

For Sale

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



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

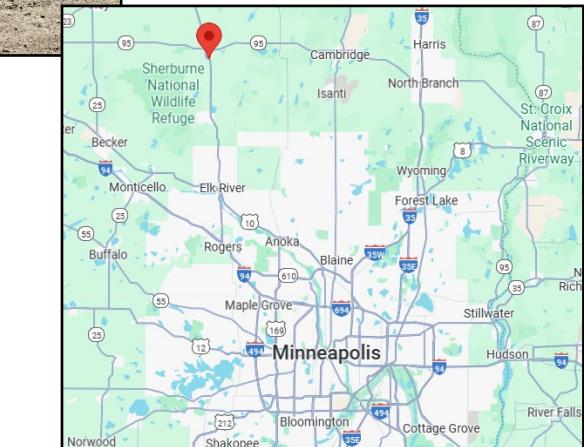
Current tenant will vacate end of July 2025

Mille Lacs County

51 miles from Downtown Minneapolis



PRICE REDUCTION



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

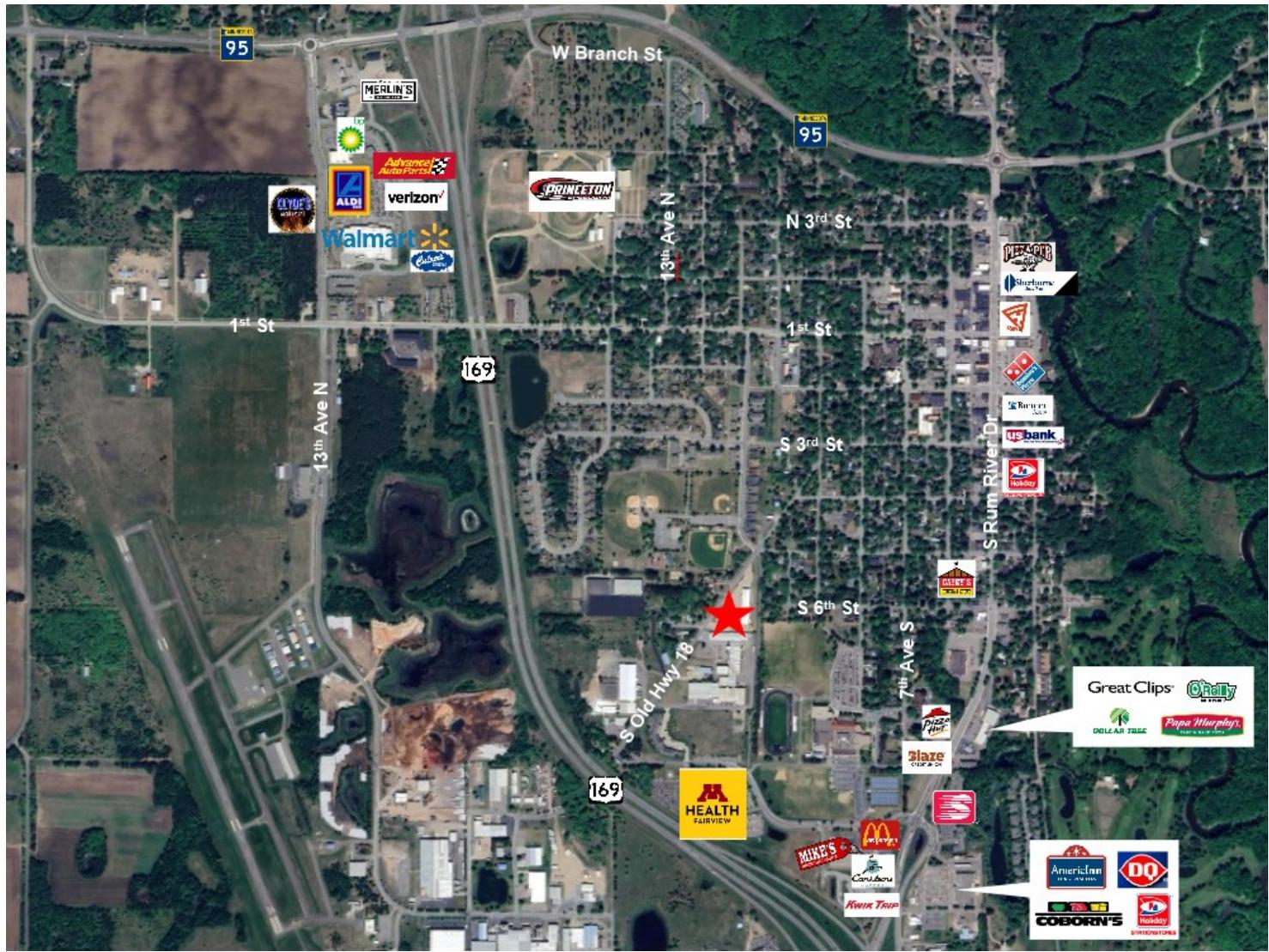
612.466.7304

tcs@tatonkare.com

Brad Mateer

612.466.7313

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. HH SIZE

2.73

MEDIAN HH INCOME

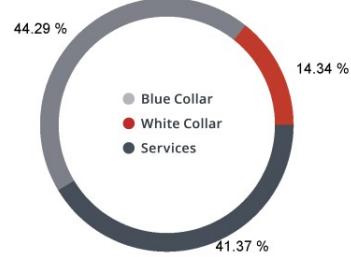
\$61,766

HOME OWNERSHIP

Renters: **654**

Owners: **2,604**

EMPLOYMENT



49.43 %

Employed

1.17 %

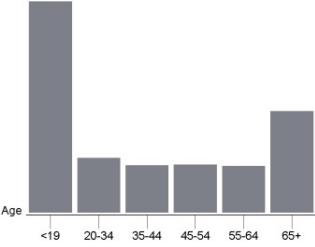
Unemployed

EDUCATION

High School Grad:	39.74 %
Some College:	24.69 %
Associates:	6.53 %
Bachelors:	14.04 %

GENDER & AGE

49.35 % **50.65 %**

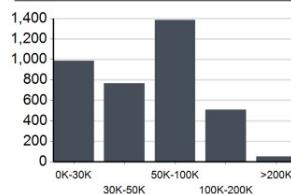


RACE & ETHNICITY

White:	98.25 %
Asian:	0.00 %
Native American:	0.14 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	0.56 %
Two or More Races:	1.04 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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Shop Building

