



FOR SALE / LEASE

915 S FRONT ST

MANKATO, MN 56001

JON KIETZER

Broker/Owner

507.381.1773

jon@landmarkminnesota.com



LANDMARK REAL ESTATE

931 Madison Ave, Mankato, MN 56001

507.345.1599

landmarkminnesota.com

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PROPERTY DESCRIPTION

Great opportunity for office space! This commercial building is located on Front Street in downtown Mankato. The building is 5,936SF and has 11 offices, 2 bathrooms, both of which are handicap accessible, and space for a conference room. There is designated off-street parking with room for 15-20 vehicles. This space is also for rent at a rate of \$16/SF/YR.

HIGHLIGHTS

Versatile floor plan - Allowing for Multiple Tenants

Attractive Lease Terms

Well-Maintained Property

Handicap Accessible

OFFERING SUMMARY

Sale Price:	\$650,000
Lease Rate:	\$16.00 SF/yr (MG)
Number of Units:	3
Available SF:	900 - 2,500 SF
Building Size:	5,936 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	490	1,674	5,223
Total Population	924	3,313	12,285
Average HH Income	\$47,723	\$48,036	\$54,799

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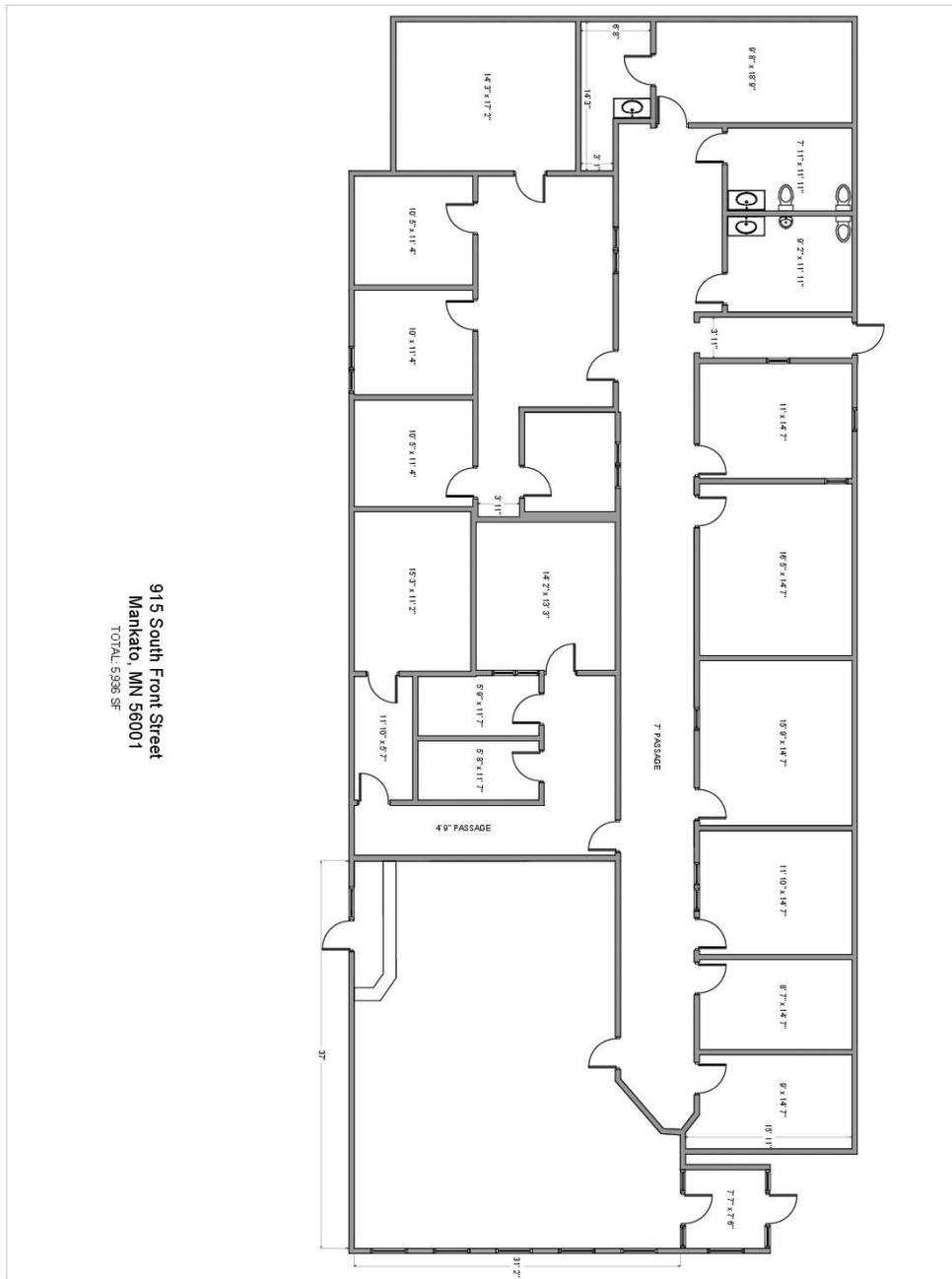
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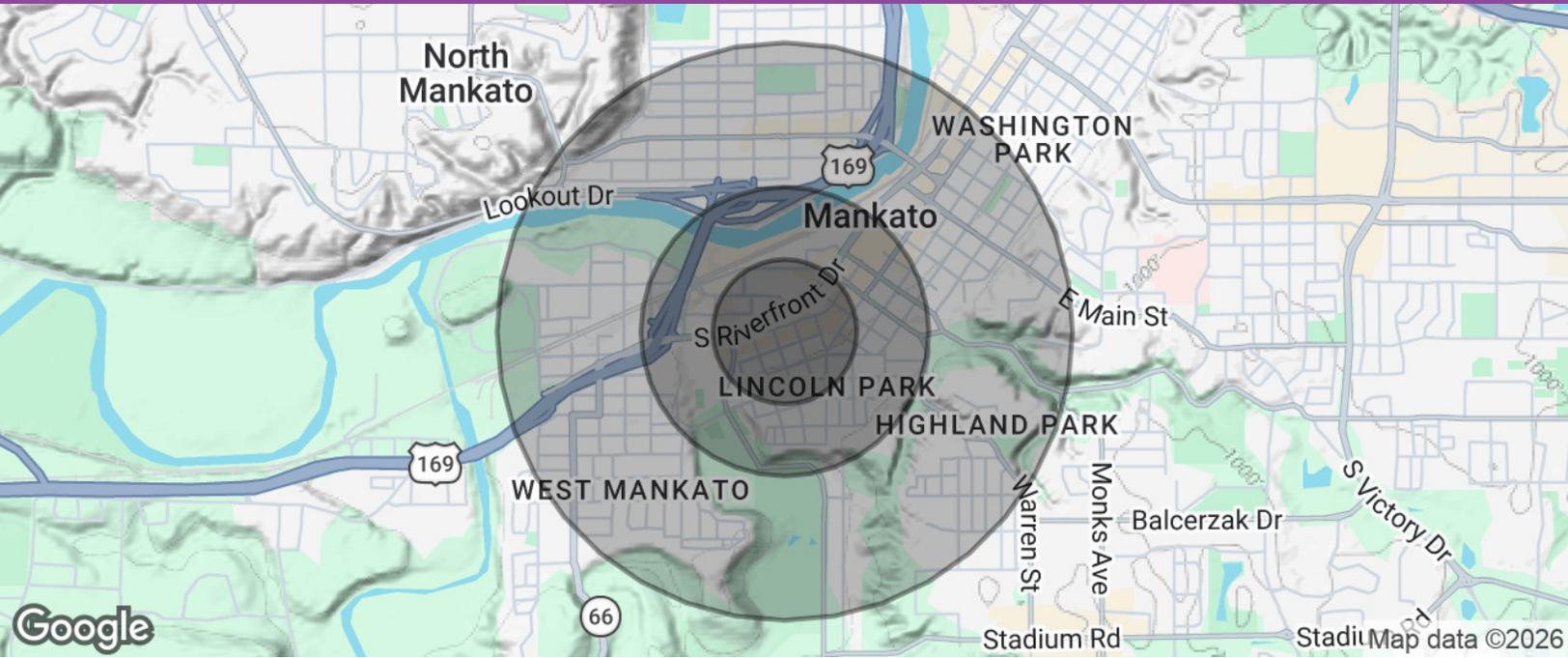
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	924	3,313	12,285
Average Age	25.2	26.0	28.0
Average Age (Male)	26.2	26.9	28.0
Average Age (Female)	26.5	27.6	30.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	490	1,674	5,223
# of Persons per HH	1.9	2.0	2.4
Average HH Income	\$47,723	\$48,036	\$54,799
Average House Value	\$138,366	\$141,041	\$153,691

* Demographic data derived from 2020 ACS - US Census

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