

****PRICE REDUCED** QOZ-LOCATED VALUE-ADD MEDICAL OFFICE FOR SALE**



MEDICAL OFFICE FOR SALE

Property Highlights:

Off-campus value-add medical office building totaling approximately 29,270 gross square feet on two (2) stories, expandable to approximately 40,000 gross square feet with existing footings in-place. Strategically located south of I-90 in Fairmont, Minnesota, between Rochester Mayo Clinic Hospital and Sioux Falls Sanford Hospitals. More than 190 shared surface parking stalls plus 20 underground heating parking stalls on-site. Existing income in-place for a portion of the first floor.

The Property is located within a Qualified Opportunity Zone (QOZ) making this an excellent owner/user or value-add investment opportunity.

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ASKING PRICE

~~\$1,900,000 (\$65/SF)~~

\$1,650,000 (\$56/SF)

ADDRESS

**757 S. State Street,
Fairmont, MN, 56031**

OCCUPANCY

**Vacant At Sale – Partial
1st Floor Tenant MTM
Currently**

COUNTY

Martin

TOTAL GSF

29,270 SF

YEAR BUILT

2002

ZONING

**B-3 (Medical Clinics
Permitted)**

PIDs

233080020, 233080021

LAND AREA

2.22 Acres

PARKING

**198 shared surface
parking stalls and 20
underground stalls**

ASSESSED VALUE

\$3,492,700 (Combined)

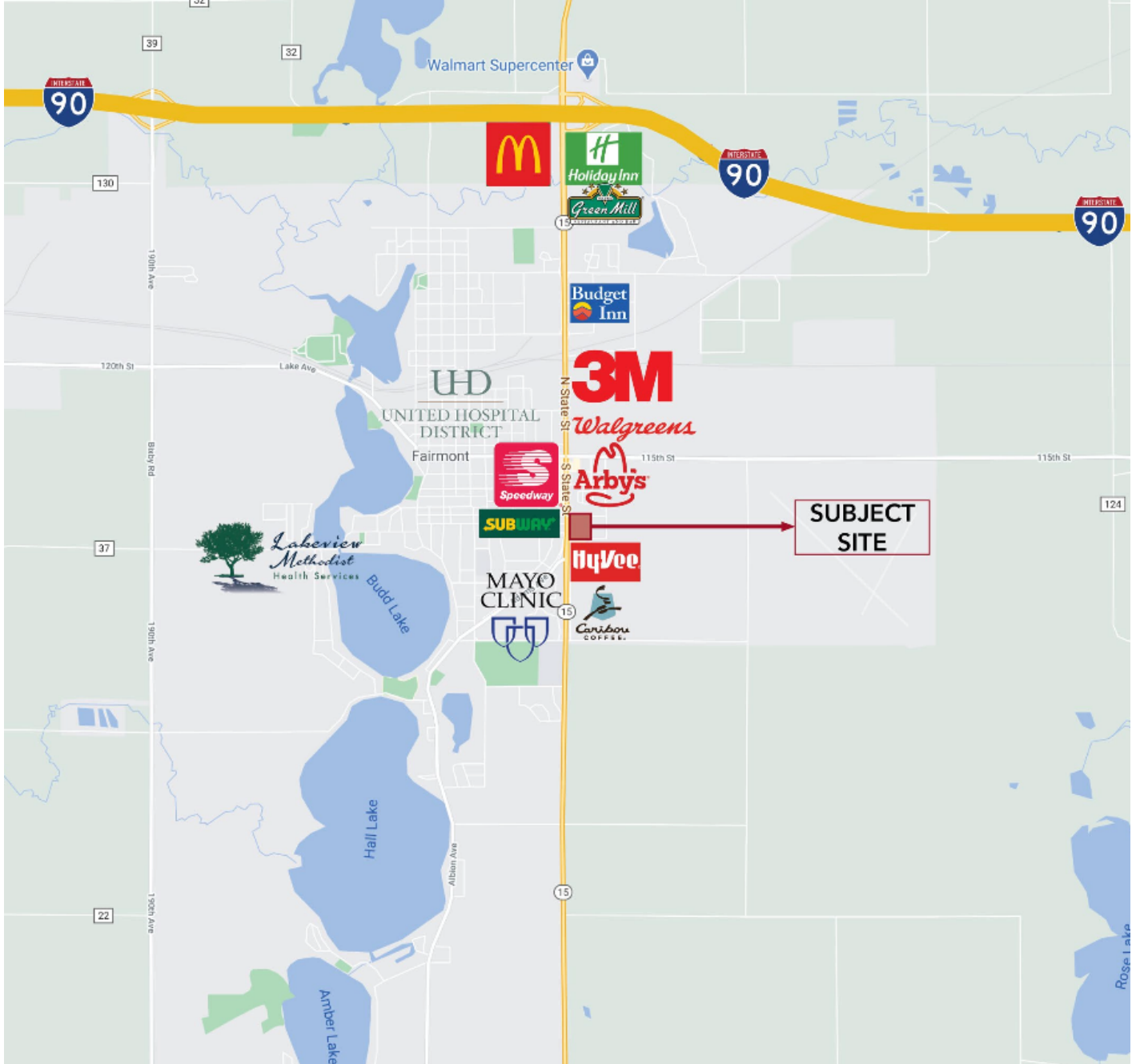
REAL ESTATE TAXES

\$97,386 (2019)

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Area Amenities



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Property Aerial



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Exterior Photos



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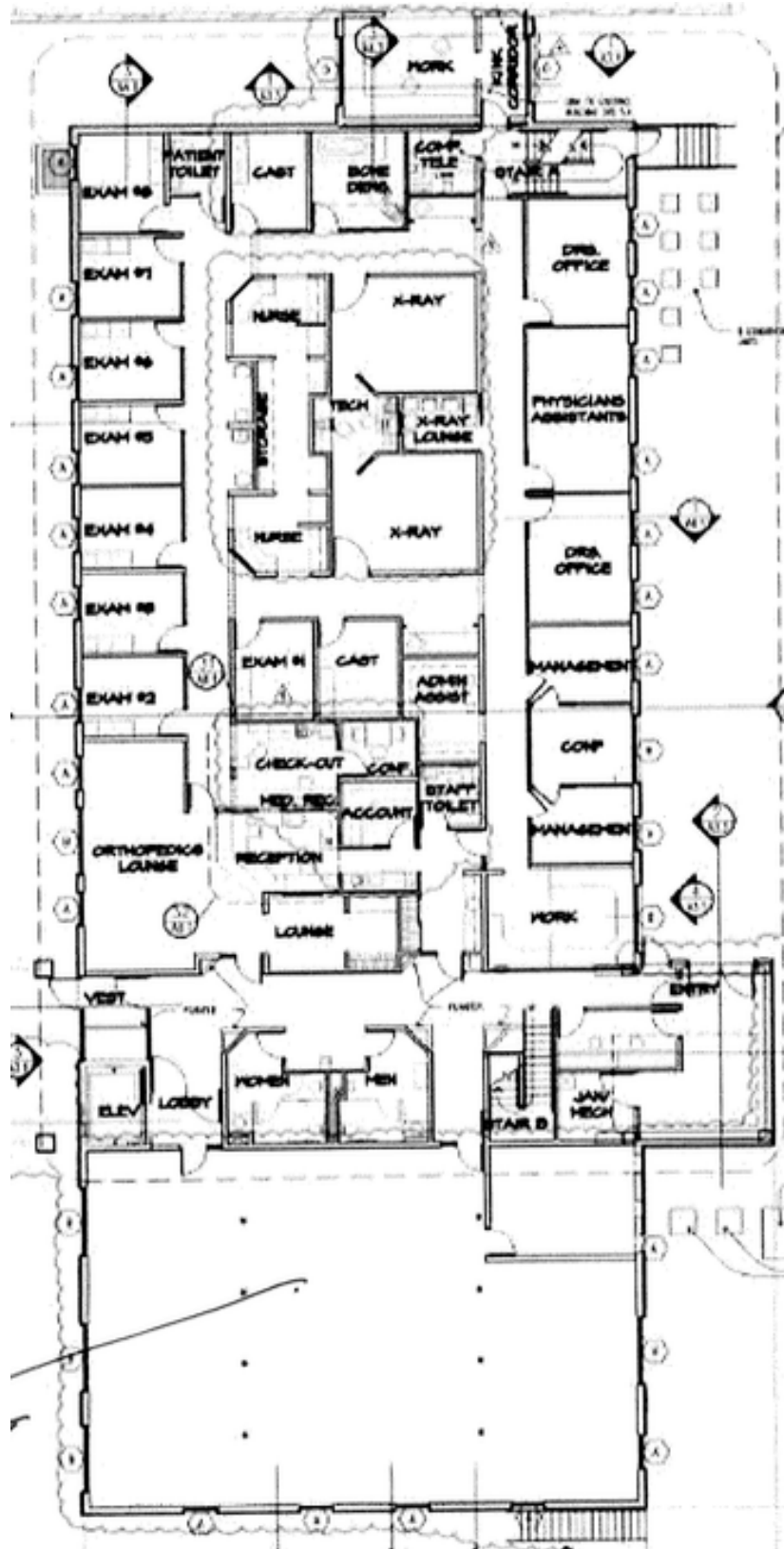
Interior Photos



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1st Floor Plan



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2nd Floor Plan

