

\$971,429

7.35% CAP RATE

**1552 ALBION AVE
FAIRMONT, MN 56031**



Absolute-NNN Lease | ±19 Years Remaining With 2% Annual Rent Increases
Established Fairmont, MN Location Along Albion Ave Near I-90 With Strong Traffic Exposure
Established Shell Gas Station & Convenience Store With Proven Consumer Demand
Backed By Established and Successful Operator | Potential For 100% Bonus Depreciation

Marcus & Millichap
NFB GROUP

WHY INVEST?



Strategic Fairmont Interstate Corridor Location | Supported by Regional Agriculture, Residential & Commuter Traffic

- **Strategically Located Along Albion Avenue Near Interstate 90**, A Major East-West Corridor Providing Direct Connectivity Throughout Southern Minnesota And The Greater Fairmont Area
- **Freestanding Shell plc Gas Station & Convenience Store** With Strong Visibility, Convenient Access, And On-Site Parking Positioned To Capture Local Residents And Daily Commuter Traffic
- **Located Within The Primary Commercial Trade Area Of Fairmont**, Supported By Regional Employment Drivers Including Healthcare, Agriculture, And The Area's Chain Of Interconnected Lakes That Enhance Tourism, Recreation, And Year-Round Consumer Activity
- **Positioned Within An Established Commercial Corridor** Near National And Local Retailers Serving The Surrounding Trade Area
- **Benefits From Consistent Traffic Exposure** Along A Key Local Thoroughfare Connecting Residential Neighborhoods, Agricultural Land, And Interstate Travel Routes Throughout The Market



Long-Term NNN Lease With ±19 Years Remaining | Strong Yield With Built-In Annual Rent Growth

- **±19 Years Remaining On A NNN Lease**, Providing Stable, Passive Income With Zero Landlord Responsibilities
- **Strong In-Place Cash Flow, With \$71,400 In Annual Base Rent** (\$5,950/Month) Backed By Established Operator KeyStone Retail and Affiliates (39 Units)
- **Attractive Rent Growth Structure, Featuring 2% Annual Increases**
- **Long-Term Income Security, With Four (4) Five-Year Renewal Options**, Extending Potential Lease Duration And Investment Upside
- **High-Yield Investment Opportunity Offered At A 7.35% Cap Rate**, Supported By A Proven Operating Location Within The Fairmont Trade Area



Established Operator Globally Recognized Fuel & Convenience Brand

- **Operated And Guaranteed By Established Operator KeyStone Retail and Affiliates (39 Units)**, With A Demonstrated Track Record Of Operating Fuel And Convenience Retail Locations Across Multiple Markets

- **Global Energy & Convenience Brand — Shell plc Is One Of The Most Recognized Fuel And Energy Brands In The World**, With Thousands Of Locations Across The U.S. And A Strong International Presence
- **Widely Known For Its Fuel, Convenience Retail, And Grab-And-Go Offerings**, Driving Consistent Consumer Demand Through Daily Commuter Traffic And Accessible Neighborhood Locations



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 1552 Albion Ave, Fairmont, MN 56031
Branding:	Shell
Guarantor:	KeyStone Retail and Affiliates (39-Units)
Price:	\$971,429
Cap Rate*:	7.35%
NOI*:	\$71,400
Building Size (SF):	±1,992 SF
Lot Size (AC):	±0.33 Acres
Year Built:	1971

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

LEASE TERMS

Lease Commencement:	8/26/2025
Lease Term Expiration:	8/31/2045
Term Remaining:	±19 Years
Lease Type:	NNN (Fee-Simple)
Landlord Responsibilities:	None
100% Bonus Depreciation:	Eligible**
Monthly Rent*:	\$5,950
Annual Base Rent*:	\$71,400
Rental Increases:	2% Annually
Renewal Options:	4 x 5 Years

*Annual Rent, NOI, and Cap Rate reflect the upcoming rent increase scheduled for 9/1/2026. If close of escrow occurs prior to rent increase, Seller to credit Buyer rent on a prorated basis through the rent increase date.

**Property should qualify for 100% bonus depreciation under IRC §168(k), permanently restored by the OBBBA. Buyer must confirm eligibility with their CPA or tax consultant. Broker is not a tax advisor and makes no representation or warranty regarding the availability, applicability, or amount of any tax benefit. Buyer is solely responsible for conducting independent tax due diligence and bears all risk associated with any tax position taken.

\$971,429

LISTING PRICE

7.35%

CAP RATE*

±19 YRS

LEASE TERM

\$71,400

NOI*

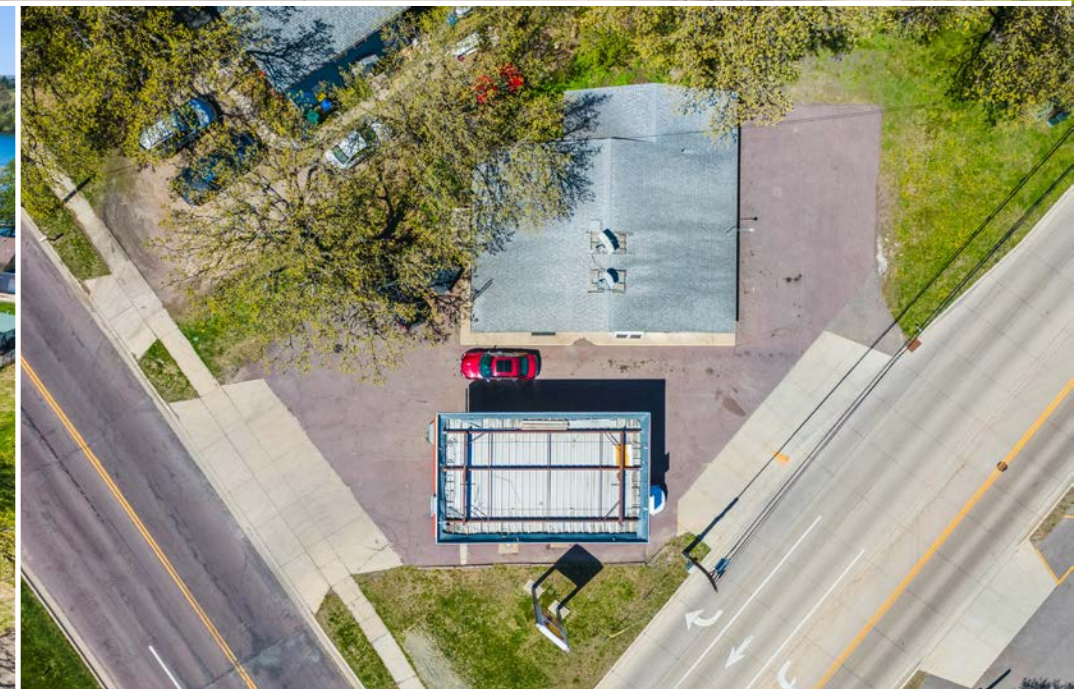
NNN

LEASE TYPE

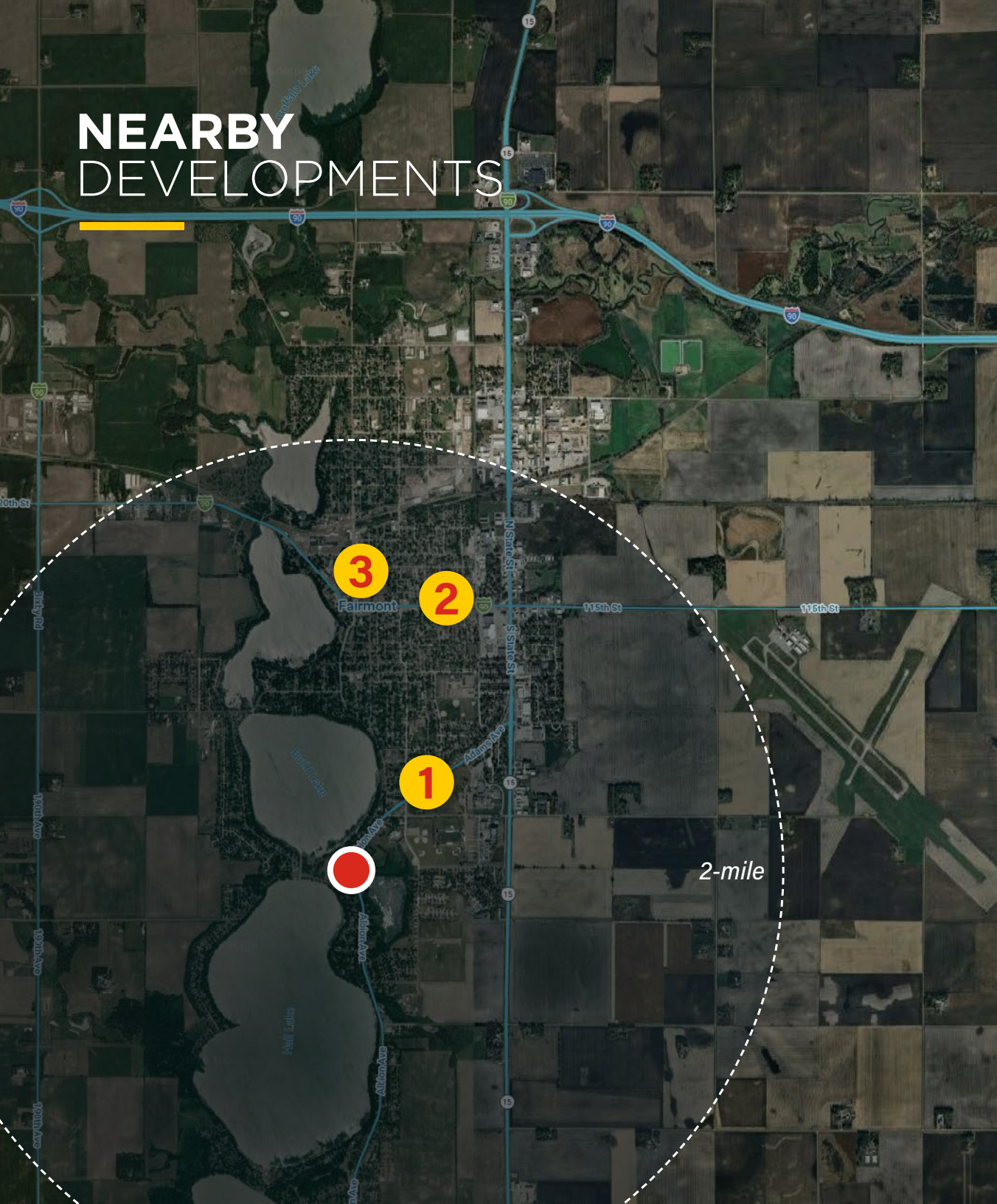
±1,992 SF

BUILDING SIZE





NEARBY DEVELOPMENTS



1. 2026 City Street Improvement Program: \$8.1 Million in Reconstruction and Overlays Including Albion Avenue Corridor (Municipal Infrastructure)

The Fairmont City Council approved an \$8.1 million 2026 Street Improvement Program covering Park Street reconstruction (Blue Earth Avenue to 4th Street), Orient Street reconstruction, and 12 separate overlay projects. Two of the overlay projects directly affect the subject's Albion Avenue corridor: Deli Street from Albion Avenue to its deadend, and Government Street from Albion Avenue to its deadend. The City Council awarded a \$597,372 overlay contract on April 28, 2026, with construction beginning in the 2026 season. Additional projects in the program include Budd Street, Burton Lane, Cedar Creek Court, Home Street, School Street, Highway 15 Service roads, 12th Street, and the Aquatic Park parking lot. Funding sources include municipal state aid, a federal Small City Surface Transportation Program (STP) grant, improvement program bonds, and special assessments.

[READ MORE](#)

2. Blue Earth Avenue Corridor Improvement: Road Diet, Roundabout, and Complete Streets Upgrade (Transportation Infrastructure)

The City of Fairmont is proceeding with a major improvement of Blue Earth Avenue in 2026, converting the existing four-lane roadway from Downtown Plaza to Highway 15 to a three-lane section with a center turn lane. The project includes removal of traffic signals at Park Street and Prairie Avenue, construction of a new roundabout at Prairie Avenue, ADA improvements at all intersections, green space beautification, and sidewalk reconstruction throughout the corridor. The project is funded in part by federal transportation funds and is designed to improve safety, protect left-turn movements, and enhance pedestrian connectivity along one of Fairmont's primary east-west commercial corridors. A community engagement session was held April 30, 2025, with construction planned for 2026.

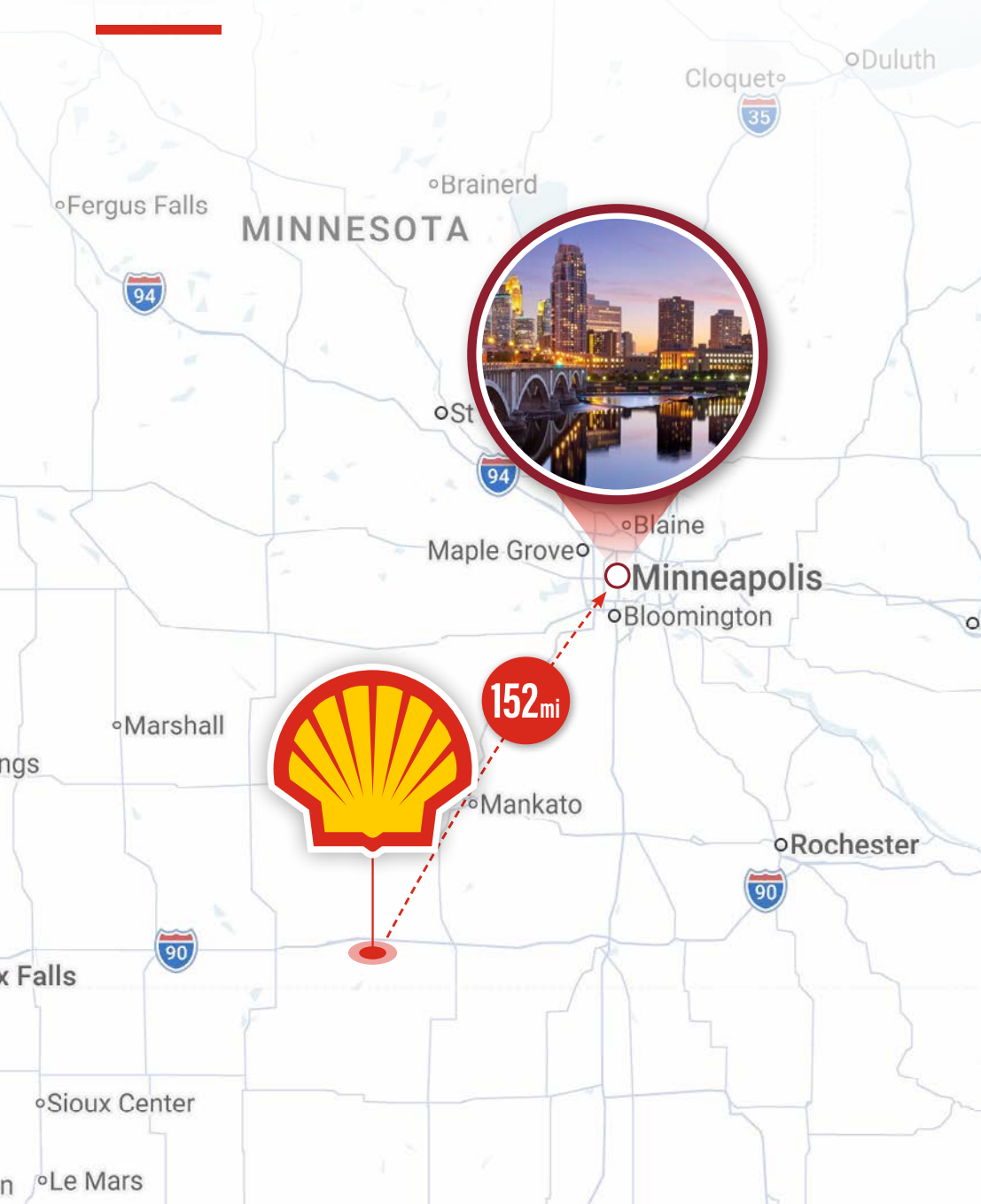
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3. City Hall and Public Safety Facility: \$7.8 Million Planned Replacement (Civic / Government)

The City of Fairmont's 2026 to 2030 Capital Improvement Plan designates \$7.8 million for a City Hall and public safety facility replacement, currently targeted for 2028. A facility needs analysis was completed by Wold Architects and Engineers (covering City Hall, the Southern Minnesota Educational Campus building, and the Ice Arena) alongside a separate study by Brunton Architects and Engineers focused on the City Hall and Fire Hall. The studies identified significant deferred maintenance, space deficiencies, and safety concerns in the current facilities. The CIP allocates \$25,000 in 2026 for continued facility planning and design work, with \$7.8 million in General Obligation Bond funding programmed for 2028 construction. The new facility is expected to consolidate police, fire, and city administrative functions in a modern, code-compliant building, representing a significant long-term civic investment for the community.

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FAIRMONT MINNESOTA



The Fairmont market, located in southern Minnesota along the Interstate 90 corridor, is a stable and regionally significant community that serves as the primary economic and service hub for Martin County and surrounding rural areas. With a population of approximately 10,000, Fairmont supports a diverse local economy driven by agriculture, food processing, healthcare, and light manufacturing. The city benefits from its strategic positioning along a major east-west transportation route, providing connectivity to larger regional markets while maintaining a steady base of local and commuter-driven economic activity.



*Home to 5 Beautiful Lakes
Fairmont, MN*



POPULATION	AVG. HH INCOME	DAYTIME POPULATION
19,673	\$91,802	12,700

At the core of Fairmont's identity is its strong healthcare presence, anchored by Mayo Clinic Health System, which serves as a primary provider for the surrounding region and supports a significant portion of local employment. In addition to its healthcare infrastructure, Fairmont is known for its unique natural setting as the "City of Lakes," featuring a chain of interconnected lakes that enhance quality of life and contribute to the area's recreational appeal. Local amenities, community events, and outdoor attractions foster a welcoming environment that supports long-term residential stability and sustained consumer activity.

Fairmont continues to benefit from a balanced economic foundation supported by a mix of regional employers, educational institutions, and essential services. Minnesota West Community and Technical College plays a key role in workforce development, while local agribusiness and manufacturing operations contribute to the area's economic consistency. Retail and commercial activity is concentrated along primary corridors such as State Street and near Interstate 90 interchanges, where businesses benefit from strong visibility and accessibility. Supported by a stable population base and its role as a regional draw for surrounding communities, Fairmont offers a reliable environment for continued economic activity and long-term growth.

TENANT PROFILE



Founded in 1907, Shell plc is one of the most recognized and enduring energy companies in the world, built on a legacy of innovation, infrastructure, and global fuel operations. Originally established through the merger of Royal Dutch Petroleum and Shell Transport and Trading, the company rapidly expanded its presence through large-scale oil production, refining, and an extensive global retail network—cultivating strong consumer recognition across international markets. In addition to its core fuel operations, Shell's portfolio includes convenience retail, EV charging, lubricants, liquefied natural gas (LNG), and renewable energy initiatives designed to meet evolving consumer and industry demands while maintaining its position as a leading global energy provider.

Today, Shell plc operates thousands of retail and service locations across the United States and international markets, with a significant global footprint spanning more than 70 countries. The company continues to modernize its platform through upgraded station formats, digital payment integration, EV charging expansion, and convenience-focused initiatives that prioritize customer experience and operational efficiency.

Shell plc is a publicly traded global energy company listed on the New York Stock Exchange. Supported by strong global brand recognition, large-scale infrastructure, and continued investment in technology and diversified energy solutions, Shell remains a resilient and widely recognized industry leader while continuing to adapt to evolving energy demands and changing mobility trends.



2025 REVENUE

\$273B

U.S. LOCATIONS

12K+

EMPLOYEES

95K+

NASDAQ

SHEL

SOURCE: STATISTA 2026

IN THE NEWS



[FULL ARTICLE](#)

SHELL PLC FIRST QUARTER 2026 RESULTS ANNOUNCEMENT

Shell plc reported solid first-quarter 2026 results, driven by strong performance across its core oil, gas, LNG, and trading businesses, which continue to underpin overall profitability. The company delivered increased earnings compared to the prior quarter, supported by higher refining margins, resilient commodity trading, and disciplined cost management, while maintaining significant shareholder returns through dividends and buybacks. Despite ongoing investment in lower-carbon and...

SHELL IS ACQUIRING A CANADIAN ENERGY COMPANY FOR NEARLY \$14 BILLION

Shell (SHEL 0.49%) is making a big splash. The global integrated energy giant has agreed to acquire Canadian energy company ARC Resources (ARX 0.29%) for \$13.6 billion. The deal will significantly increase Shell's oil and gas production rate through 2030. The multi-billion-dollar deal comes amid major upheaval in global energy markets. The Strait of Hormuz closure by Iran has disrupted the flow of oil and liquefied natural gas (LNG) out of the Persian Gulf. The deal enhances Shell's ability to supply...



[FULL ARTICLE](#)

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: --