



FOR SALE

1.31 ACRES | ZONED I2 | 3 BUILDINGS
317, 319, 322 WATER ST N
NEW ULM, MN 56073



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317, 319, 322 NORTH WATER STREET
NEW ULM, MN 56073

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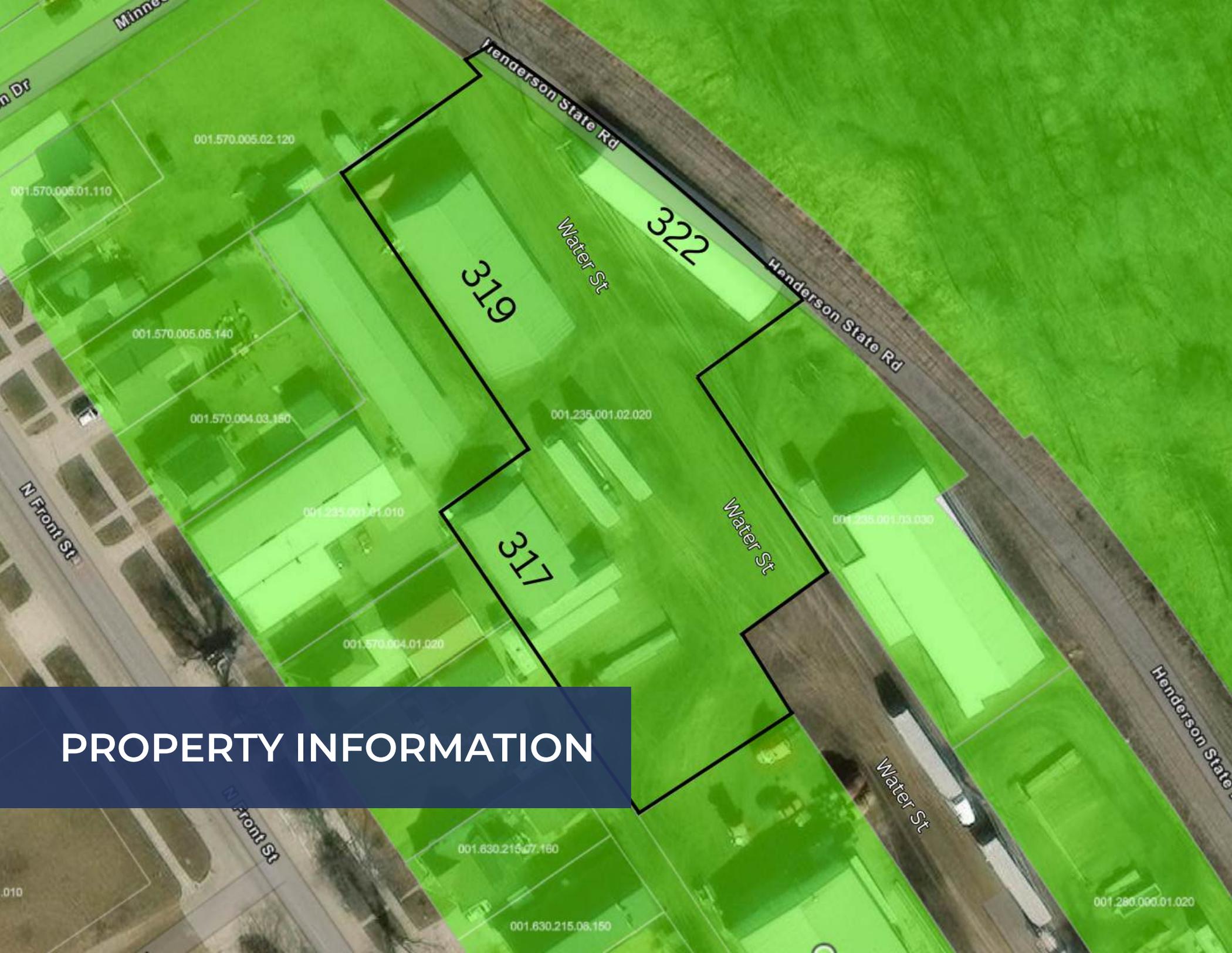
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PROPERTY INFORMATION

319

322

317

Water St

Water St

Water St

Henderson State Rd

Henderson State Rd

Henderson State Rd

N Front St

N Front St

001.570.005.02.120

001.570.005.01.110

001.570.005.05.140

001.570.004.03.150

001.235.001.01.010

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EXECUTIVE SUMMARY

317, 319, 322 NORTH WATER STREET
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OFFERING SUMMARY

Sale Price:	\$85,000
Building Size:	9,280 SF
Lot Size:	1.316 Acres
Price / SF:	\$9.16
Year Built:	1990
PID:	00123500102020

PROPERTY OVERVIEW

- 3 buildings Total SF: 9,280 SF
- Water Street: Gravel, Runs Through Property
- Lot is 1.316 acres (57,341 SF)
- Zoned I-2
- Easy Access to Highways and Southern MN
- Near MN River
- Industrial site with truck storage and cold storage permitted

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STRUCTURE BREAKDOWN

315 NORTH WATER STREET
NEW ULM, MN 56073

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STRUCTURE BREAKDOWN

- 1 - 322 Water St N - 4,000 SF Brick Building
- 2 - 319 Water St N - 3,360 SF Steel Frame Pole Barn
- 3 - 317 Water St N - 1,920 SF Steel Frame Pole Barn

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ZONING INFORMATION

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I-2 ZONING INFORMATION

The I-2 General Industrial District is intended to provide a district that will allow general industrial uses which, due to their size and nature, would not conform in the Planned Industrial District.

Permitted Uses:

- A. Any use permitted in the I-1 Industrial District.
- B. Breweries.
- C. Contractors' offices, shops and yards for plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, air conditioning, masonry, electrical, and refrigeration.
- D. Freight terminals.
- E. Fuel and ice sales and storage facilities.
- F. Garages for storage, repair, and servicing of motor vehicles.
- G. Grain elevators.
- H. Highway maintenance shops and yards.
- I. Lumber yards and storage facilities.
- J. Monument works.
- K. Public service structures, including power substations, gas regulator stations, sewage disposal plants, telephone exchanges, police or fire stations, elevated tanks, and water works.
- L. Manufacturing, processing, storage, servicing, and testing establishments.

For more information, please visit: <https://www.newulmmn.gov/164/Community-Development>

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PHOTO GALLERY

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Minne

n Dr

Henderson State Rd

Water St

319

322

Henderson State Rd

N Front St

Water St

Henderson State Rd

N Front St

Water St

Water St

Water St

PHOTO GALLERY

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Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY

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PHOTO GALLERY

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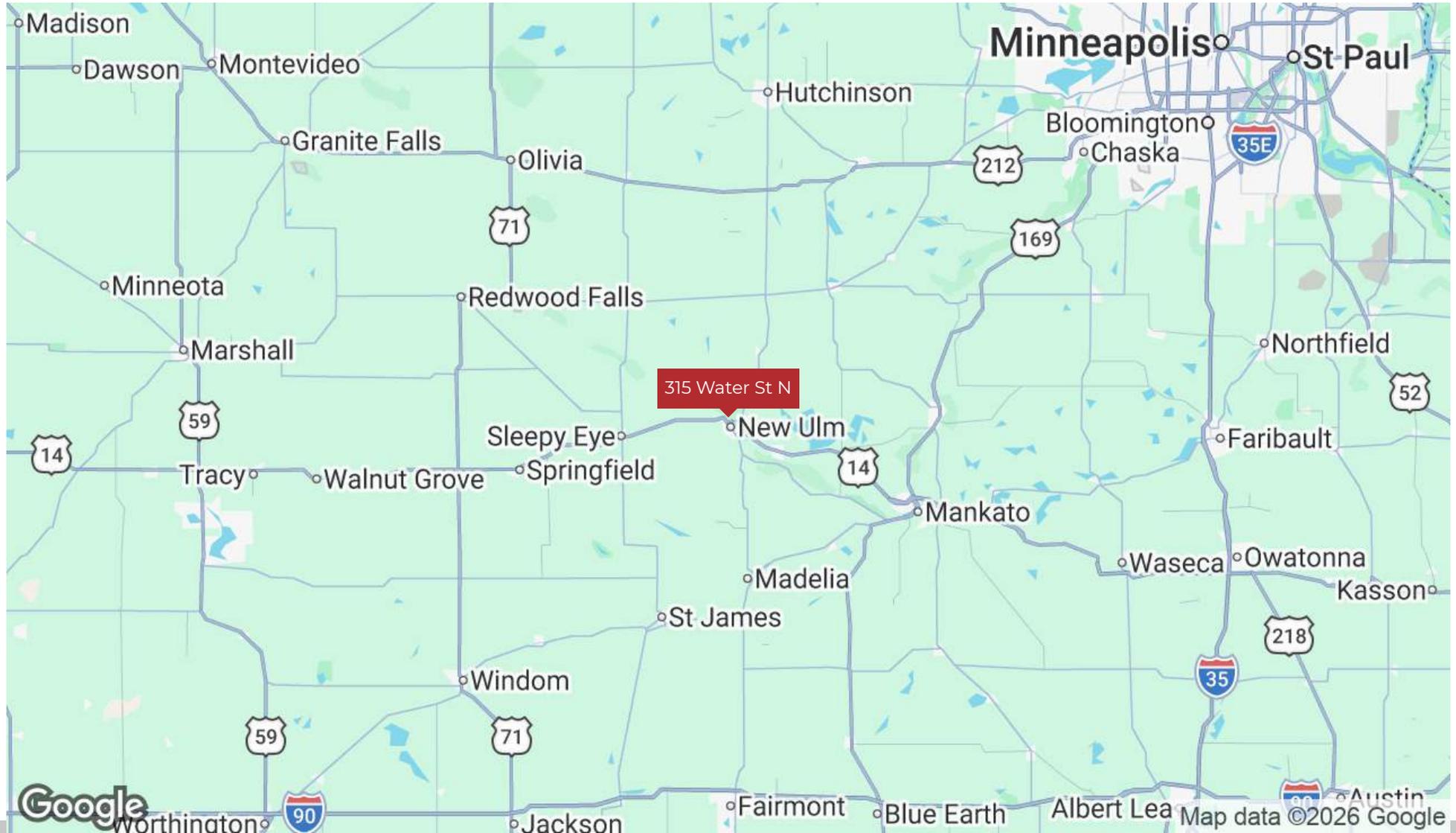


LOCATION INFORMATION

REGIONAL MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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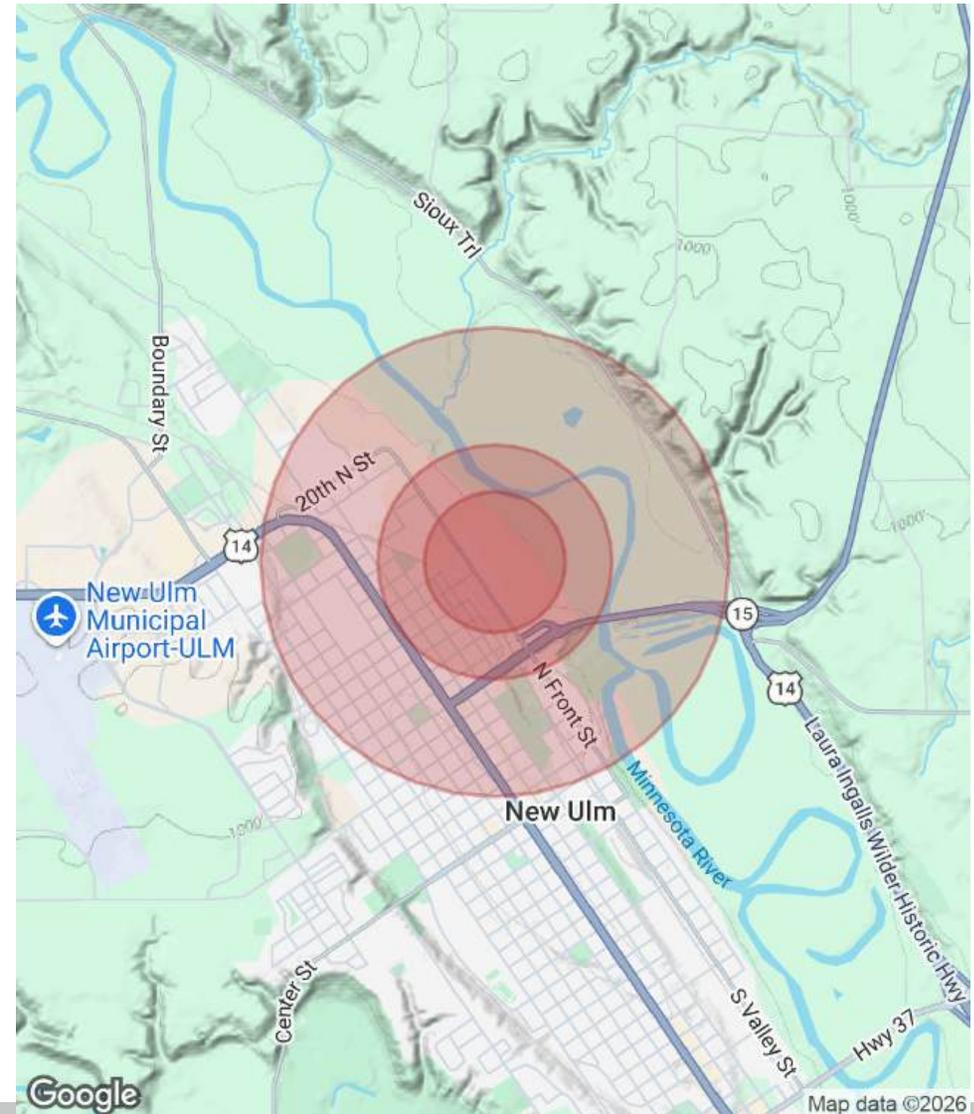
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	136	615	3,373
Average Age	43	44	43
Average Age (Male)	42	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	304	1,604
# of Persons per HH	2	2	2.1
Average HH Income	\$67,547	\$67,980	\$78,213
Average House Value	\$160,825	\$164,530	\$177,717

Demographics data derived from AlphaMap



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MEET THE TEAM

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