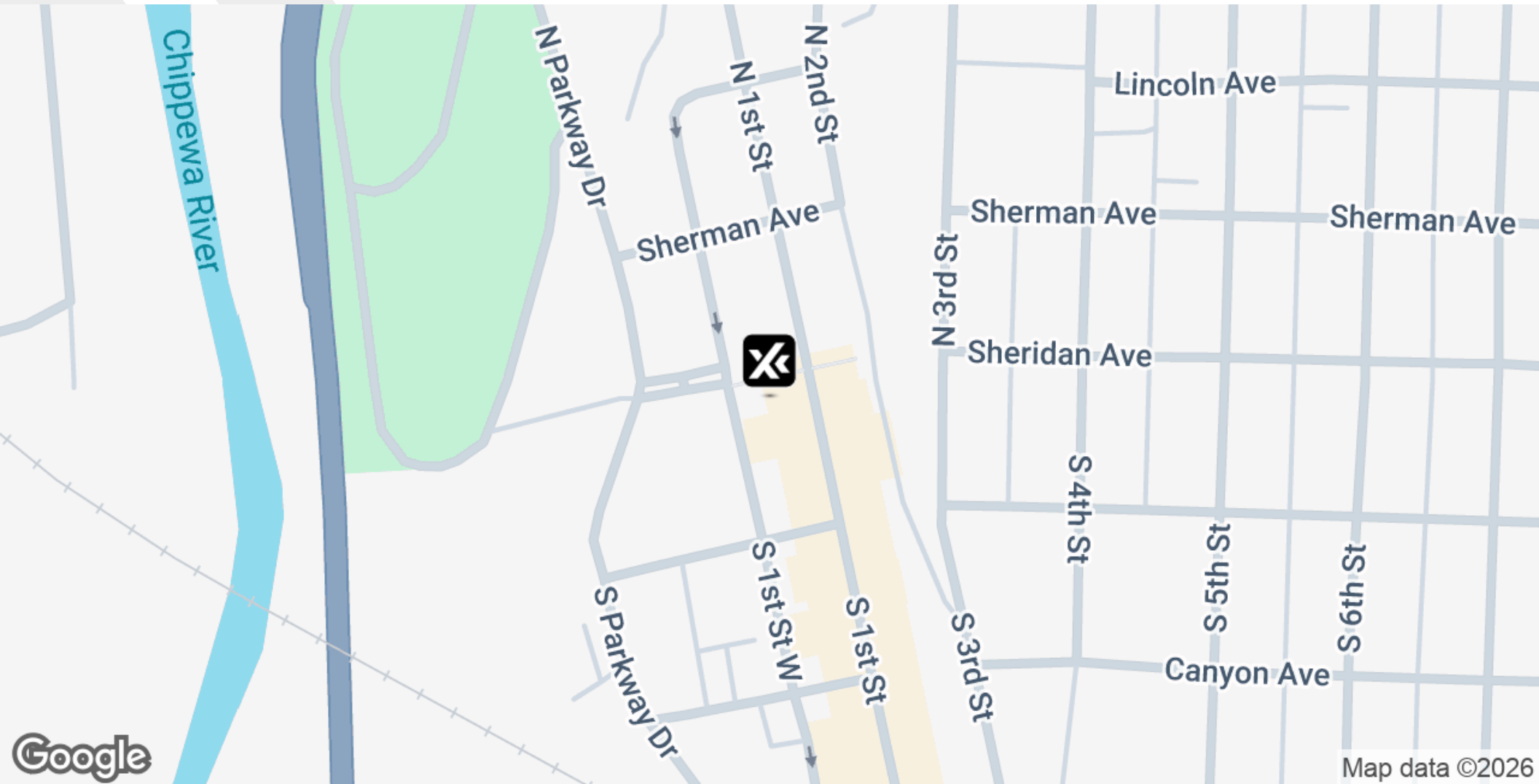
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# Location Map

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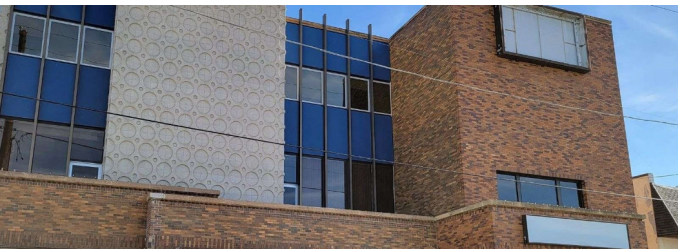
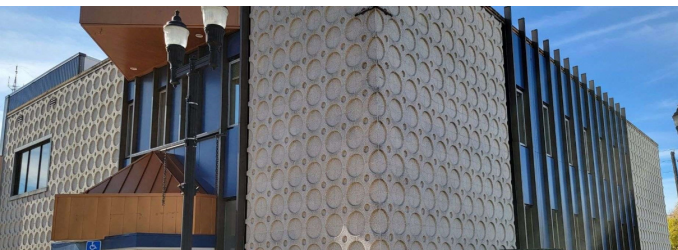


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# Additional Photos

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# Demographics Map & Report

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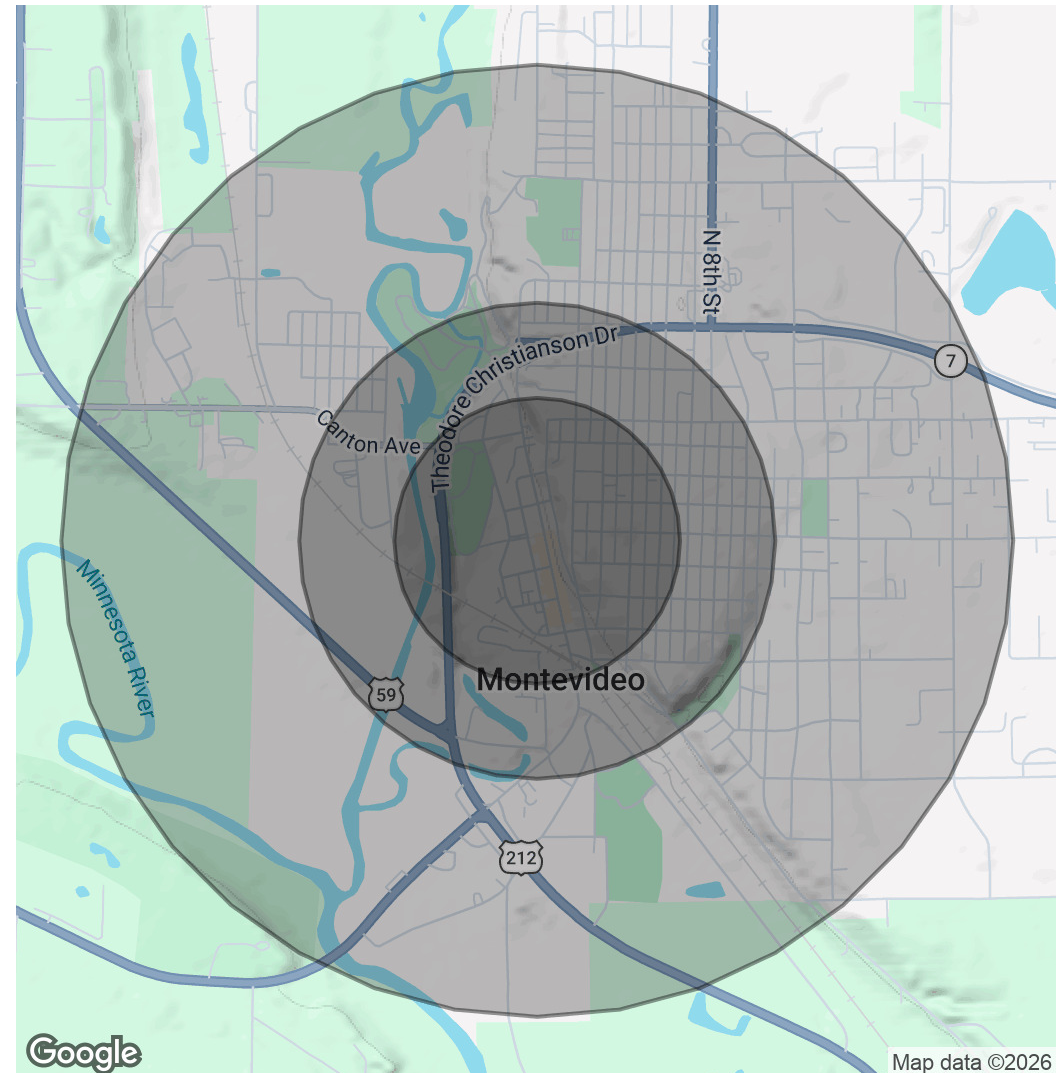
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	693	1,712	4,387
Average Age	40	40	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	281	698	1,829
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$71,627	\$78,519	\$79,701
Average House Value	\$149,833	\$160,864	\$163,427

Demographics data derived from AlphaMap



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