

Mixed-Use Property

SAUK CENTRE MIXED-USE PROPERTY

509 1/2 SINCLAIR LEWIS AVENUE & 312 MAIN STREET S, SAUK CENTRE, MN 56378

FOR SALE



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PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present a rare, fully stabilized mixed-use investment offering in the heart of Sauk Centre's vibrant downtown district. This two-building portfolio—located along two of Sauk Centre's most traveled corridors at 509 1/2 Sinclair Lewis Avenue (8,160 SF) and 312 Main Street S (7,520 SF)—totals 15,680 square feet and is 100% occupied, providing investors with immediate in-place cash flow. Positioned within the C-1 Downtown Commercial District, these well-maintained properties feature a strong blend of retail and residential units. Together, the buildings contain 16 total units, including four street-level retail suites and 12 apartment units above, offering diversified income streams and stable tenancy. Both buildings benefit from prominent visibility, pedestrian traffic, and close proximity to Sauk Centre's core amenities—including restaurants, shops, and community services. With their strategic location and full occupancy, these properties present an exceptional opportunity for investors seeking a asset in a growing regional market.

OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	16
Lot Size:	4,744 SF
Building Size:	15,680 SF

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LOCATION INFORMATION

Building Name	Sauk Centre Mixed-Use Property
Street Address	509 1/2 Sinclair Lewis Avenue & 312 Main Street S
City, State, Zip	Sauk Centre, MN 56378
County	Stearns

BUILDING INFORMATION

Building Size	15,680 SF (8,160 SF & 7,520 SF)
Occupancy %	100.0%
Number of Floors	2
Year Built	1890 & 1900
Number of Buildings	2

PROPERTY INFORMATION

Property Type	Mixed-Use
Lot Size	4,744 SF
APN #	94.59082.0000
Lot Depth	660 ft

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	24
City Owned Parking	First come first serve

UTILITIES & AMENITIES

Restrooms	2.0
All apartment units furnished with the following:	
Refrigerator, stove, dishwasher, and hood	1 of each
Unit Utility Information:	
Each apartment has its own furnace	
Each apartment is metered separately for electric	

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PROPERTY HIGHLIGHTS

- Fully occupied mixed-use commercial property: Two building portfolio of 15,680 square feet, offering 16 units (4 retail units + 12 apartment units)
- Zoned C-1 Downtown Commercial Zoning: Flexible zoning supports a variety of retail, service, office, and residential uses
- Prime downtown location: Situated along Sinclair Lewis Ave and Main Street S, both buildings benefit from strong visibility and local traffic.
- Value add: Several retail leases at this property are below market rents, providing significant upside potential upon renewal
- Diverse tenant mix: Retail and multifamily components reduce risk and enhance income stability
- Walkability: Many different businesses and restaurants on the main drag of Sinclair Lewis Ave and Main Street S, ex: Jitters, Crazy J's Bar & Grill, El Mezcal, etc.
- Coin operated washer and dryers in 509 building for added revenue
- Recent tenant and common area improvements
- Ample city parking located in the back of the buildings
- Both roofs redone in 2021

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509 Building			
	# Bedrooms	# Bathrooms	Dishwasher?
Unit 1	2	1	No
Unit 2	2	1	Yes
Unit 3	2	1	No
Unit 4	2	1	No
Unit 5	1	1	No
Unit 6	1	1	No
Unit 7	2	1	Yes
Unit 8	1	1	No

312 Building			
	# Bedrooms	# Bathrooms	Dishwasher?
Unit 1	2	1	No
Unit 2	1	1	No
Unit 3	2	1	No
Unit 4	1	1	No

All unities have a stove and refrigerator

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Income									
January - November 2025					December - Projected				
January - October 2025	509	513	300	312	509	513	300	312	
Convenience Fee	\$102.76	\$	170.00		29.44				
Rent Income	\$ 72,242.58	\$ 4,500.00	\$ 22,000.00	\$ 54,225.00	\$ 7,650.00	\$ 450.00	\$ 2,000.00	\$ 4,230.00	
Late Fee income	\$ 500.00		\$	2,400.00	\$200			\$750	
Early Move-Out	\$ 3,325.00		\$	1,800.00					
Repairs	\$ 200.00				\$200				
Utility Income	\$ 193.52								Total
Total Income	\$ 76,563.86	\$ 4,500.00	\$ 22,170.00	\$ 58,425.00	\$ 8,079.44	\$ 450.00	\$ 2,000.00	\$ 4,980.00	\$177,168.30
Expenses									
Cleaning and Maintenance	\$ 5,686.10	\$	754.43	\$ 500.00	\$ 40.54				
Insurance - 2024	\$ 13,573.00			\$ 12,840.00					
Management Fees	\$ 260.00								
Other Expenses	\$ 703.00								
Licenses and Permits								\$ 180.00	
Garbage	\$ 6,600.00								
Repairs	\$ 7,034.47	\$	3,487.76	\$ 855.88					
Taxes	\$ 4,632.00	\$	4,346.00	\$ 3,078.00	\$ 275.00			\$ 85.00	
Utilities	\$ 4,952.74			\$ 10,904.42	\$ 286.78			\$ 1,120.04	Total
Total Expenses	\$ 43,441.31	-	\$ 8,588.19	\$ 28,178.30	\$ 602.32	\$	-	\$ 1,385.04	\$ 82,195.16
Total NOI of the four buildings	\$ 94,973.14								

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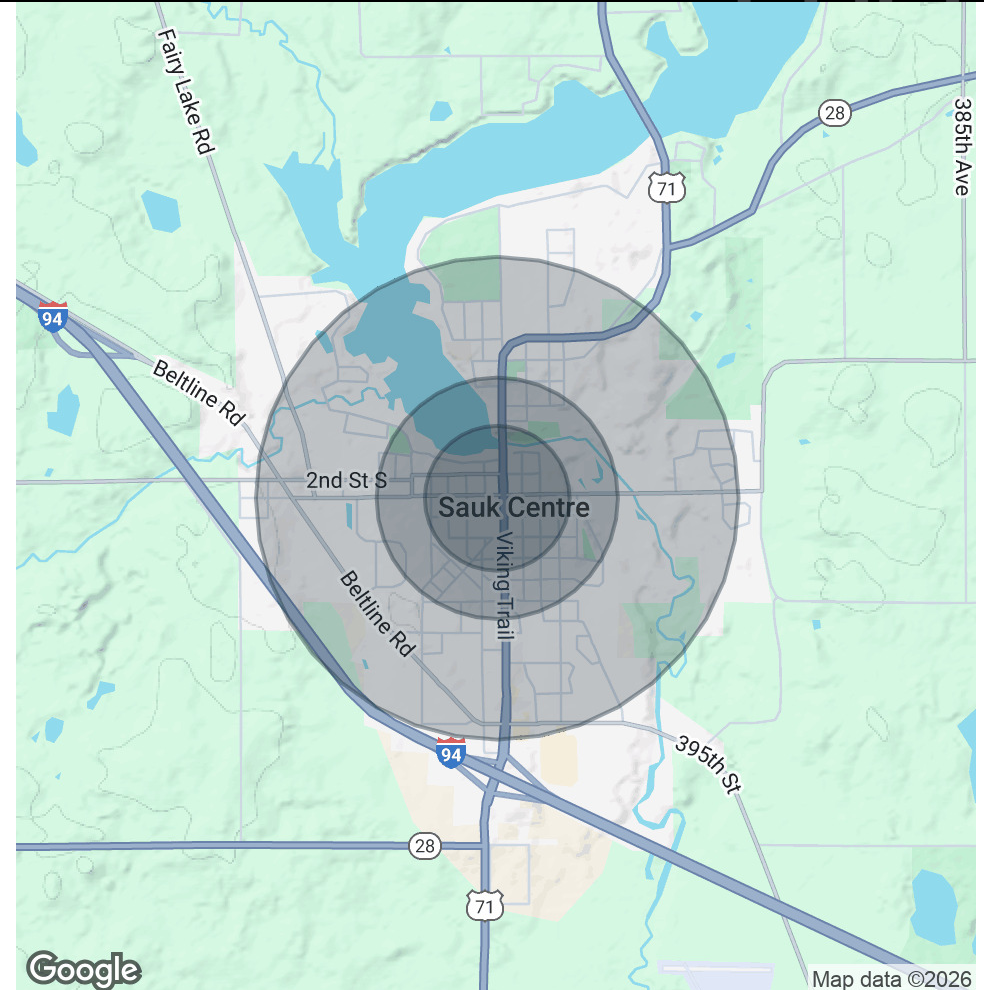
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	940	1,793	3,958
Average Age	41	42	43
Average Age (Male)	40	40	41
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	406	769	1,662
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$69,640	\$71,936	\$73,953
Average House Value	\$214,936	\$223,539	\$247,149

Demographics data derived from AlphaMap



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