

SALE

FAIRMONT DEVELOPMENT SITE

415 State Street S. Fairmont, MN 56031



PROPERTY DESCRIPTION

This 0.74-acre commercial lot presents an exceptional redevelopment opportunity in a high-visibility corridor. Formerly the site of a gas station, the property has been fully cleared. Tanks, structures, and equipment removed, leaving the site development-ready. Zoned for commercial use, the lot is well-suited for a variety of projects, including professional services, hospitality, mixed-use, or a quick service restaurant (QSR). The property may also be eligible for the City's Tax Increment Financing (TIF) program, creating additional incentives for redevelopment. With excellent visibility, strong traffic counts, and close proximity to national retailers, this site is ideally positioned for your next investment or development.

LOCATION DESCRIPTION

Located in Fairmont, MN, near a lighted intersection, this former gas station is situated along South State Street/Hwy 15. Just minutes from I-90.

PROPERTY HIGHLIGHTS

- Redevelopment Opportunity (TIF)
- Adjacent Back lot for Expansion/Development
- High Visibility and Neighboring National Retailers
- Cleared Lot and Tanks Removed

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	.74 Acres

Dain Fisher

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

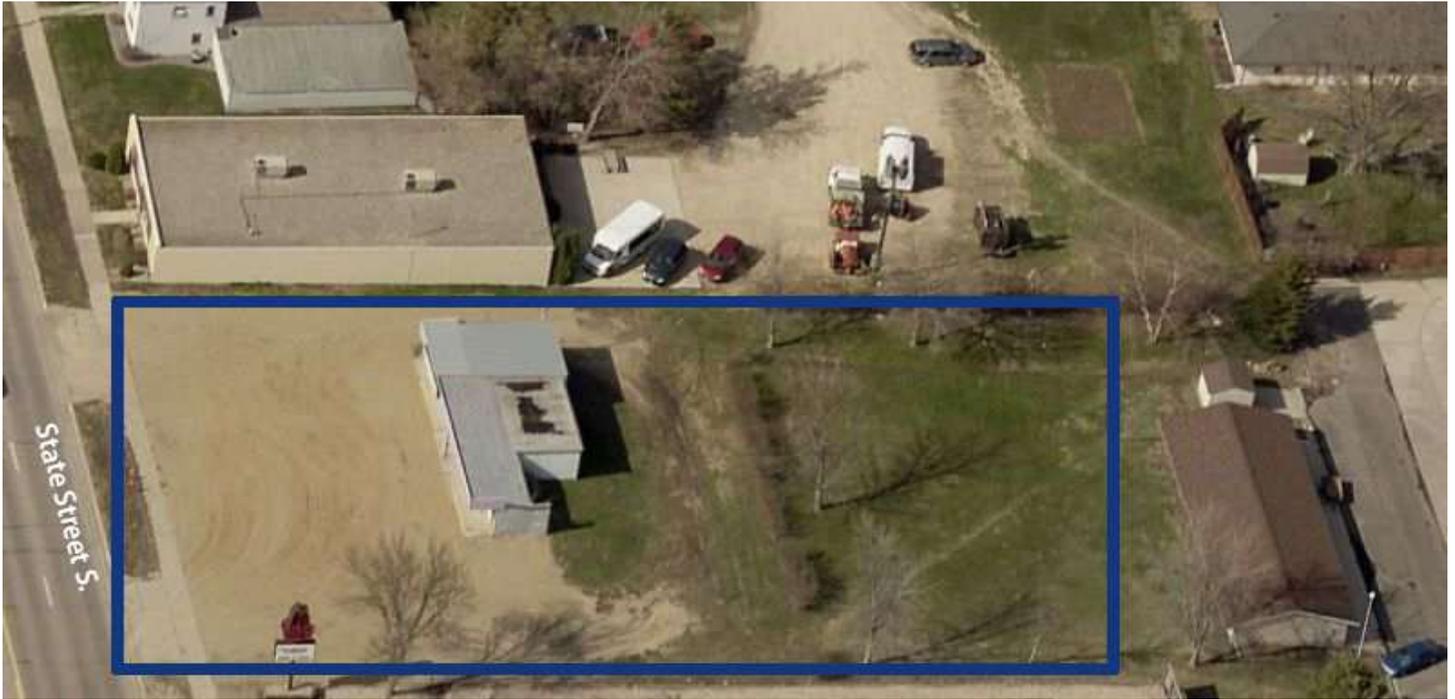


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ADDITIONAL PHOTOS



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DEVELOPMENT VISION

FAIRMONT DEVELOPMENT SITE

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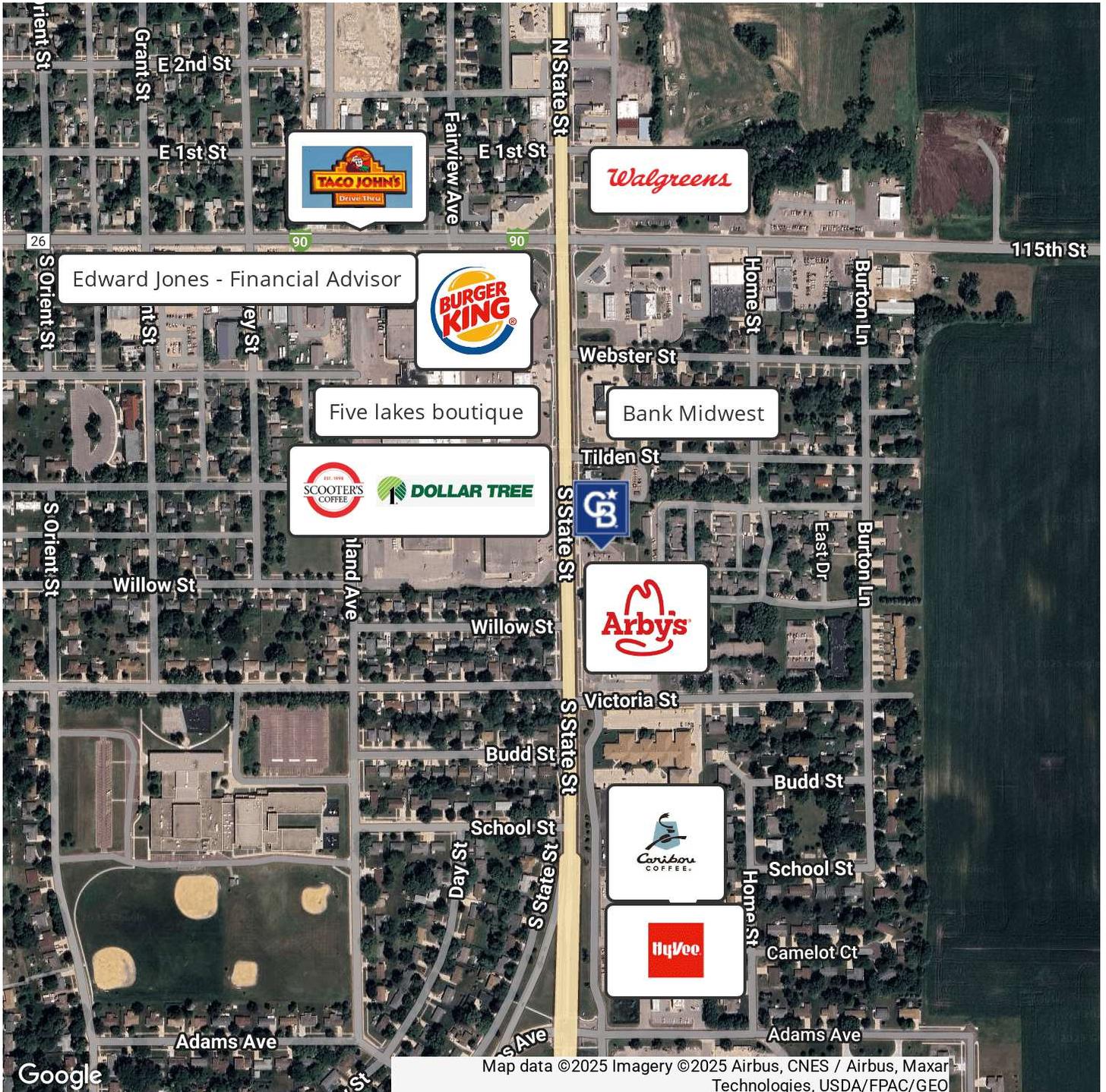


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RETAILER MAP



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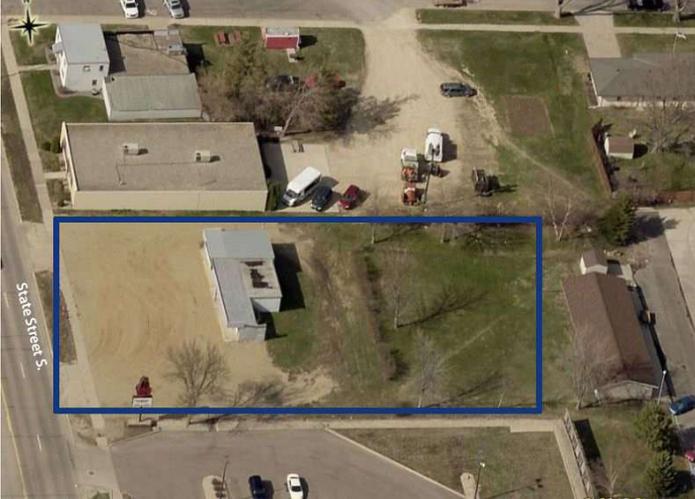


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415 State Street S. Fairmont, MN 56031



Sale Price

\$325,000

OFFERING SUMMARY

Available SF:

Lot Size: 0.74 Acres

Zoning: Commercial

PROPERTY OVERVIEW

This 0.74-acre commercial lot presents an exceptional redevelopment opportunity in a high-visibility corridor. Formerly the site of a gas station, the property has been fully cleared. Tanks, structures, and equipment removed, leaving the site development-ready. Zoned for commercial use, the lot is well-suited for a variety of projects, including professional services, hospitality, mixed-use, or a quick service restaurant (QSR). The property may also be eligible for the City's Tax Increment Financing (TIF) program, creating additional incentives for redevelopment. With excellent visibility, strong traffic counts, and close proximity to national retailers, this site is ideally positioned for your next investment or development.

LOCATION OVERVIEW

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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	528	6,567	8,266
Total Population	1,133	14,520	18,614
Average HH Income	\$46,699	\$54,198	\$55,700

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415 State Street S. Fairmont, MN 56031



DAIN FISHER

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MN #40722471

PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

Fisher Group

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