



# St. Peter Venue Investment

419 S Minnesota Ave  
Saint Peter, Minnesota 56082

## Property Overview

This property is known to many brides across Minnesota as The Capitol Room. The former armory turned wedding venue has been expertly restored and is an award winning venue. The property is leased to the venue operator, but they are open to an asset/business sale. Own a piece of St. Peter history along the thriving downtown corridor.

Landlord pays property taxes and insurance. Tenant's lease is Modified Gross and performed all renovations.

## Property Highlights

- **Fully Leased - Single Tenant**
- Restored Historic Property
- Two Event Spaces
- Bridal Party Suites
- Catering Prep Space

## Offering Summary

Sale Price:	Inquire for Financials
Building Size:	9,864 SF
Lot Size:	0.27 Acres

## For More Information

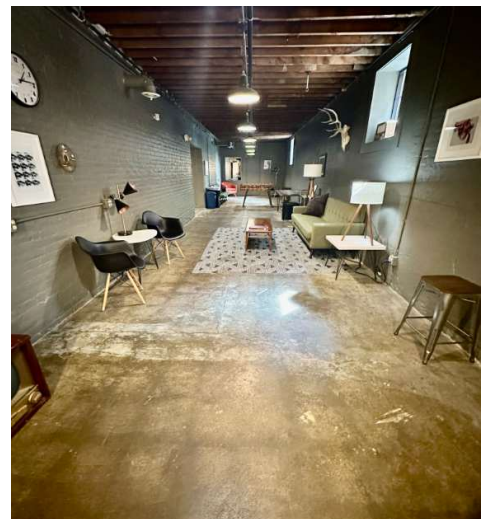
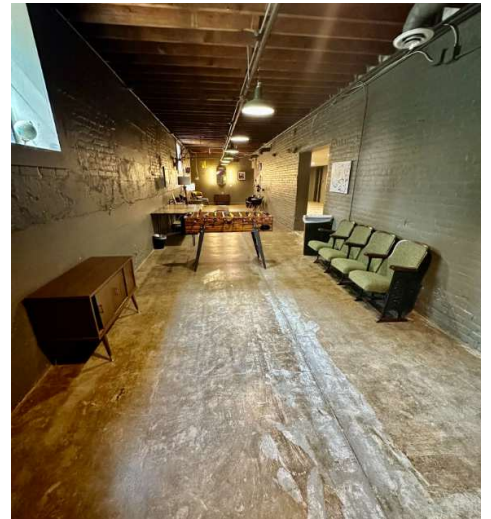
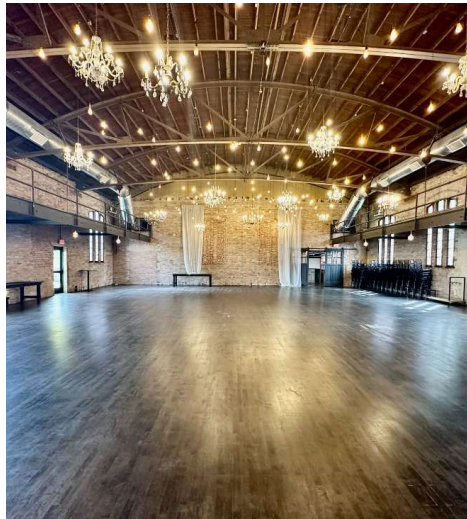
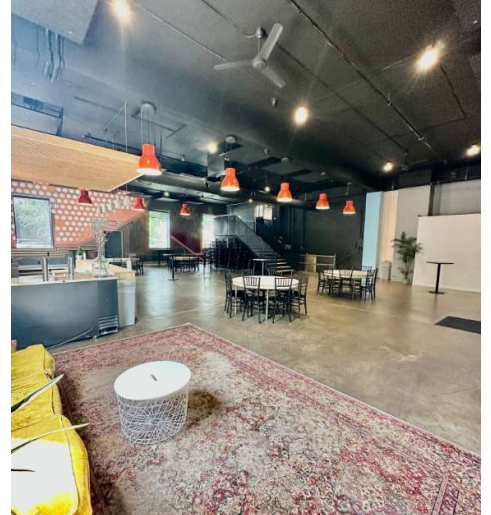
**David Schooff**

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For Sale  
9,864 SF  
Special Purpose Space







Suite	Tenant Name	Size SF	Lease Start	Lease End
419	The Capitol Room	11,000 SF	07/01/2017	12/31/2026
Totals		11,000 SF		



For Sale

9,864 SF

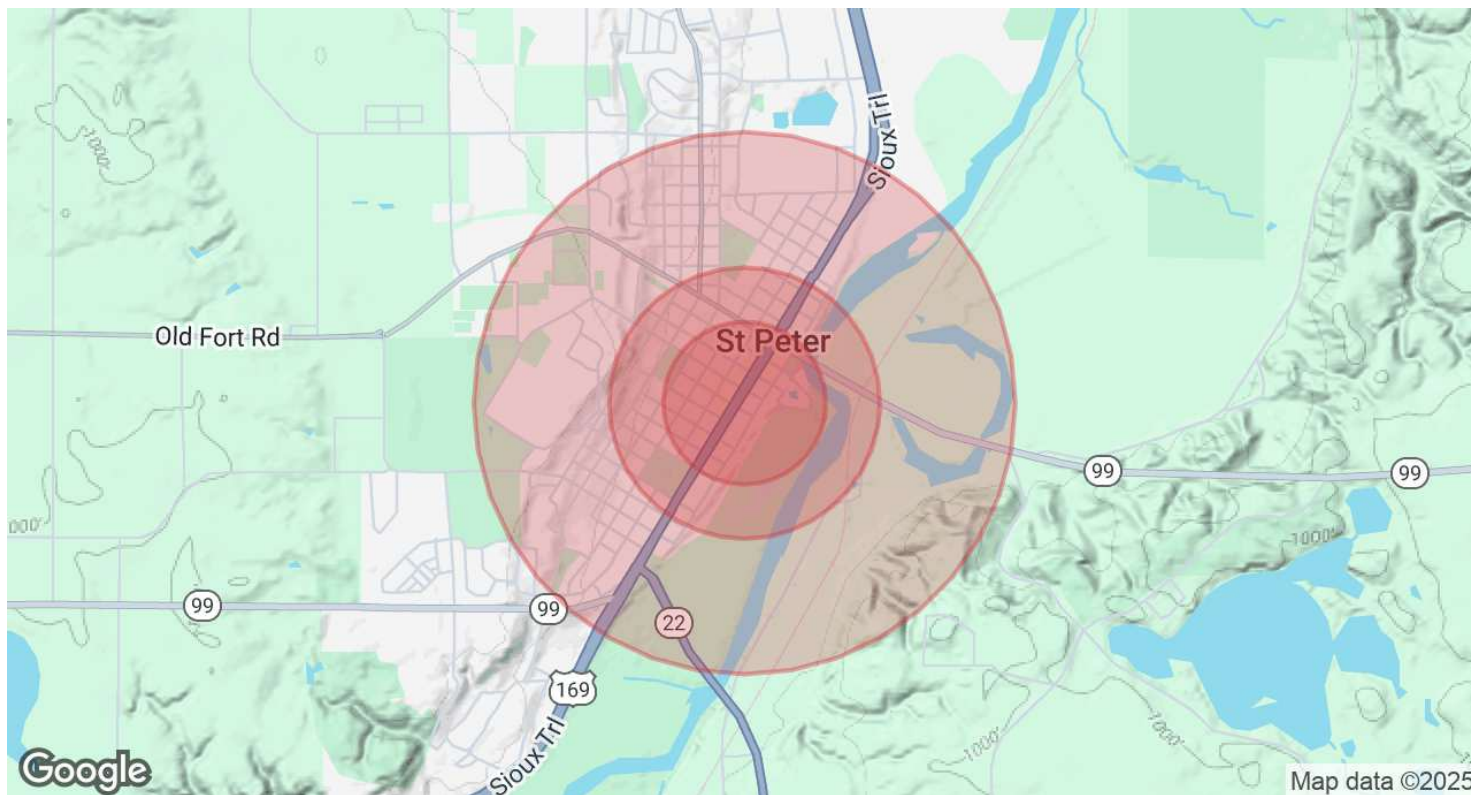
Special Purpose Space



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo





Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	462	1,455	4,269
Average Age	39	38	34

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	205	611	1,324
# of Persons per HH	2.3	2.4	3.2
Average HH Income	\$77,534	\$83,754	\$108,200
Average House Value	\$268,966	\$272,068	\$295,415

Demographics data derived from AlphaMap



# For Sale

## 9,864 SF

### Special Purpose Space



#### David Schooff

CEO | Broker

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### Professional Background

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

### Education

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

### Memberships

SIOR CCIM CPM

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