



# STOREHOUSE

780 East Pearl Street, Kasota, MN 56050



## PROPERTY DESCRIPTION

This storage unit is 40 x 60. It is heated, has water, 3 overhead doors, own private driveway, conveniently located off hwy 22, 14 feet high doors and ceiling

## PROPERTY HIGHLIGHTS

- 2,400 SF industrial storage unit
- Ideal for warehouse or distribution use
- High ceilings for vertical storage
- Proximity to major transportation routes

## OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	2.75 Acres
Building Size:	2,400 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	326	4,978	32,314
Total Population	812	15,225	83,809
Average HH Income	\$98,949	\$114,475	\$99,906

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.

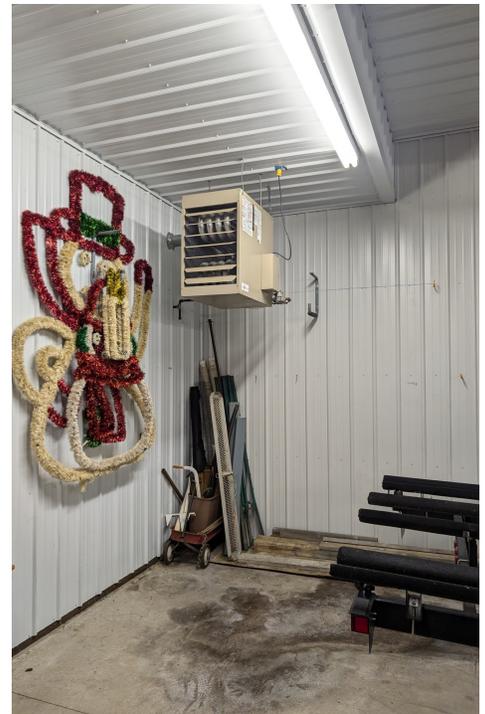
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**INDUSTRIAL FOR SALE**

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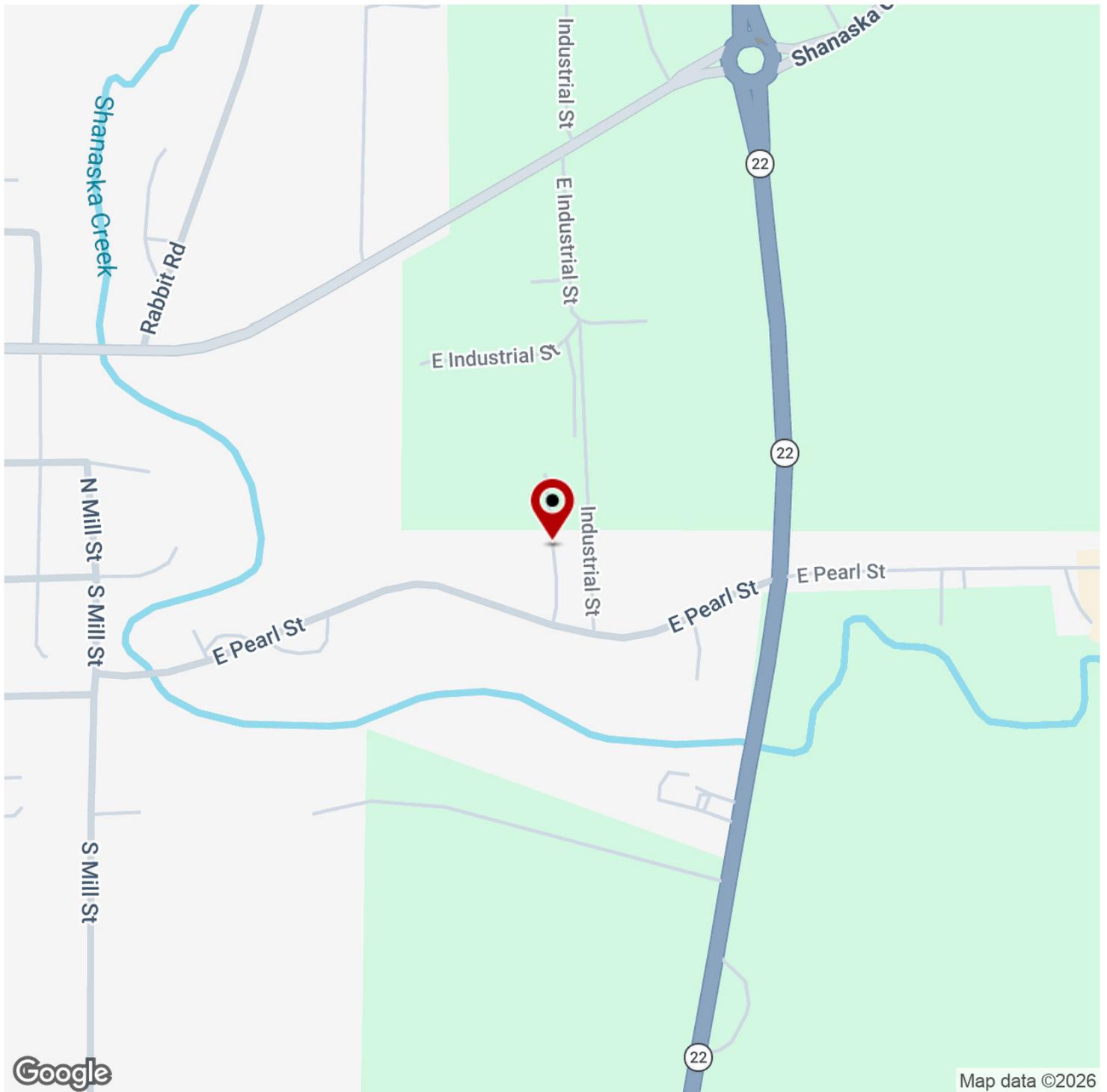
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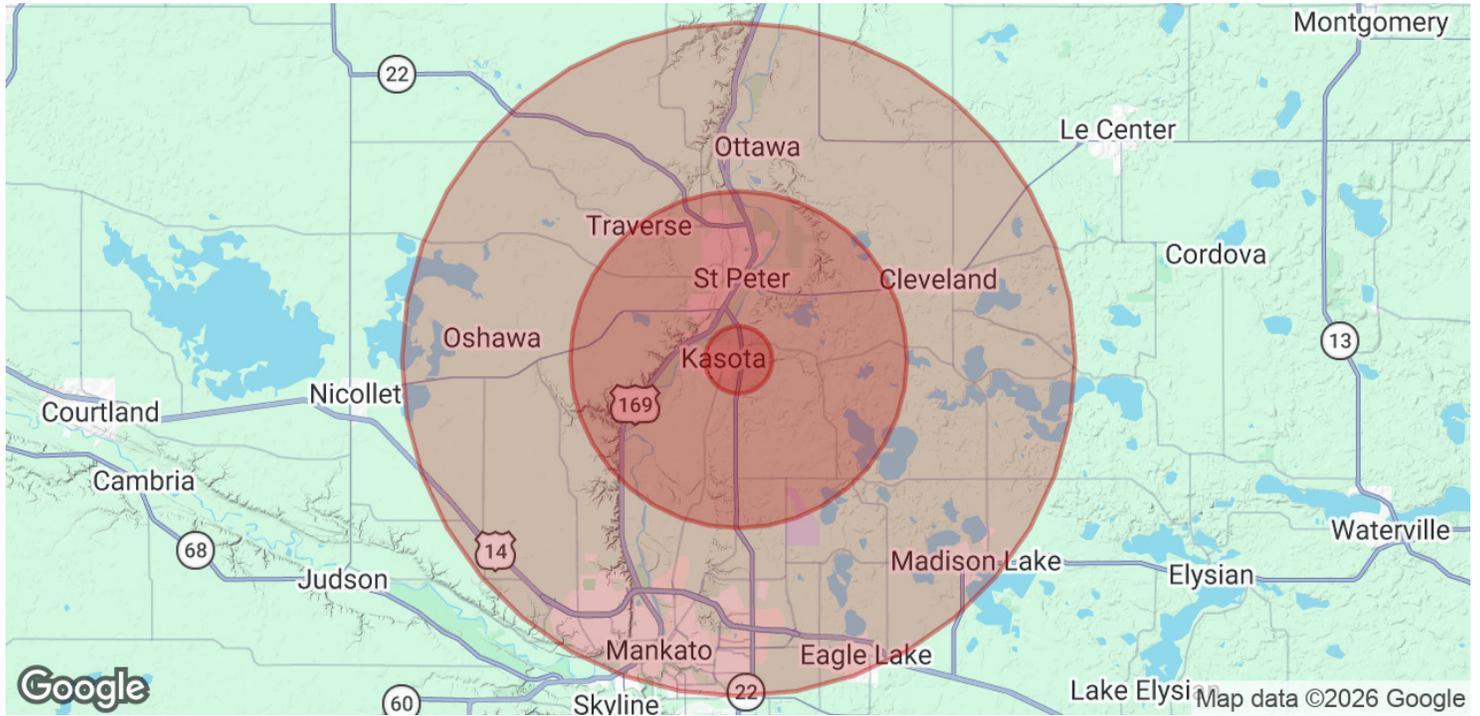
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	812	15,225	83,809
Average Age	41	38	37
Average Age (Male)	41	37	36
Average Age (Female)	42	39	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	326	4,978	32,314
# of Persons per HH	2.5	3.1	2.6
Average HH Income	\$98,949	\$114,475	\$99,906
Average House Value	\$296,529	\$313,548	\$306,234

*Demographics data derived from AlphaMap*

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