



**FLYER**

# Caledonia, MN Portfolio

**102 - 120 S KINGSTON ST  
&  
124 E LINCOLN ST**  
Caledonia, MN 55921



# PORTFOLIO SUMMARY



102 - 120 Kingston St



124 E Lincoln St

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$449,000
<b>UNITS:</b>	19
<b>APARTMENTS:</b>	15 units
<b>RETAIL:</b>	4 units
<b>BUILDING SIZE:</b>	16,272 SF
<b>YEAR BUILT:</b>	1890 / 1939

## PORTFOLIO OVERVIEW

The Caledonia portfolio consists of 2 separate properties located 1 block away from each other.

102 - 120 Kingston St in Caledonia, MN is located in the heart of their Central Business District. There are 4 retail spaces with 10 apartments on the top. 2 of the 4 commercial spaces are leased out to long term users.

124 E Lincoln St is an apartment building comprised of 5 residential units. This property is located 0.1 miles northeast of 102 - 120 Kingston St. Directly across the street from Gazebo Park.

Large employers within the area include; Mayo Clinic, John Deere, Kwik Trip, Dollar General, Houston County Courthouse, Miken, Rud Trucking, Sno Pac Foods.

Caledonia is located 25 minutes from La Crosse, WI and a good part of the town travels to La Crosse for work.

## POTENTIAL INCENTIVE PROGRAMS

- EDA Revolving Loan Fund
- Commercial Rehabilitation Loan (Facade Improvement)
- Tax Abatements
- Tax Increment Financing

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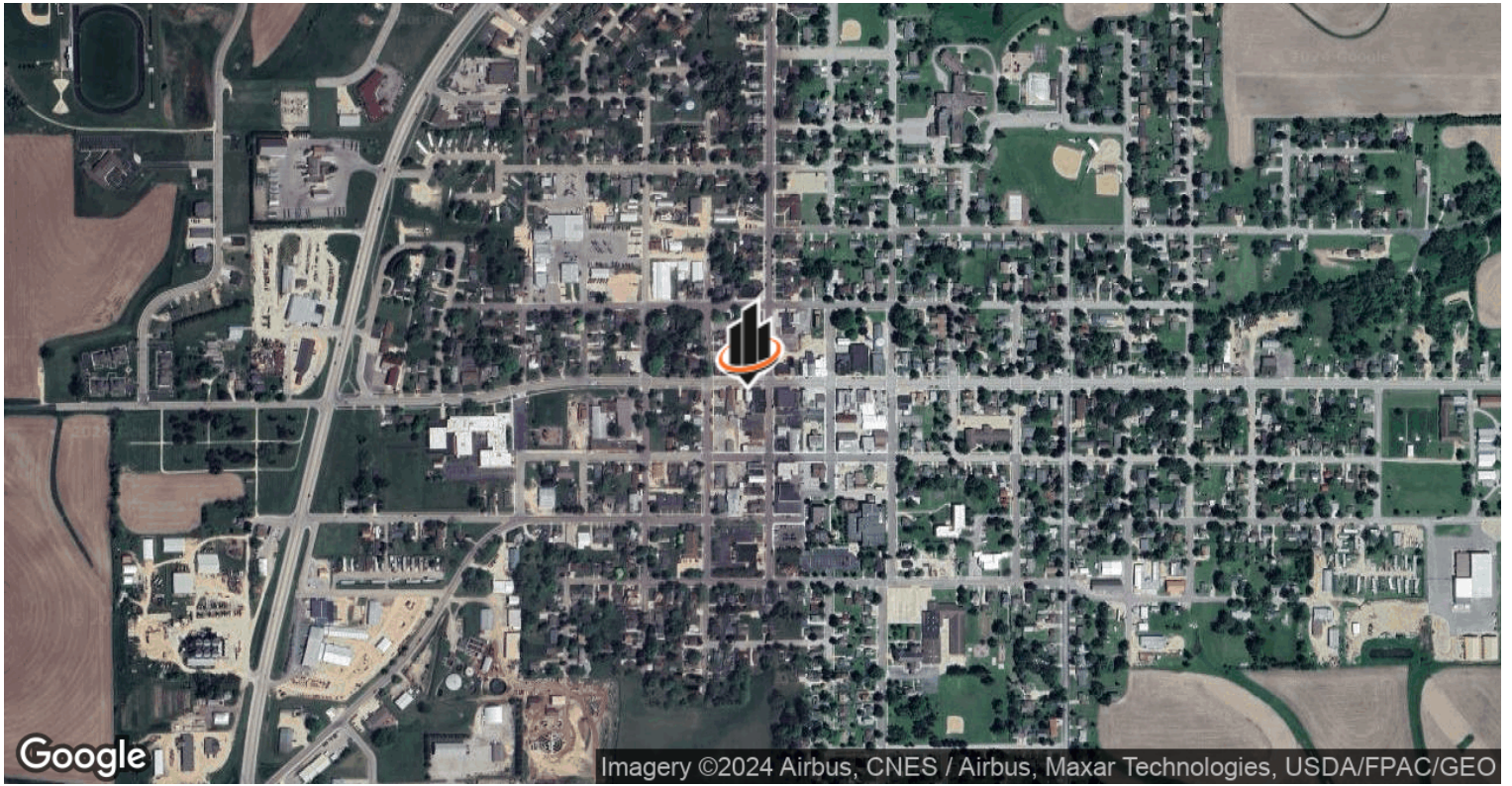
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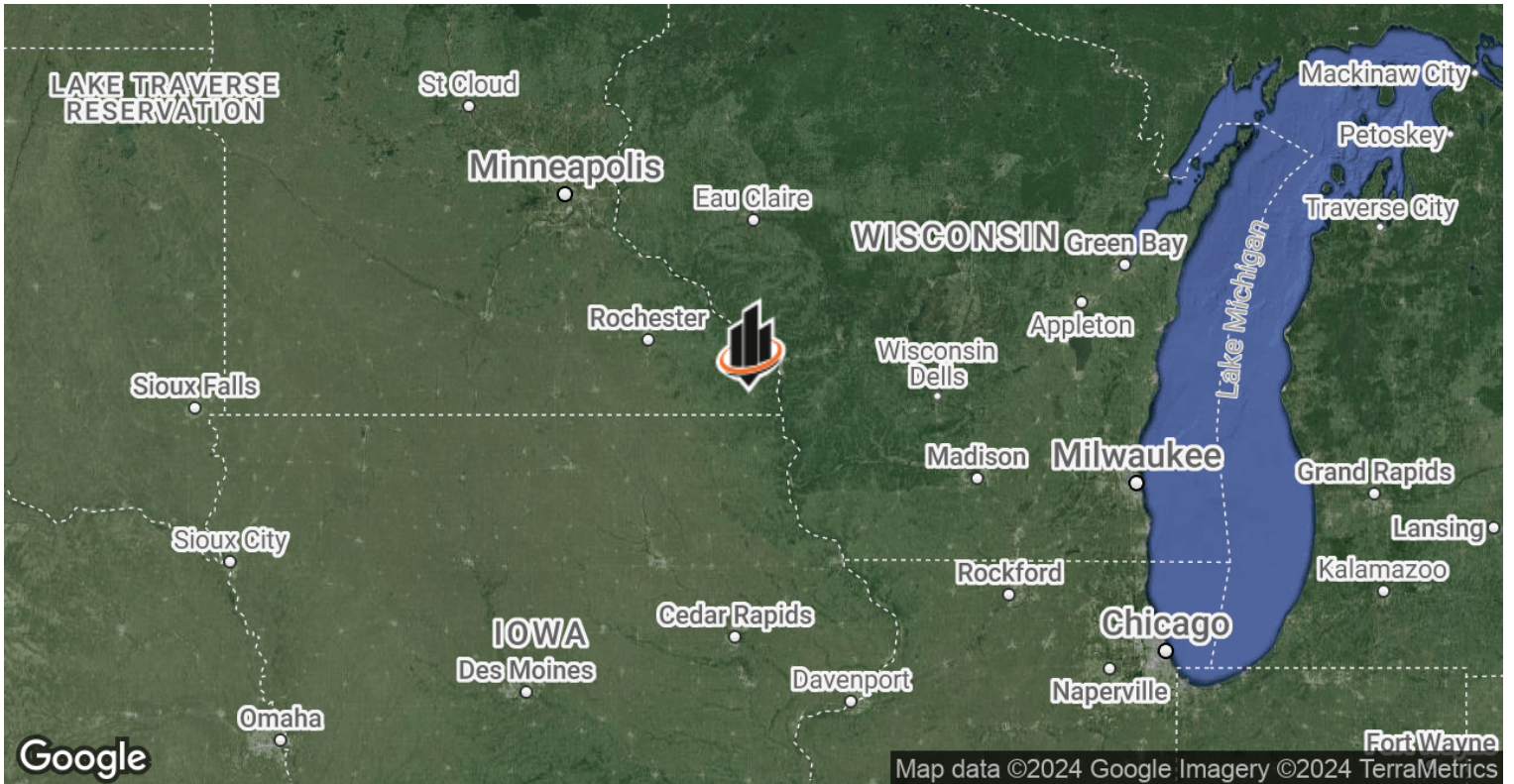
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# LOCATION MAP



Google

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Google

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