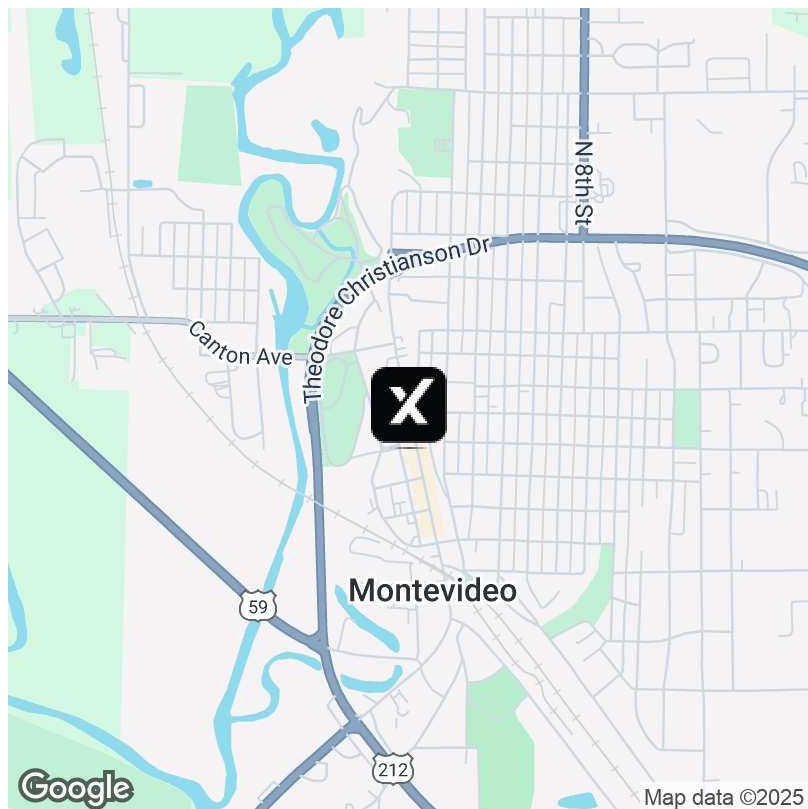


FOR SALE | 101 1st Ave. S.



OFFERING SUMMARY

Sale Price:	\$885,000
Building Size:	26,288 SF
Lot Size:	0.21 Acres
Price / SF:	\$33.67
Year Built:	1910

PROPERTY OVERVIEW

This former bank is located in the heart of Downtown Montevideo. Currently vacant and open to single or multiple office tenants, or for a total repurpose and possible redevelopment to multi-housing, senior-housing, or other residential use.

The City of Montevideo has indicated a favorable reception to different use scenarios.

This redevelopment opportunity offers an investor a chance to obtain a solid investment property at a very reasonable price of \$34 PSF.

PROPERTY HIGHLIGHTS

- Welcoming City Government
- Multiple use anticipated
- Flexible floorplan
- Excellent location

Michael Ahles

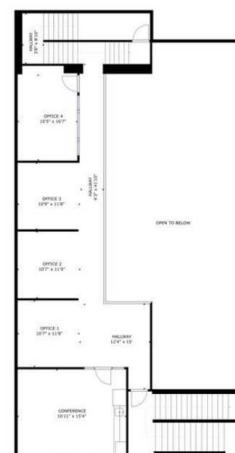
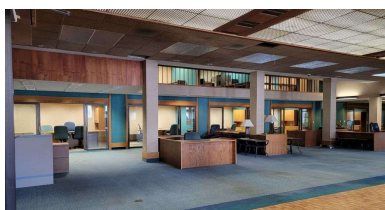
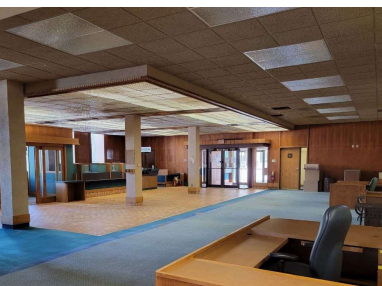
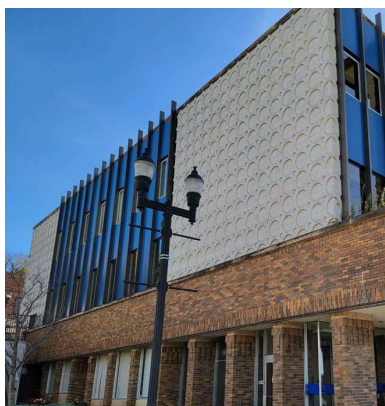
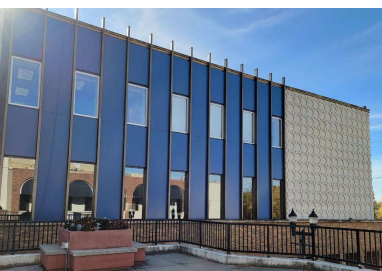
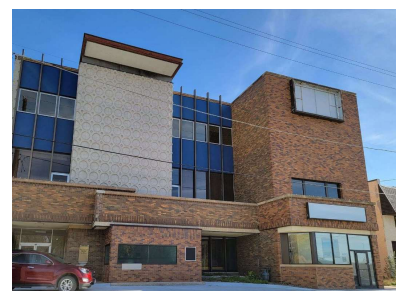
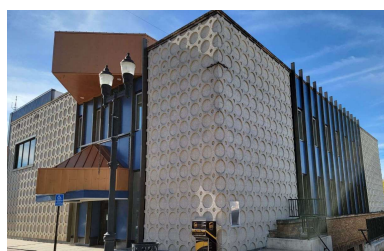
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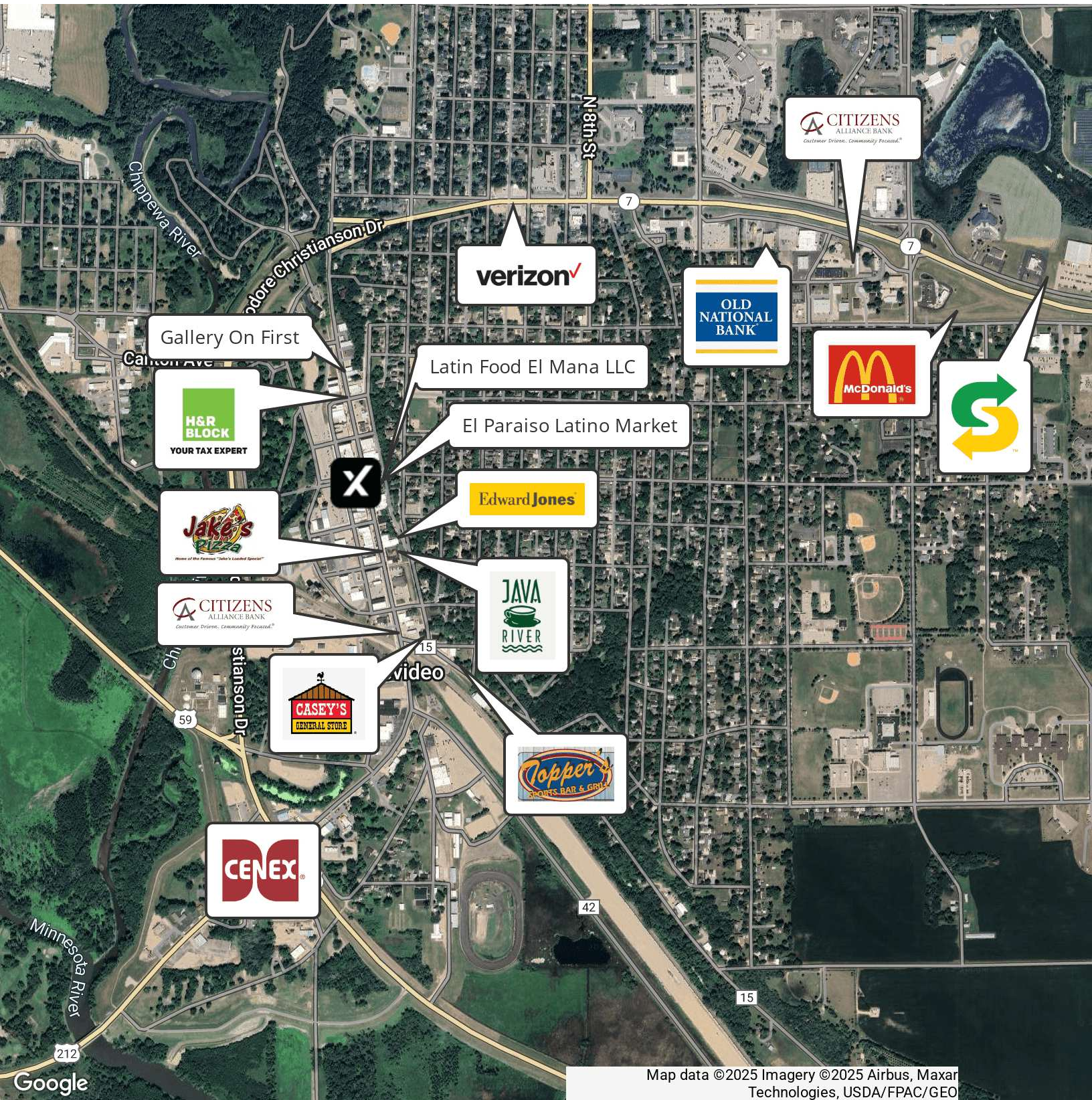
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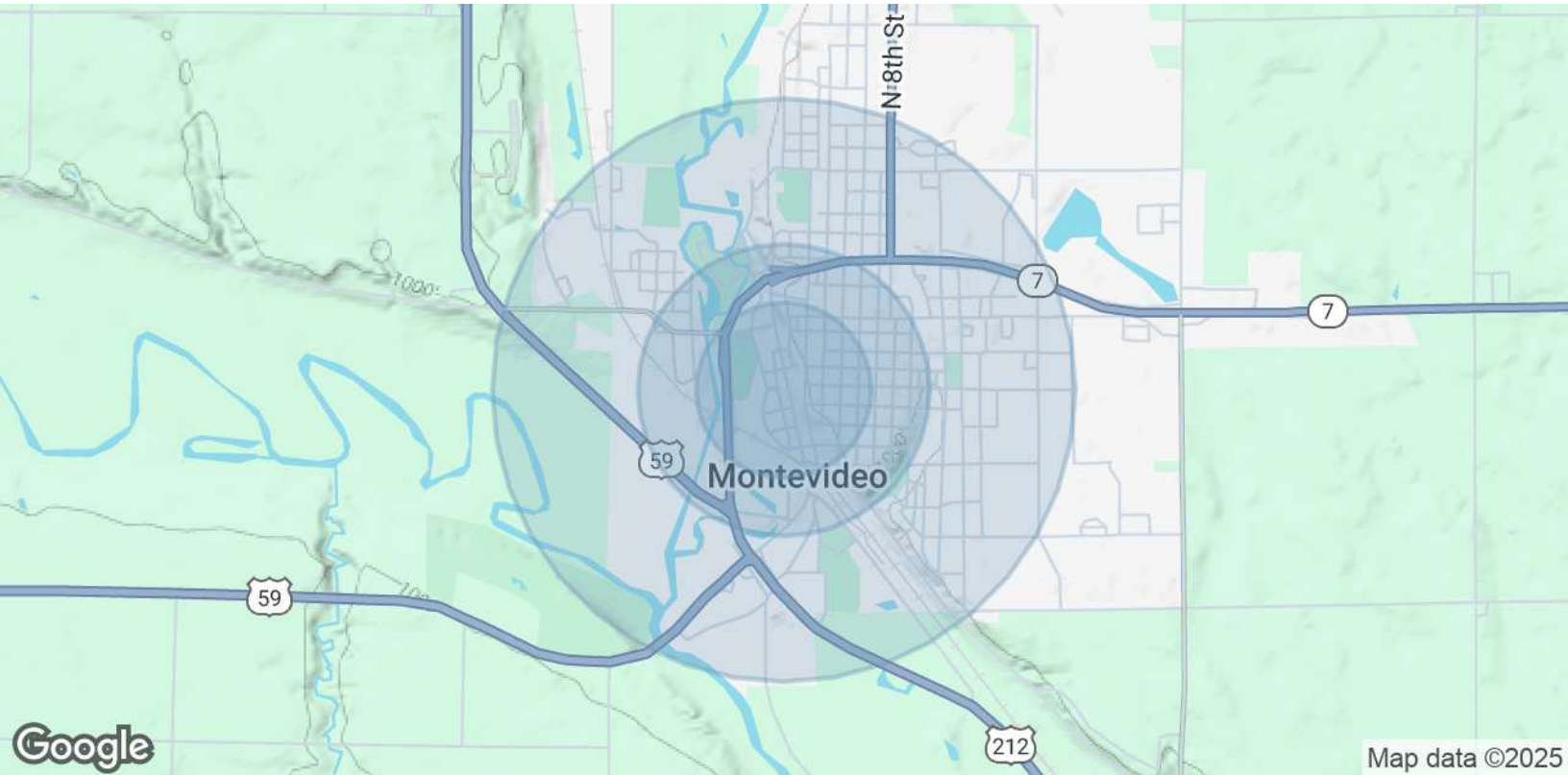
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	693	1,712	4,387
Average Age	40	40	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	281	698	1,829
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$71,627	\$78,519	\$79,701
Average House Value	\$149,833	\$160,864	\$163,427

Demographics data derived from AlphaMap

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