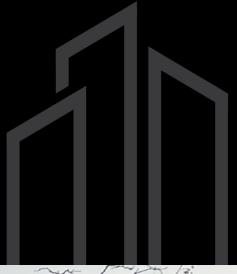


SAINT JOSEPH RETAIL PROPERTY

14 COLLEGE AVENUE NORTH, SAINT JOSEPH, MN 56374



FOR SALE



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present a 2,937 square foot retail building for sale located in the heart of downtown Saint Joseph at 14 College Ave N. The property is configured into two suites and benefits from strong pedestrian traffic, surrounding residential density, close proximity to local businesses and the College of Saint Benedict and Saint John's University, which together serve approximately 6,500+ students. Suite A (vacant) offers an exceptional owner-occupant opportunity, featuring a turnkey restaurant buildout with dining area, full commercial kitchen, and a walk-in cooler and freezer. Space is ideal for a café, restaurant, or specialty food concept seeking to occupy the building while generating income from the adjacent suite. Suite B, currently leased to Wandering Cow Ice Cream Shop, provides immediate cash flow and benefits from a well-known local tenant that consistently drives foot traffic and enhances the vibrancy of downtown Saint Joseph. Both suites share common area restrooms, maximizing usable square footage in each space. With its downtown location, existing infrastructure, and complementary tenant mix, this property presents a compelling owner-user opportunity in one of Central Minnesota's most active downtown districts.

PROPERTY HIGHLIGHTS

- Total building square footage is 2,937sf comprised of two suites
- In the heart of downtown Saint Joseph, features high pedestrian activity from nearby businesses, residents, and college student
- Suite A - turnkey restaurant featuring: a dining area, full commercial kitchen, 16' hood, and both a walk-in cooler and freezer
- Suite B is leased to Wandering Cow Ice Cream Shop a popular local tenant of downtown Saint Joseph
- Shared common area restrooms
- FF&E is negotiable and will be part of a separate agreement
- Two designated parking stalls located in the back of the property

OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	2,937 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	701	1,817
Total Population	497	2,481	5,902
Average HH Income	\$80,903	\$82,125	\$85,800

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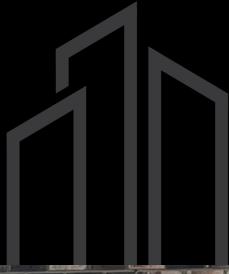
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