

FOR SALE

1820 Madison Avenue

Mankato, MN 56001



PROPERTY HIGHLIGHTS

- Land located in the Cub Foods parking lot
- Visible and accessible on high traffic count major road, grocery, and additional retail co-tenancy
- Sale Price: Call for more info
- Ground Lease Rent: Call for more info
- Access off Madison at controlled intersections West (Raintree) and East (Sioux) of site
- QSR allowed
- Gas, convenience store, car wash all restricted



For more information, please contact:

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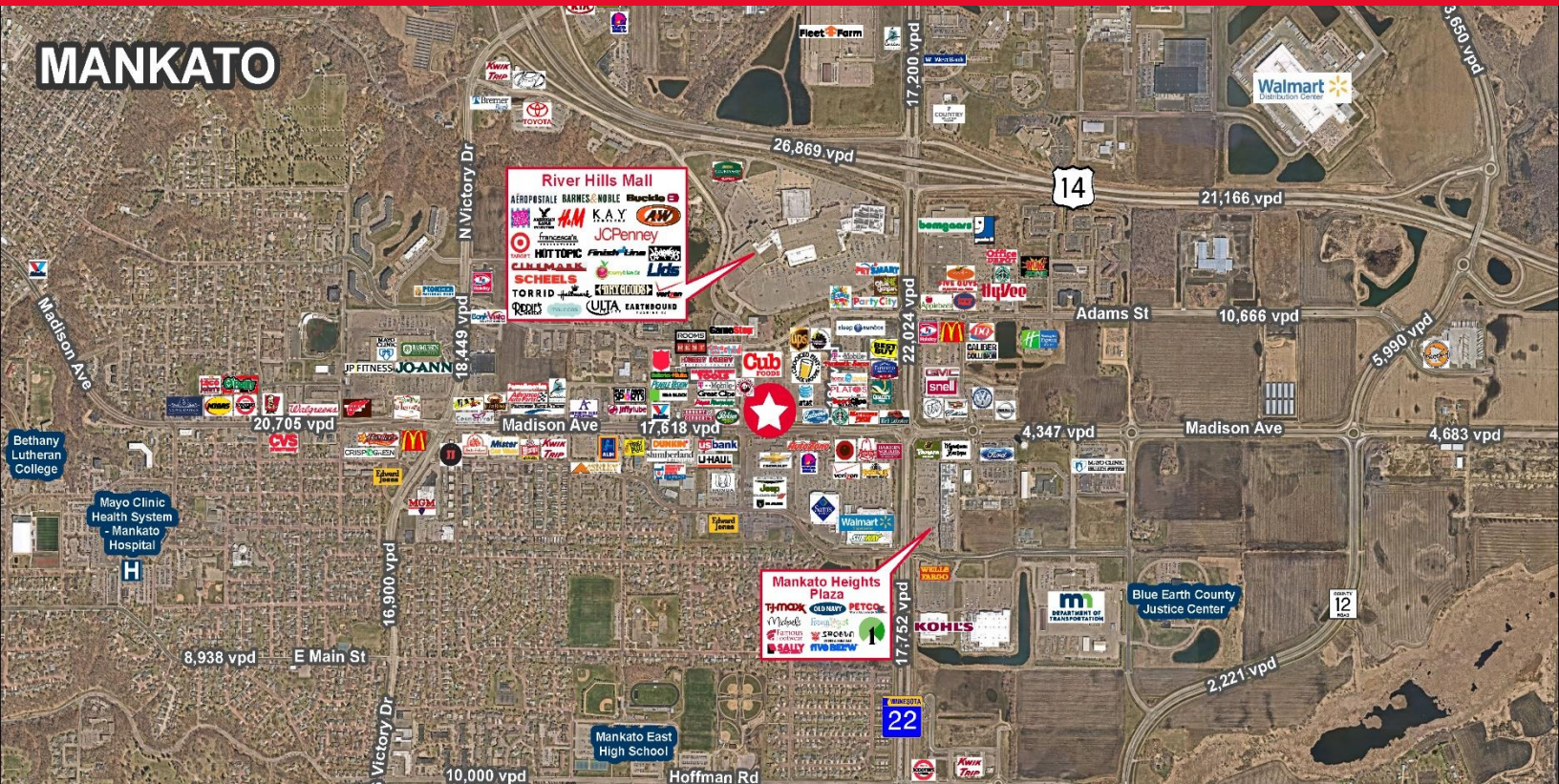
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LEGAL INFORMATION

TAX PARCEL ID	R01-09-09-453-007
CURRENT ANNUAL TAXES	\$8,600
LAND SF	37,459 SF

RESTRICTIONS

Fully restricted. The Property shall not be used for any of the following: (a) for the sale of any food or food products, dairy products, coffee or coffee based products, and soft drinks, except as may be sold through vending machines or as may be sold by a sit-down restaurant or bar, (b) as a convenience store, (c) for retail sale of gasoline or motor fuels, (d) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (e) for the retail sale of beer and wine for off-premises consumption, (f) for the sale of food, drinks and/or snacks utilizing a mobile or "food truck" type use, including, without limitation, a moveable trailer, van or truck, (g) for the sale of lottery tickets, (h) as a self-service or full-service car wash, (i) for the operation of a national discount variety, including but not limited to, Dollar General, Dollar Tree, 99 Cents Only or Family Dollar and (j) for any use ancillary (including, but not limited to, a parking lot, stormwater drainage retention pond or other stormwater purposes) to a business engaged in the restricted activities referred to in subclauses (a) through (i) above. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

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