

240 Main St

Foley, MN 56329



Contact

BRUCE CARLAND

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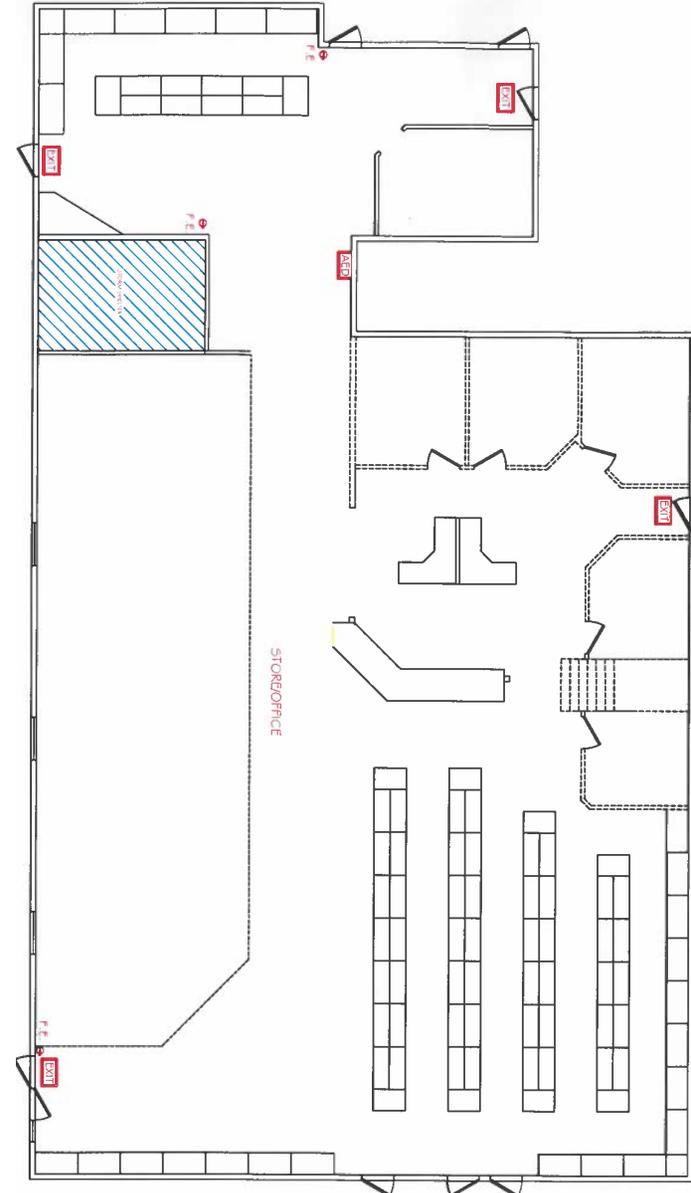
Highlights

- + Available immediately
- + Sublease through 12/31/32 (direct lease possible)
- + Flexible B-1 zoning
- + +/- 7,000 SF 1st floor space for retail / showroom / office
- + +/- 3,000 SF mezzanine office
- + Up to 30,000 SF warehouse / storage
- + Secure outside storage area for accessory uses

Property Description

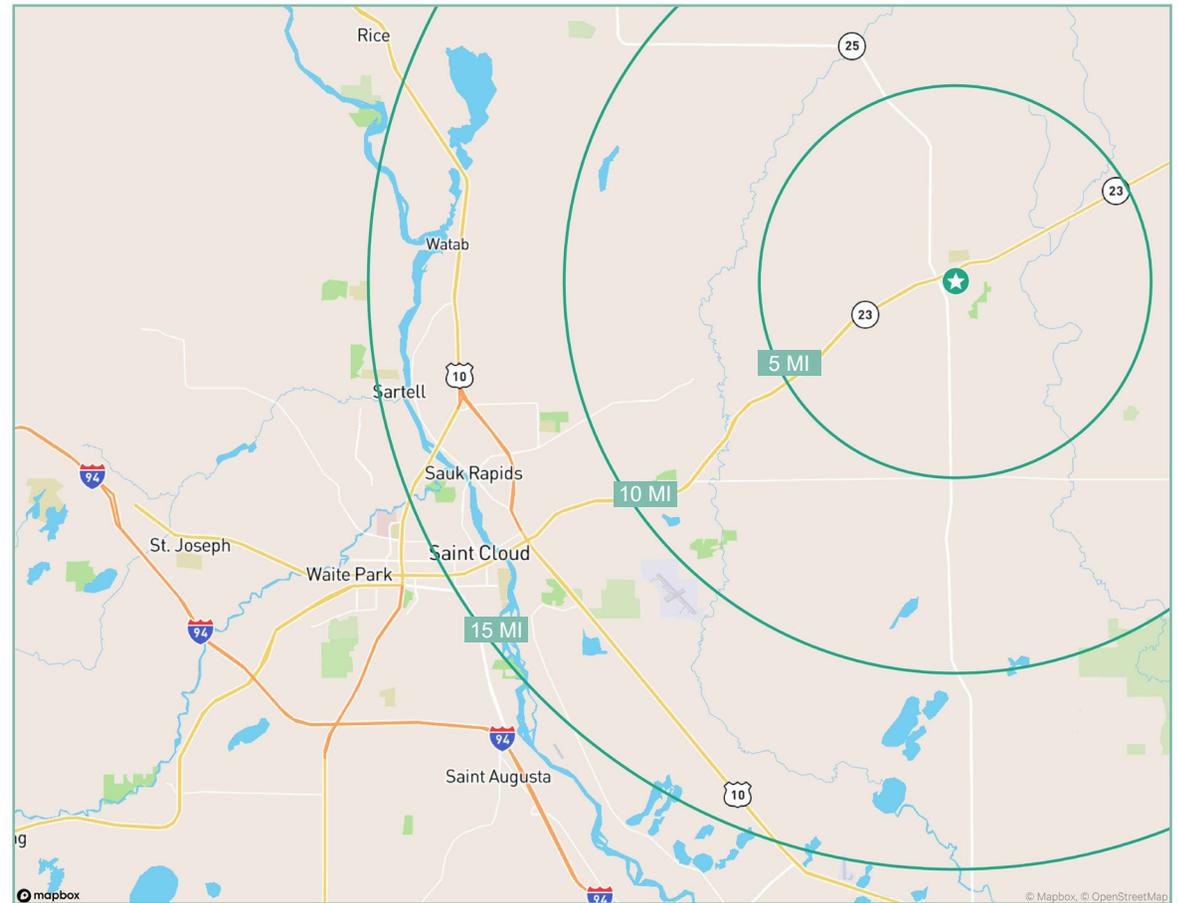
AVAILABLE SPACE	Retail / Showroom: +/- 7,000 SF Mezzanine Office: +/- 3,000 SF Warehouse / Storage: +/- 30,000 SF
PARCEL SIZE	4.56 Acres
YEAR BUILT	1918 / Remodeled 2022
ZONING	B-1 (Central Business District)
DOCK DOOR	(1)
DRIVE-IN DOOR	Multiple
SPRINKLER	No
POWER	3 Phase / 120 V
CLEAR HEIGHT	Various
AVAILABLE DATE	Immediately
RATES	Negotiable
SUBLEASE TERM	Through 12/31/32 (Direct lease possible)

Retail / Showroom Plan



Demographics

2025 POPULATION CURRENT YEAR EST	2,661
2030 POPULATION CURRENT YEAR EST	2,681
2025 HOUSEHOLDS CURRENT YEAR EST	1,025
2025 AVERAGE HOUSEHOLD INCOME	\$80,047
EMPLOYED POPULATION	1,218



Amenity Map





Retail / Showroom Plan

- + Space includes retail lobby
- + Large front desk to greet customers / clients
- + Mezzanine office overlooks lobby area



Showroom

- + Sizable space next to lobby
- + Natural lighting & ample windows
- + Perfect for display, seating, or product demos

Warehouse Space



Location Access

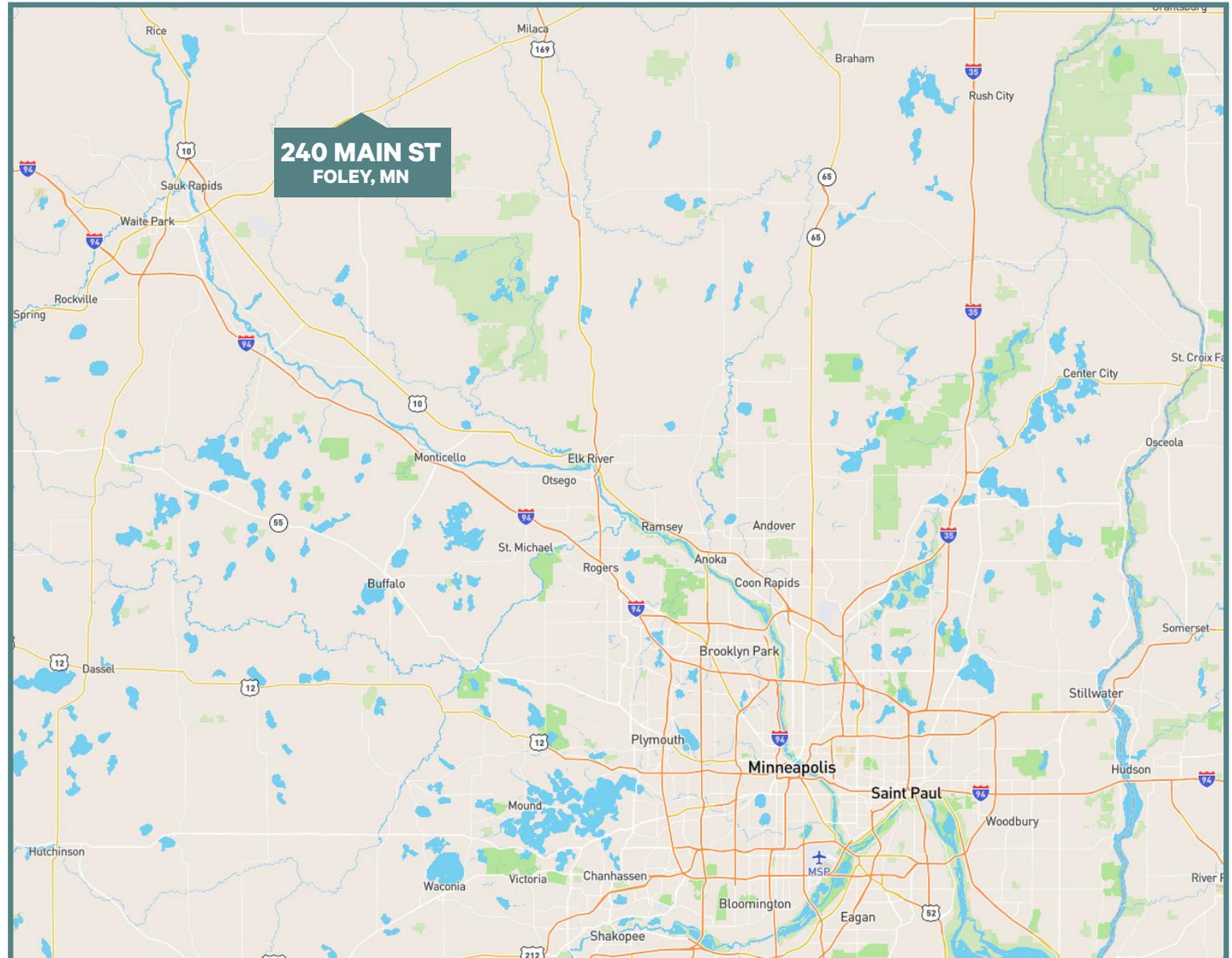


ST. CLOUD
15 MI

HWY 169 / MILACA
15 MI

HWY 10 / BECKER
18 MI

I-94 / MONTICELLO
30 MI





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