



CUSHMAN &  
WAKEFIELD

FOR SALE

# 325 S 4TH AVE EAST

Truman, MN

7,000 SF AVAILABLE

**TODD HANSON**  
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## PROPERTY HIGHLIGHTS

- Unique small building for sale
- Potential outside storage
- Excellent loading
- Freezer space available

## PROPERTY DETAILS

Building Size:	
Office:	3,000
Warehouse:	2,500
Freezer:	1,000
Total:	<b>7,000 SF</b>
Site Area:	
	3.21 Acres
Clear Height:	
	14'
Loading:	
	1 Dock Door 5 Drive-Ins
Year Built:	
	2006
2025 Taxes:	
	\$26,216
Asking Price:	
	\$630,000



# PHOTOS





## DEMOGRAPHICS

2024

1 Mile

2 Miles

3 Miles



Population:

1,186

1,331

1,698



Average Household Income:

\$62,558

\$65,277

\$70,212



Number of Household:

503

563

700



#### **Contanct Information**

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**[cushmanwakefield.com](http://cushmanwakefield.com)**

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