

# INDUSTRIAL FOR SALE OR LEASE

1415 1st Avenue, Mankato, MN 56001



## PROPERTY DESCRIPTION

Income producing property. Good central location, good mix of tenants , good visibility.

## PROPERTY HIGHLIGHTS

- Lots of office or warehouse in different sizes
- Located near HWY 14 in Mankato, Minnesota
- Upside potential.
- Location
- Tenant Mix
- dock and OHD

## OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$200.00 per month (Gross)
Available SF:	175 SF
Lot Size:	51,975 SF
Building Size:	42,410 SF
NOI:	\$158,000.00
Cap Rate:	9.88%

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,409	18,428	27,406
Total Population	6,153	47,313	71,162
Average HH Income	\$50,249	\$53,594	\$57,936

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.

**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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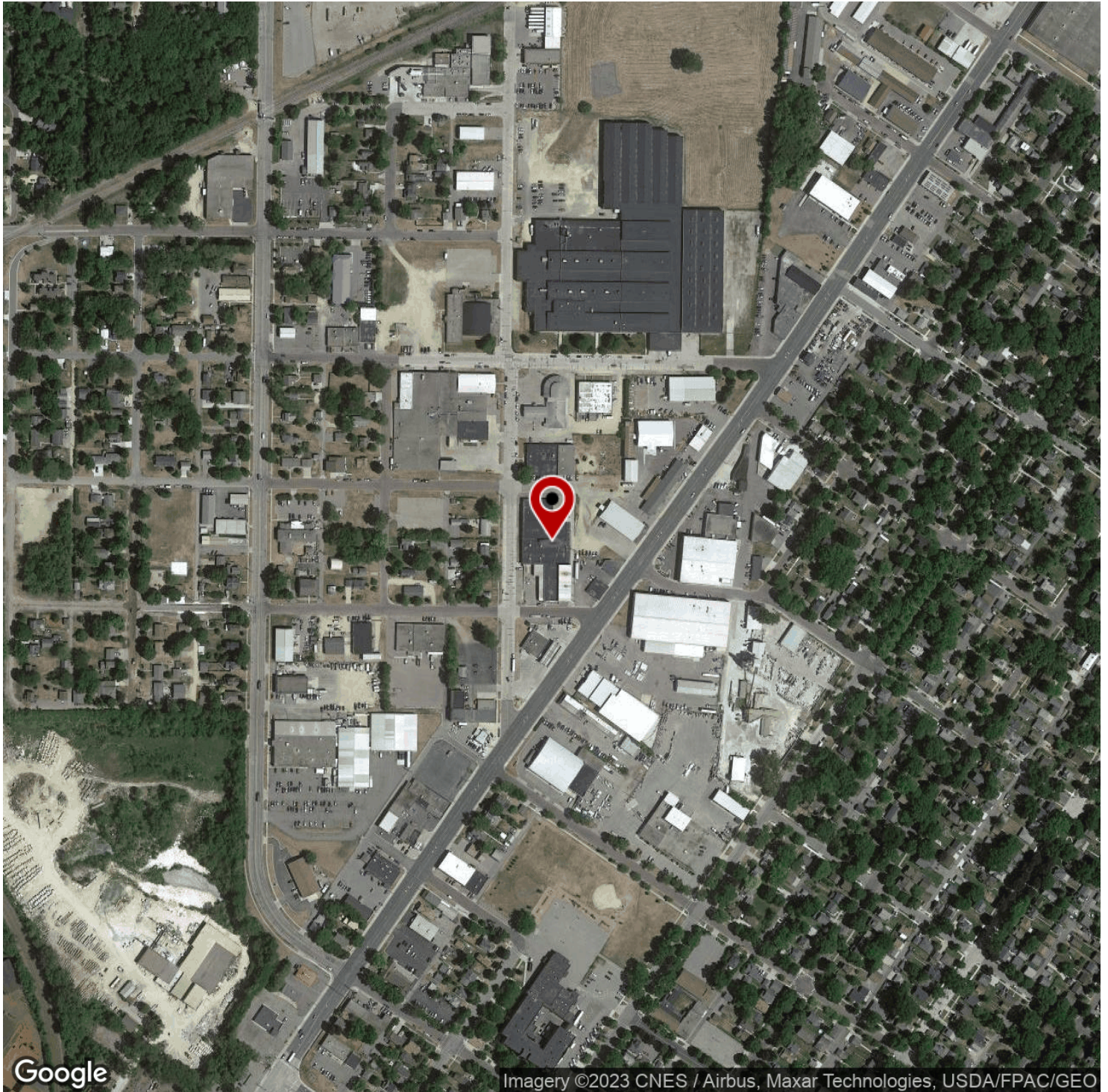
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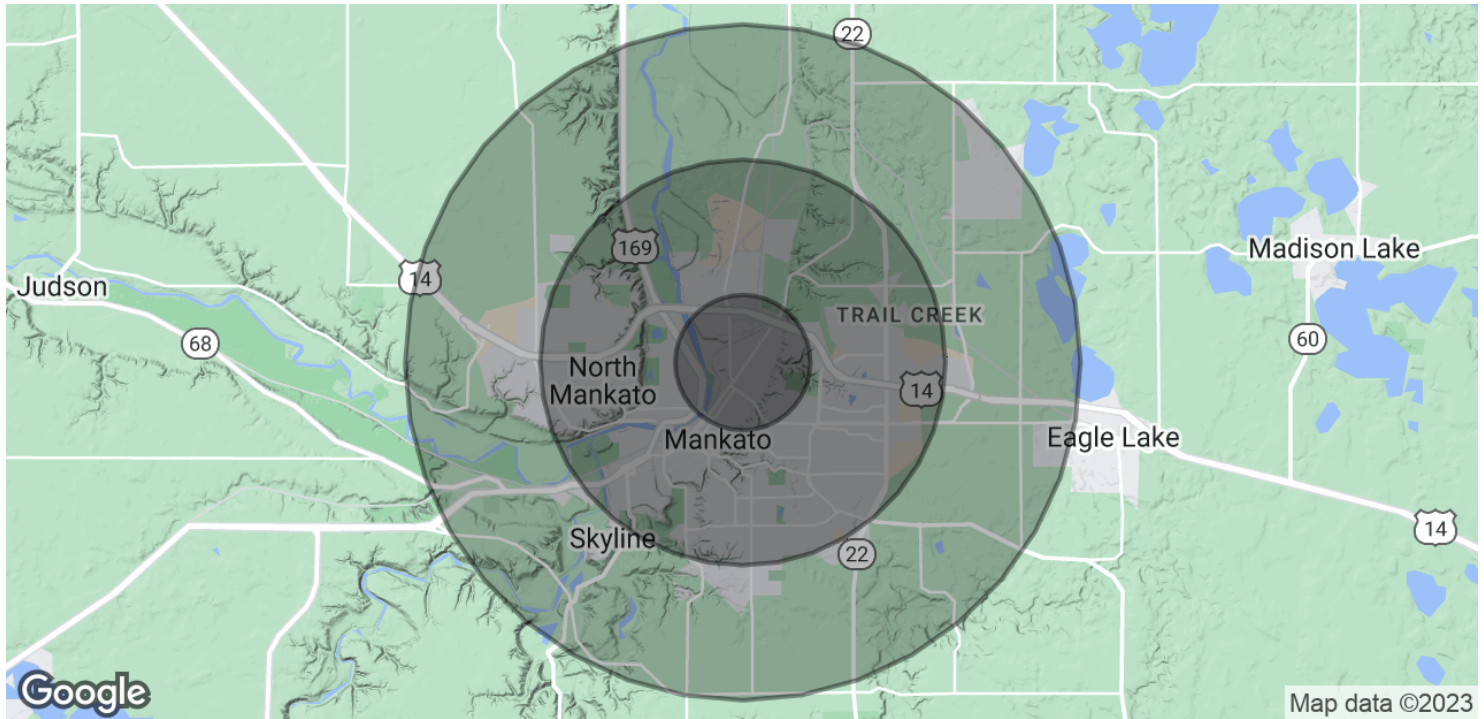
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,153	47,313	71,162
Average Age	30.0	29.7	30.3
Average Age (Male)	28.6	28.4	29.2
Average Age (Female)	33.2	31.9	32.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,409	18,428	27,406
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$50,249	\$53,594	\$57,936
Average House Value	\$148,620	\$172,154	\$185,605

*\* Demographic data derived from 2020 ACS - US Census*

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