



**OBSIDIAN**  
— GROUP —



**FOR SALE - \$47/SF**  
**701 1st Street | Farmington, MN**



**FOR MORE INFORMATION:**

**ETHAN FINGER**

**Vice President**

(507) 581-3479

Ethan@obsidiangroup.com

# FOR SALE

701 1st Street, Farmington

## Property Overview:

The property is geared towards providing local businesses a facility that is easily adaptable for a variety of different types of businesses. Whether companies need six hundred square feet or ten thousand, the building is laid out in a way that can accommodate. This is a unique investment property lined up for someone looking to create value-add within a market that is only growing.

## Property Features:

**Total Square Footage:** 31,761 square feet

**Lot Size:** 1.96 Acres

**Zoning:** I1

**Roof:** Replaced 2020

**Number of Tenants:** 11

**Year Built:** 1951

**Clear Height:** 9'-14'

**Loading:** 6 Drive-In Doors + 1 Loading Dock



## Investment Overview:

**For Sale:** \$1,500,000 (\$47/sf)

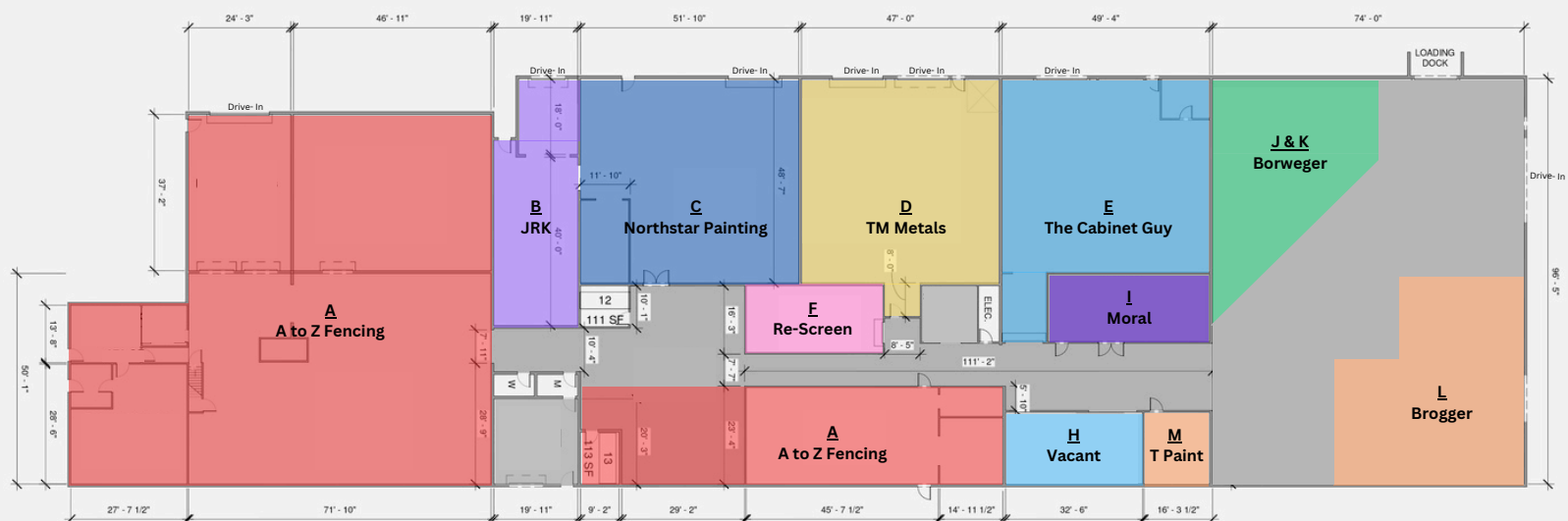
**NOI:** \$107,653

**Lease Types:** NNN

**Owner/User Option:** Yes

**Operating Expenses/Taxes:** \$3.75/sf

## Floor Plan:



OBSIDIAN  
GROUP

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.