

INDUSTRIAL FOR SALE

1415 1st Avenue, Mankato, MN 56001

**PROPERTY DESCRIPTION**

Price improvement multi industrial

PROPERTY HIGHLIGHTS

- Upside potential.
- Location
- Tenant Mix
- dock and OHD

OFFERING SUMMARY

Sale Price:	\$1,275,000
Lot Size:	51,975 SF
Building Size:	42,410 SF
NOI:	\$136,862.00
Cap Rate:	10.73%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,409	18,428	27,406
Total Population	6,153	47,313	71,162
Average HH Income	\$50,249	\$53,594	\$57,936

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

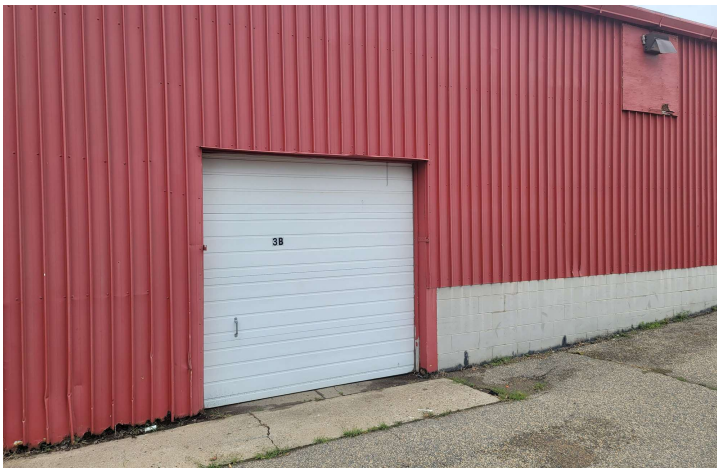
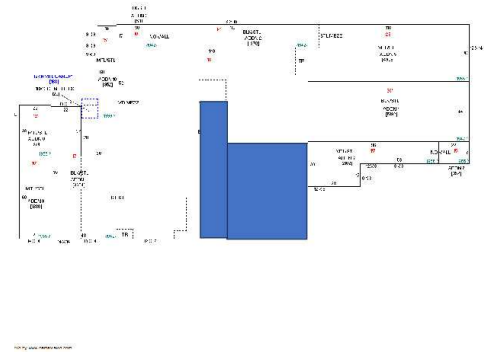
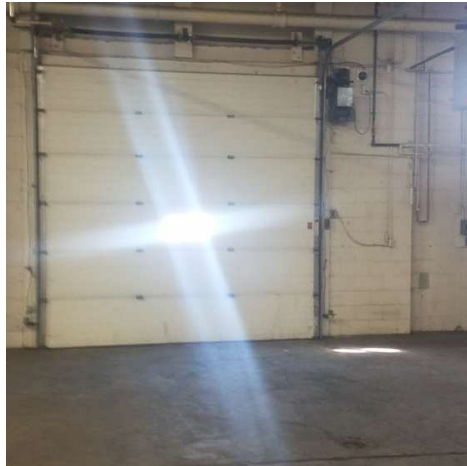
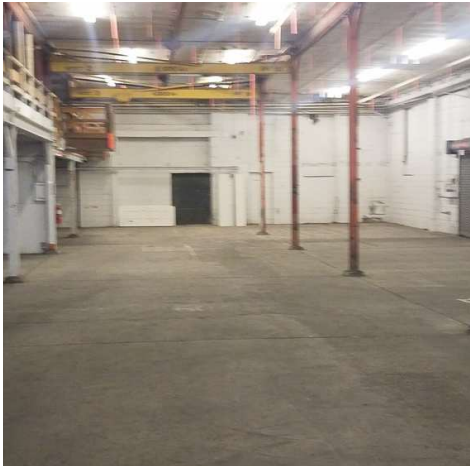
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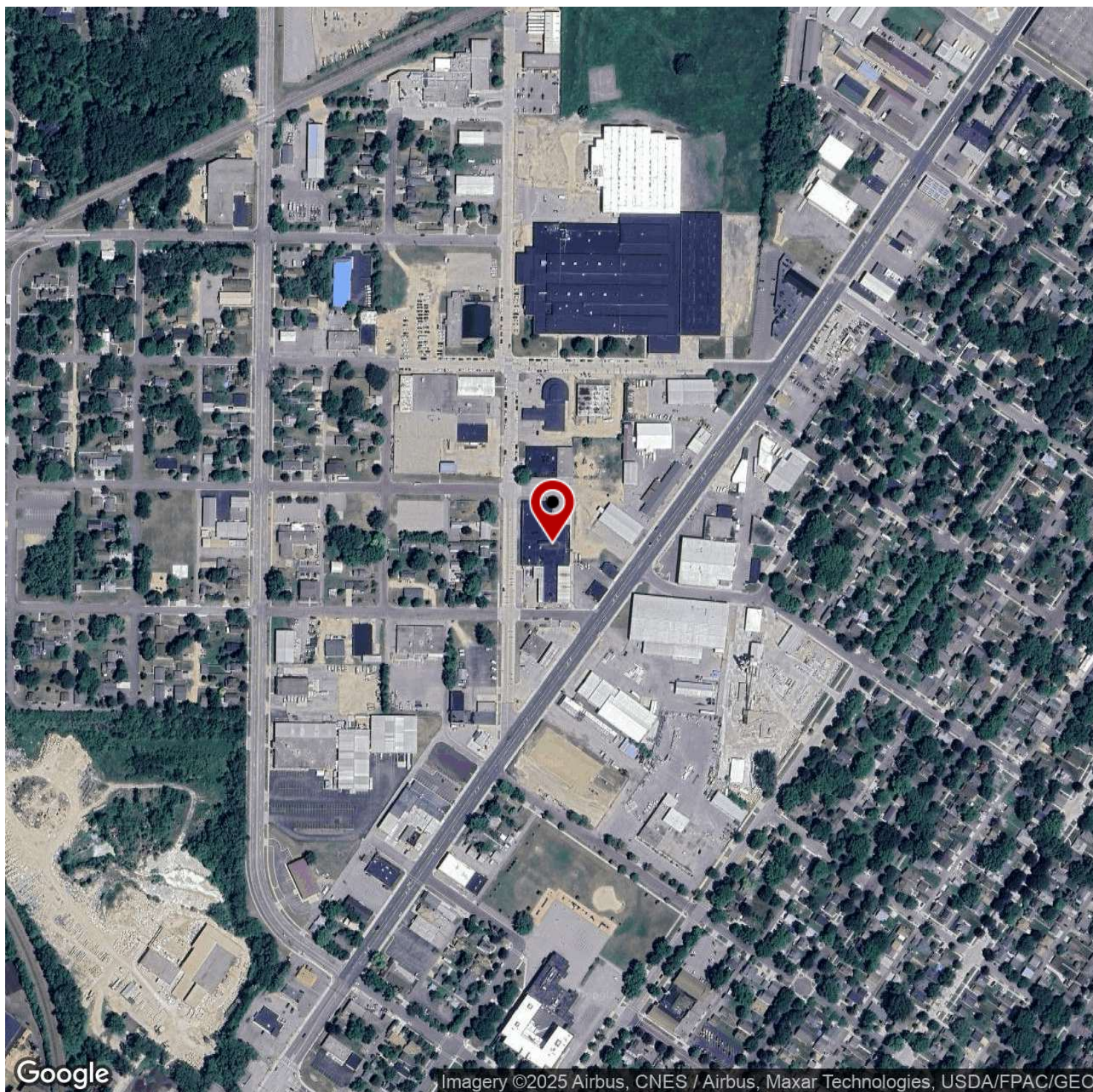
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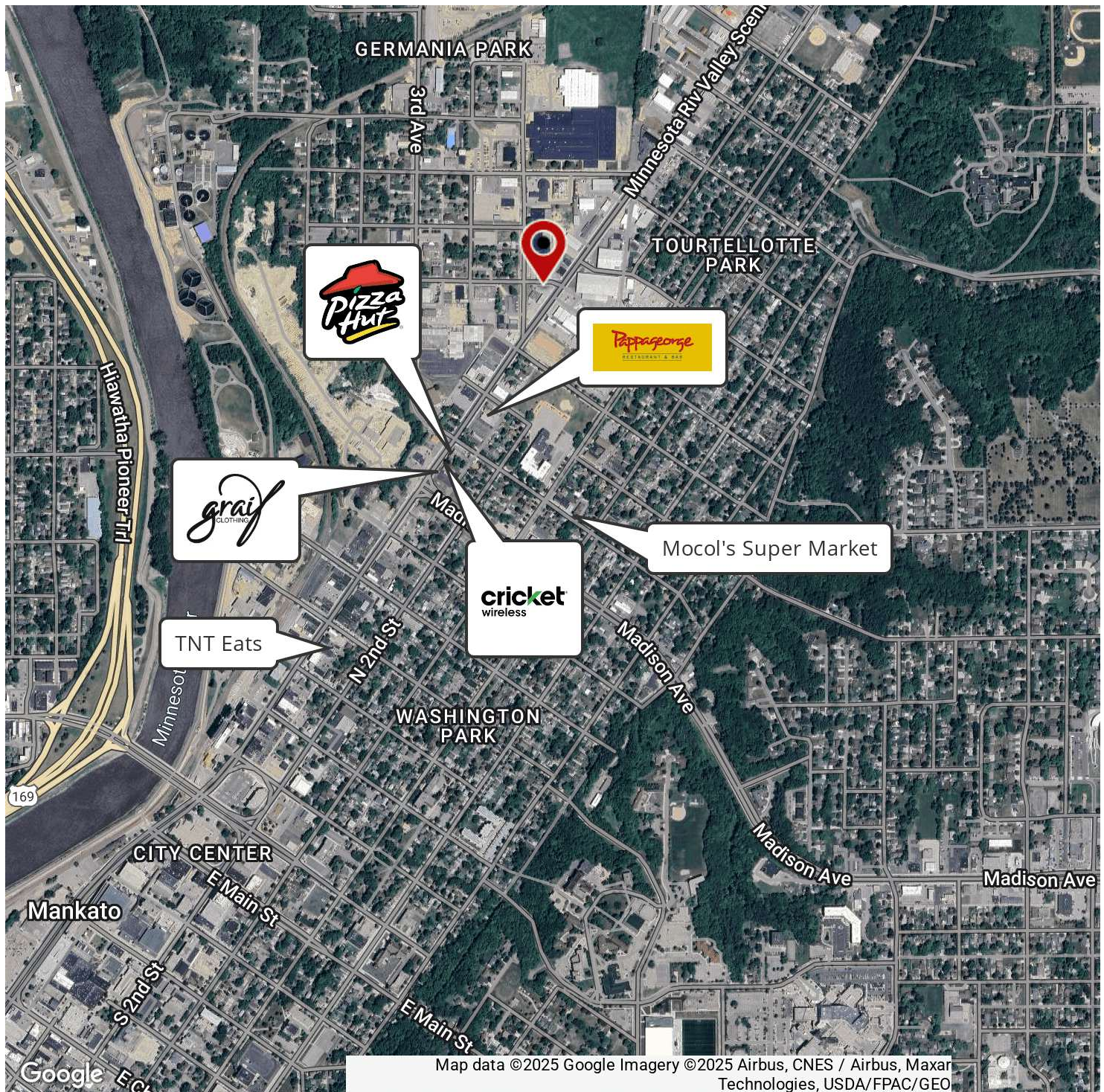
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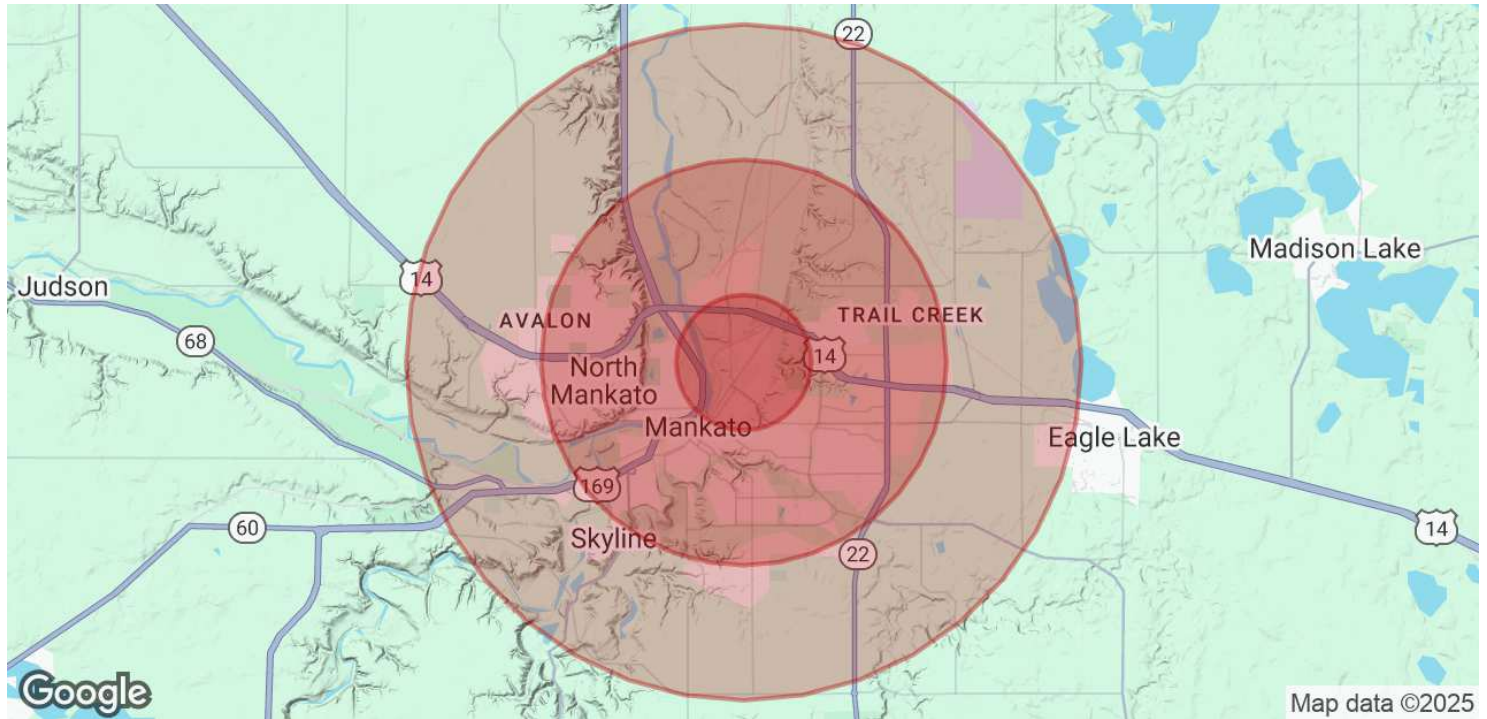
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,153	47,313	71,162
Average Age	30.0	29.7	30.3
Average Age (Male)	28.6	28.4	29.2
Average Age (Female)	33.2	31.9	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,409	18,428	27,406
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$50,249	\$53,594	\$57,936
Average House Value	\$148,620	\$172,154	\$185,605

2020 American Community Survey (ACS)

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