

Property Summary

14030 Bank St # 4, Becker, MN 55308

FOR SALE



PROPERTY DESCRIPTION

3,800 SF commercial condominium currently operating as a health club with a wide-open floor plan adaptable to a variety of uses. The property features multiple entrances/exits and two separate sewer connections, allowing it to be divided into two suites or potentially replatted into separate condo units (buyer to verify).

Ideal for medical, fitness, wellness, professional office, retail, or other commercial users. Located along Becker's primary commercial corridor with excellent visibility and convenient access to Highway 10, serving one of the area's fastest-growing bedroom communities.

Excellent opportunity for owner-users and investors. Occupy one suite and lease the other, lease the entire property, or divide it for multiple tenants. Based on current market rental rates, the property is projected to achieve approximately a 7% cap rate at the asking price.

OFFERING SUMMARY

Sale Price:	\$857,142
Lot Size:	3,847 SF
Building Size:	3,800 SF
NOI:	\$59,999.94
Cap Rate:	7%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	41	238
Total Population	25	107	642
Average HH Income	\$106,675	\$107,662	\$105,146

Jason Suchecki

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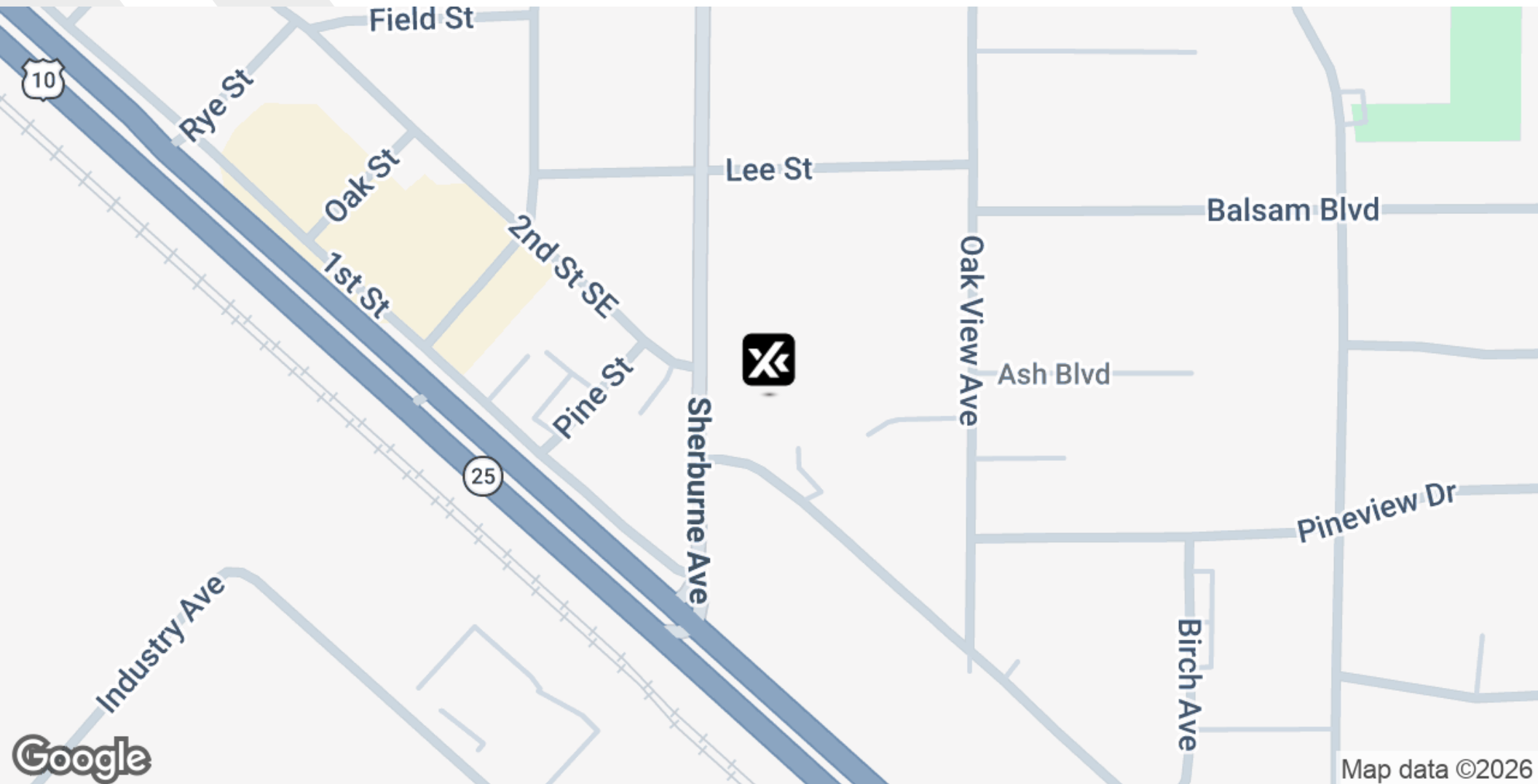


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Location Map

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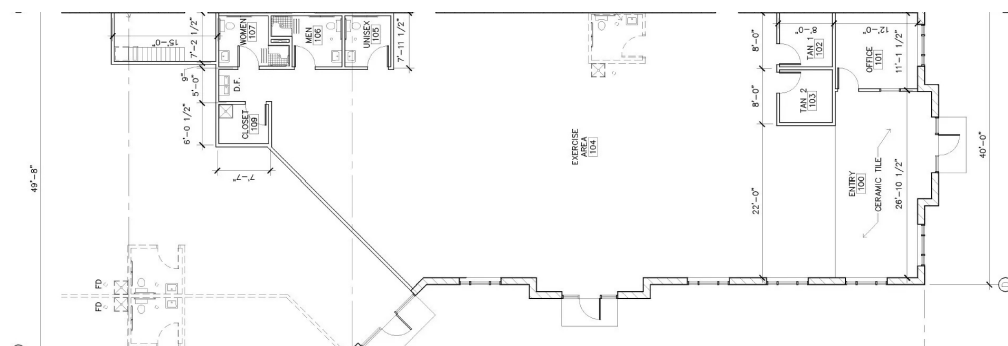


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Additional Photos

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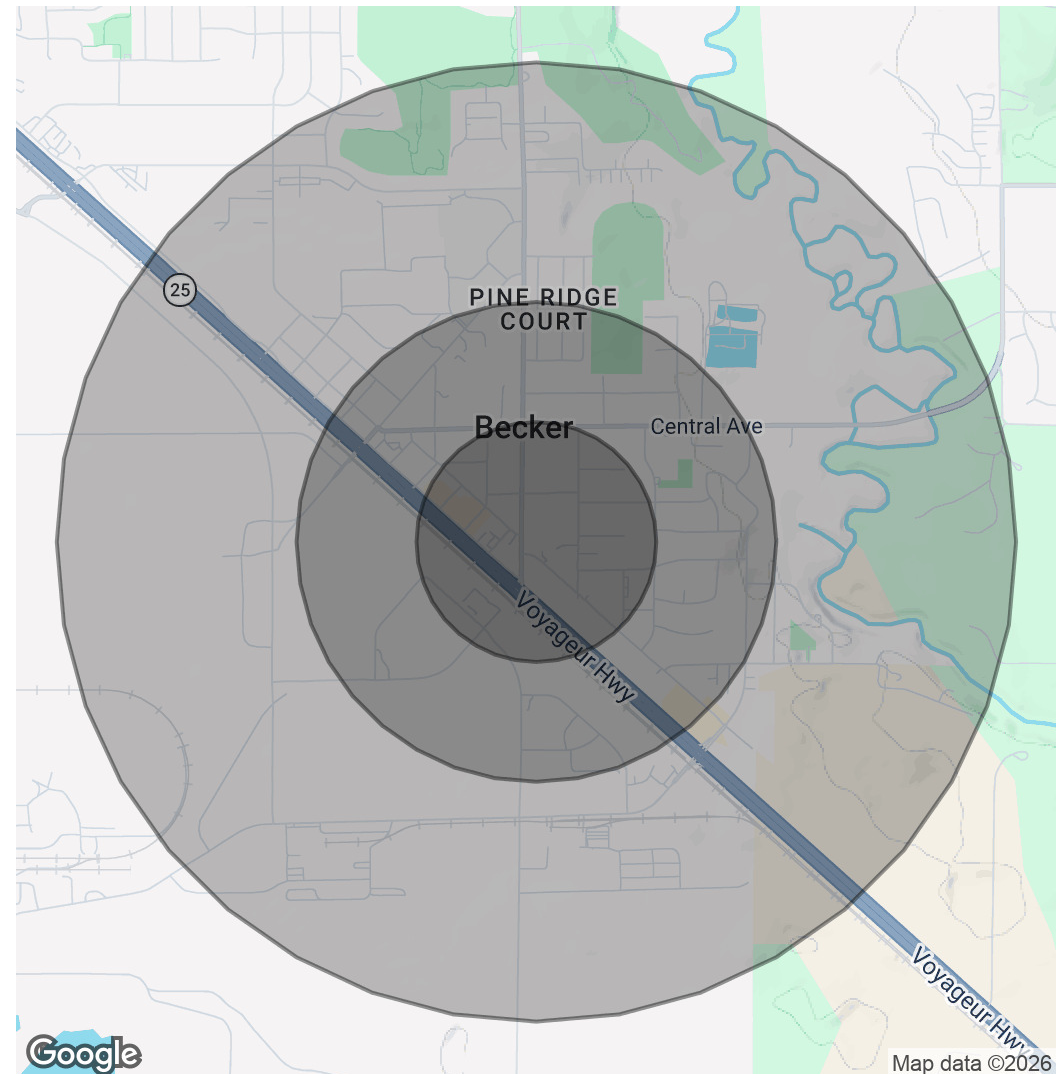
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	25	107	642
Average Age	40.4	39	36
Average Age (Male)	40.3	38.6	34.1
Average Age (Female)	39.8	38.8	39.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	41	238
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$106,675	\$107,662	\$105,146
Average House Value	\$338,109	\$332,648	\$303,649

2023 American Community Survey (ACS)



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