

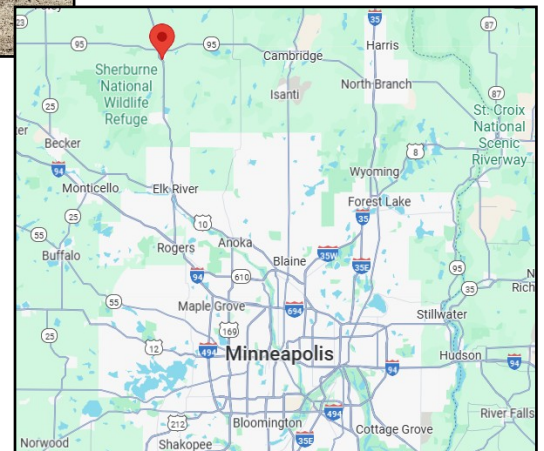


For Sale

**604 South Old Hwy 18
Princeton, MN 55371**



PRICE REDUCTION



Key Details

Zoned: MN-1 Industrial District

Abundant parking

Main Building - 12 drive in doors; Shop Building - 2 drive in doors

Clear Height: Main Building 18'; Shop Building 16'

City utilities

Current tenant will vacate end of July 2025

Mille Lacs County

51 miles from Downtown Minneapolis

Space & Building Specifications

Purchase Price: ~~\$900,000~~ \$760,000

Approx. SF: Main Building: 24,000 SF
Shop Building: 4,000 SF

PIDs: 24-033-1220; 24-322-0390;
24-322-0380; 24-033-0380

Gross Land Area: 191,228 SF (4.39 acres)

Proposed Property

Taxes 2025: \$14,126.00 (\$.5045/SF)



TaTonka Real Estate Advisors

150 South 5th St., #1400
Minneapolis, MN 55402
www.TaTonkaRE.com

Tim Stewart

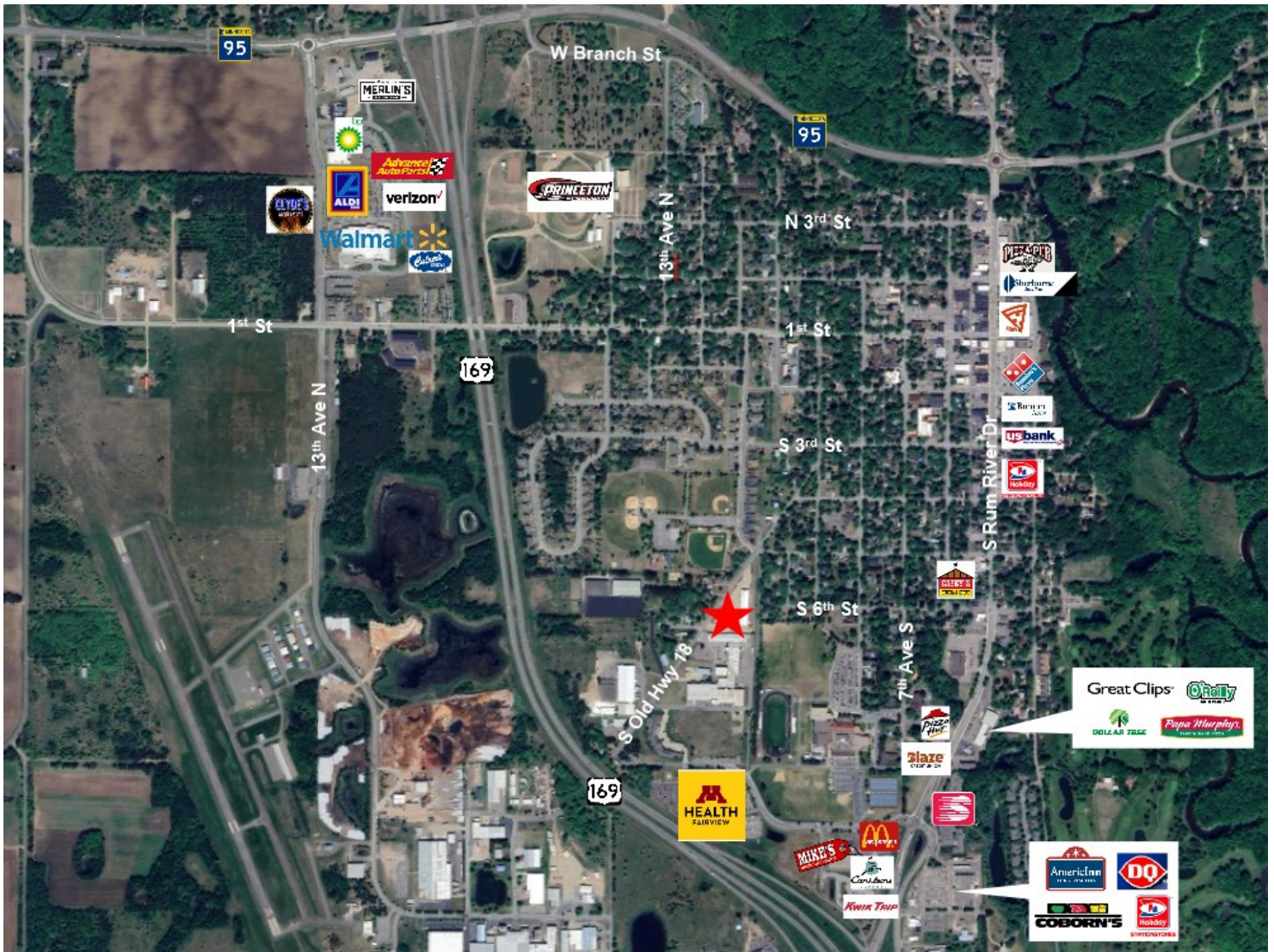
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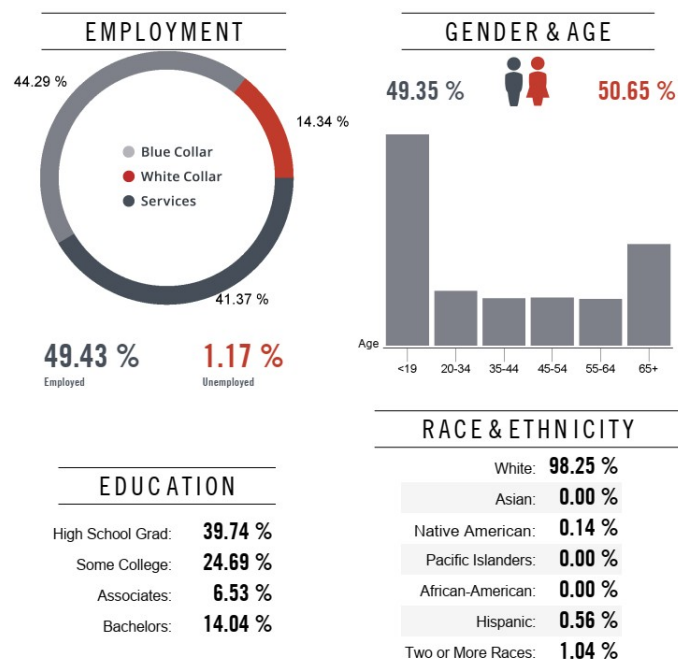
bmateer@tatonkare.com



Location Facts & Demographics

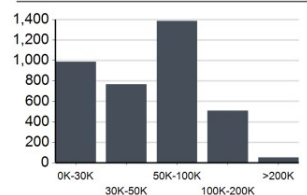
Demographics are determined by a 10 minute drive from 700 Cty Rd S, Princeton, MN 55371

CITY, STATE	
Princeton, MN	
POPULATION	
8,544	
AVG. HHSIZE	
2.73	
MEDIAN HH INCOME	
\$61,766	
HOME OWNERSHIP	
Renters:	654
Owners:	2,604

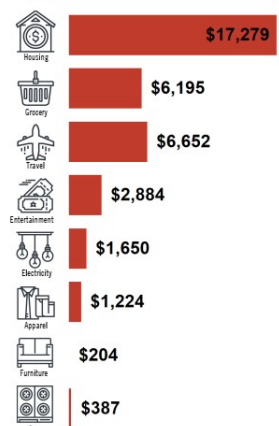


Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Shop Building

