

INVESTMENT & OWNER-USER OPPORTUNITY

400 BROADWAY AVE N | FOLEY, MN



Well-Maintained Multi-Tenant Office Building
IMMEDIATE INCOME • FLEXIBLE OPTIONS • STRONG UPSIDE



PROPERTY HIGHLIGHTS



IMMEDIATE RENTAL INCOME
Existing tenants provide in-place cash flow from day one.



FLEXIBLE OWNER OCCUPANCY OPTIONS
Multiple vacant offices ideal for owner use or business expansion.



OWNER BUYOUT PROVISION ENHANCES FLEXIBILITY
Select leases include predetermined owner termination options, reducing uncertainty.



MULTIPLE VACANT OFFICES FOR FUTURE GROWTH
Increase revenue through lease-up or repositioning.



DOWNTOWN FOLEY LOCATION
Located in the heart of Foley with convenient access to amenities and services.



EXCELLENT VISIBILITY & AMPLE PARKING
High traffic corridor with great exposure and on-site parking for tenants and clients.



MULTI-TENANT PROFESSIONAL OFFICE BUILDING
Versatile layout suited for a variety of professional uses.



LONG-TERM UPSIDE POTENTIAL
Strong fundamentals with opportunities for growth and value appreciation.

PROPERTY SUMMARY

Building Size:	3,168 SF
Lot Size:	0.37 Acres
Year Built:	1976
Construction:	Brick & Steel
Zoning:	B-2 Central Business
HVAC:	Zoned Forced Air
Parking:	Ample On-Site
Tenancy:	Multi-Tenant
Number of Units:	9 Offices Total
Units Occupied:	3
Units Vacant:	6

WHY INVESTORS ARE LOOKING AT THIS PROPERTY

Acquire a well-maintained office building offering existing income, future occupancy flexibility, and opportunities to increase cash flow through lease-up or owner occupancy.



STABLE IN-PLACE
TENANTS



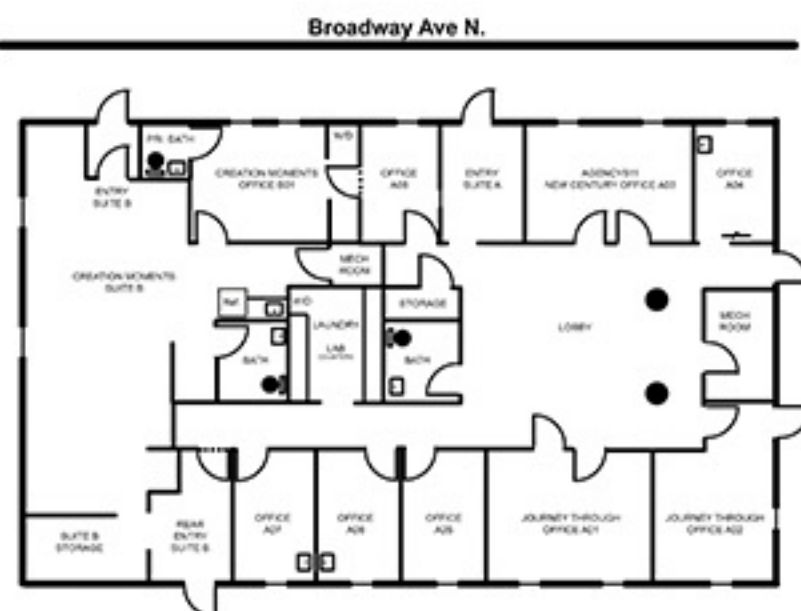
FLEXIBLE SPACE
CONFIGURATION



ENHANCED BY LEASE
FLEXIBILITY OPTIONS



IDEAL FOR INVESTORS
OR OWNER-USERS



400 Broadway Ave N | Floor Plan - Scale 1/8" = 1'

FLOOR PLAN OVERVIEW

Available for Showings via ShowingTime



PROFESSIONAL
INVESTMENT
OPPORTUNITY

EXCLUSIVELY MARKETING BY:



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