

# SALE

## 1922 S BROADWAY ST

1922 S Broadway St New Ulm, MN 56073



### PROPERTY DESCRIPTION

Newly listed, this property offers the potential to add a much-needed hospitality option to the New Ulm market. Its turnkey potential and strategic location make it an attractive opportunity. Since 2001, it operated as a Burger King and is fully set up for continued use as a limited service establishment.

### PROPERTY HIGHLIGHTS

- Features a Spacious Commercial Kitchen and Dining Room
- Option of Adding .24 Acres for Expanded Drive Thru Area
- Located on the Corner of One of the Busiest Intersections in New Ulm

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	173	1,133
Total Population	99	398	2,774
Average HH Income	\$115,073	\$105,992	\$100,437

### VIDEO

### LOCATION DESCRIPTION

This attractive hospitality property is located at the intersection of South Broadway and MN Hwy 15 in New Ulm, MN, just minutes from US Hwy 14. The world-renowned Schell's Brewery sits within walking distance and the it has immediate access to New Ulm's popular 13-mile bike loop. Plus, Flandrau State Park and the New Ulm Country Club work as additional nearby recreational assets.

### OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.89 Acres
Building Size:	4,192 SF

#### Emily Griebel

Commercial Sales and Leasing Agent  
(507) 766-3325  
emilyg@cbcfishergroup.com

#### Dain Fisher

Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



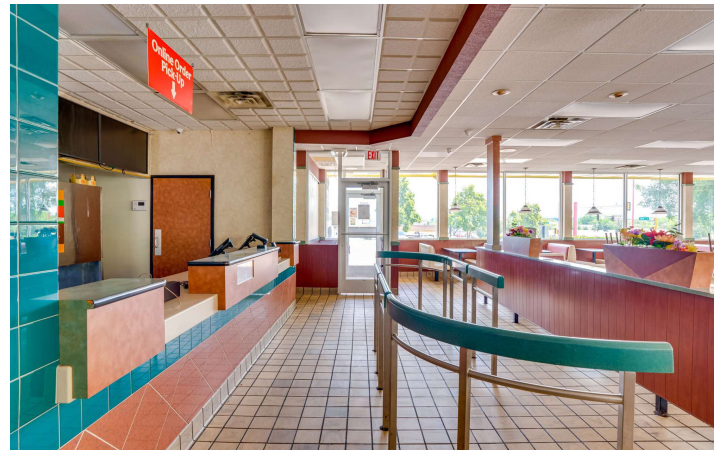
**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP



# SALE

## 1922 S BROADWAY ST

1922 S Broadway St New Ulm, MN 56073



**Emily Griebel**

Commercial Sales and Leasing Agent

(507) 766-3325

Emilyg@cbcfishergroup.com

**Dain Fisher**

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com



**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP



# SALE

## 1922 S BROADWAY ST

1922 S Broadway St New Ulm, MN 56073



**Emily Griebel**  
Commercial Sales and Leasing Agent  
(507) 766-3325  
[Emilyg@cbcfishergroup.com](mailto:Emilyg@cbcfishergroup.com)

**Dain Fisher**  
Managing Broker | Owner | CCIM  
(507) 625-4715  
[dain@cbcfishergroup.com](mailto:dain@cbcfishergroup.com)



**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP



# SALE

## 1922 S BROADWAY ST

1922 S Broadway St New Ulm, MN 56073



**Emily Griebel**

Commercial Sales and Leasing Agent

(507) 766-3325

Emilyg@cbcfishergroup.com

**Dain Fisher**

Managing Broker | Owner | CCIM

(507) 625-4715

dain@cbcfishergroup.com

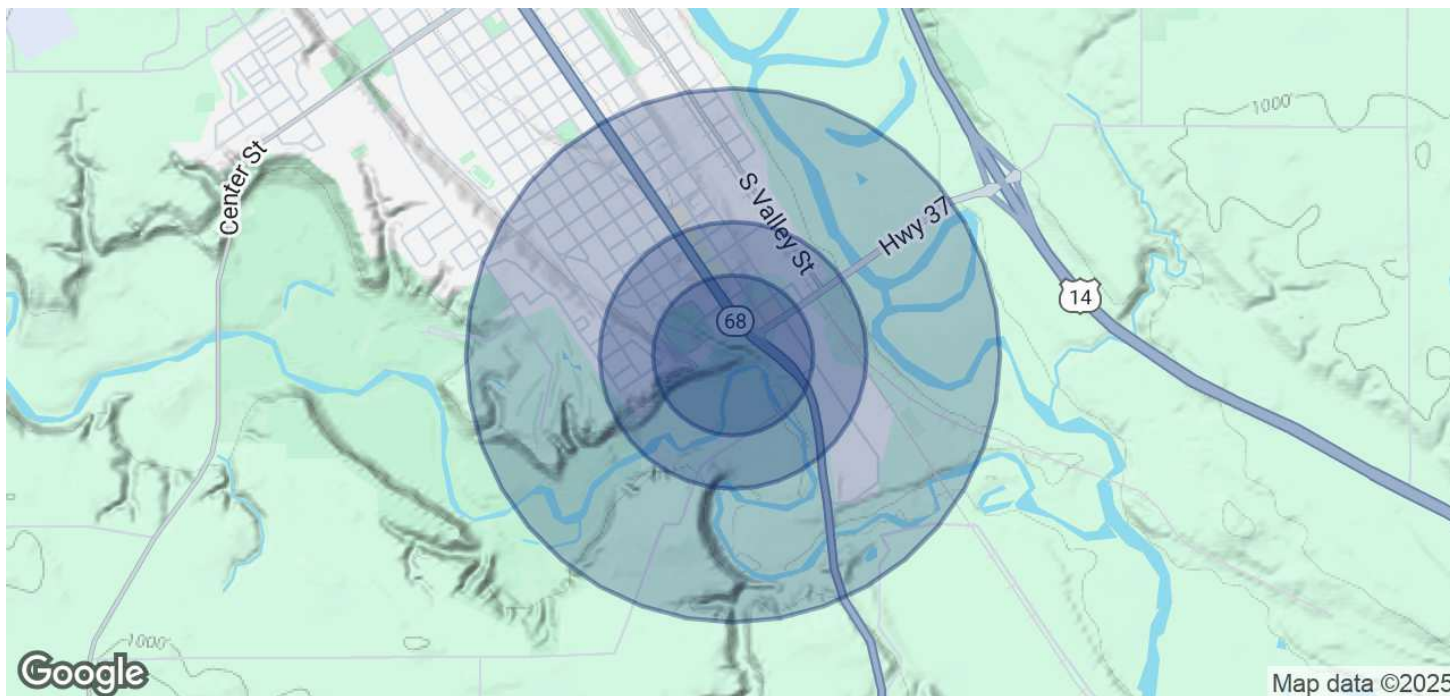


**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP

# SALE

## 1922 S BROADWAY ST

1922 S Broadway St New Ulm, MN 56073



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	398	2,774
Average Age	46	45	42
Average Age (Male)	45	44	40
Average Age (Female)	48	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	173	1,133
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$115,073	\$105,992	\$100,437
Average House Value	\$278,956	\$250,987	\$239,888

Demographics data derived from AlphaMap

### Emily Griebel

Commercial Sales and Leasing Agent  
(507) 766-3325  
Emilyg@cbcfishergroup.com

### Dain Fisher

Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



**COLDWELL BANKER**  
**COMMERCIAL**  
FISHER GROUP

# SALE

## 1922 S BROADWAY ST

1922 S Broadway St New Ulm, MN 56073



### EMILY GRIEBEL

Commercial Sales and Leasing Agent

Emilyg@cbcfishergroup.com

Direct: (507) 766-3325

### PROFESSIONAL BACKGROUND

Emily Griebel, originally from the historic New Ulm area of Southern Minnesota, has called the vibrant community of Mankato home for the past 15 years. A seasoned professional in both accounting and real estate, Emily brings a unique blend of expertise and passion to her work.

In 2020, Emily embarked on a dynamic career in real estate, driven by her desire to assist clients in building robust investment portfolios through strategic property acquisitions. Her commitment to client success and her keen analytical skills make her a trusted advisor in the competitive real estate market.

Emily's journey into entrepreneurship began during her time at Concordia University in St. Paul, where she pursued a degree in accounting and business management. It was there that she founded an accounting business, which rapidly expanded into a thriving endeavor with a dedicated team serving clients nationwide. Her entrepreneurial spirit and comprehensive understanding of business operations, including marketing strategies, have uniquely positioned her as a commercial agent capable of navigating complex transactions with precision and insight.

Outside of her professional endeavors, Emily finds joy in every adventure shared with her daughter, Lucy. They share a love for camping and traveling to faraway places, creating cherished memories together. Emily also never denies an opportunity to bring out her power tools and immerse herself in a DIY project, channeling her creativity and hands-on skills into home improvement endeavors.

Emily's passion and energy for helping clients reach their financial dreams will get you across the finish line deal after deal!

#### Fisher Group

201 North Riverfront Drive Suite 230  
Mankato, MN 56001  
507.625.4715

#### Emily Griebel

Commercial Sales and Leasing Agent  
(507) 766-3325  
Emilyg@cbcfishergroup.com

#### Dain Fisher

Managing Broker | Owner | CCIM  
(507) 625-4715  
dain@cbcfishergroup.com



**COLDWELL BANKER  
COMMERCIAL**  
FISHER GROUP