



**INVESTMENT/REDEVELOPMENT OPPORTUNITY**

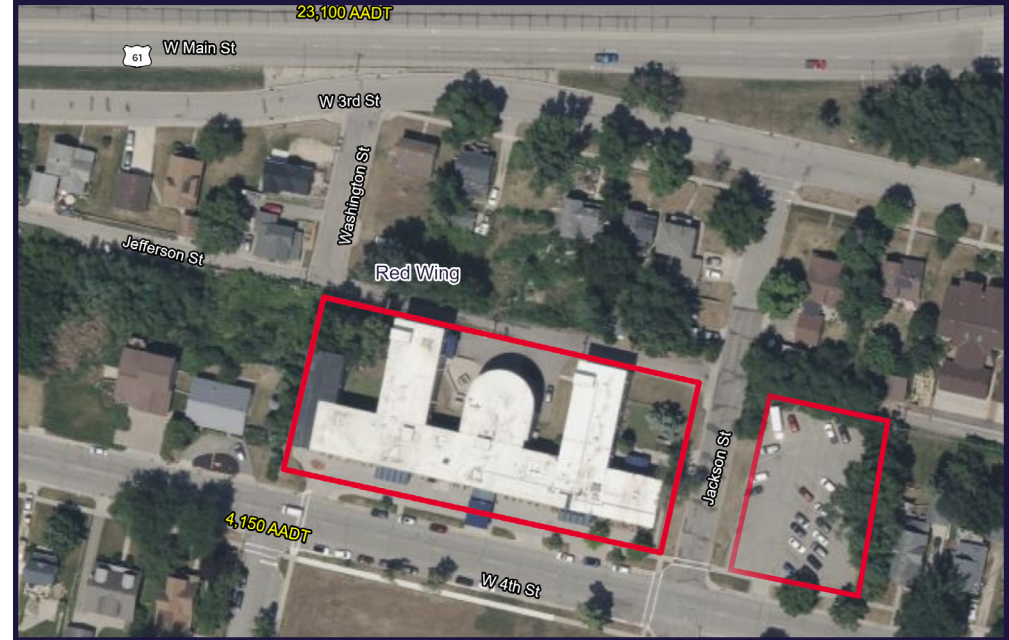
**LENDER FORCLOSURE**

**1412 4TH ST WEST | RED WING | MINNESOTA**

# PROPERTY SUMMARY

1412 4th St W, formerly The Bay View Nursing and Rehabilitation Center is now available for purchase. This 81,892 SF, two-story building offers 70 units, communal kitchens, office space, and shared amenities. Situated on a 5.34 acre parcel, the property is well located in beautiful Red Wing, Minnesota, and is surrounded by commercial and residential developments and city landmarks.

The property is well-suited for non-profit residential care, institutional uses, or redevelopment into multi-family housing. Don't miss this exceptional opportunity! Contact us today to explore its potential.



## DETAILS

|                    |                                           |
|--------------------|-------------------------------------------|
| Address            | 1412 4th St W, Red Wing, MN               |
| PID                | 55 535 0920                               |
| Building Size      | 81,892 SF                                 |
| Land Size          | 5.34 Acres                                |
| Assessed Value     | \$3,778,900                               |
| Offering Price     | \$1,390,000<br>*Owner financing Available |
| Price PSF Building | \$17.00                                   |
| Price PSF Land     | \$6.00                                    |

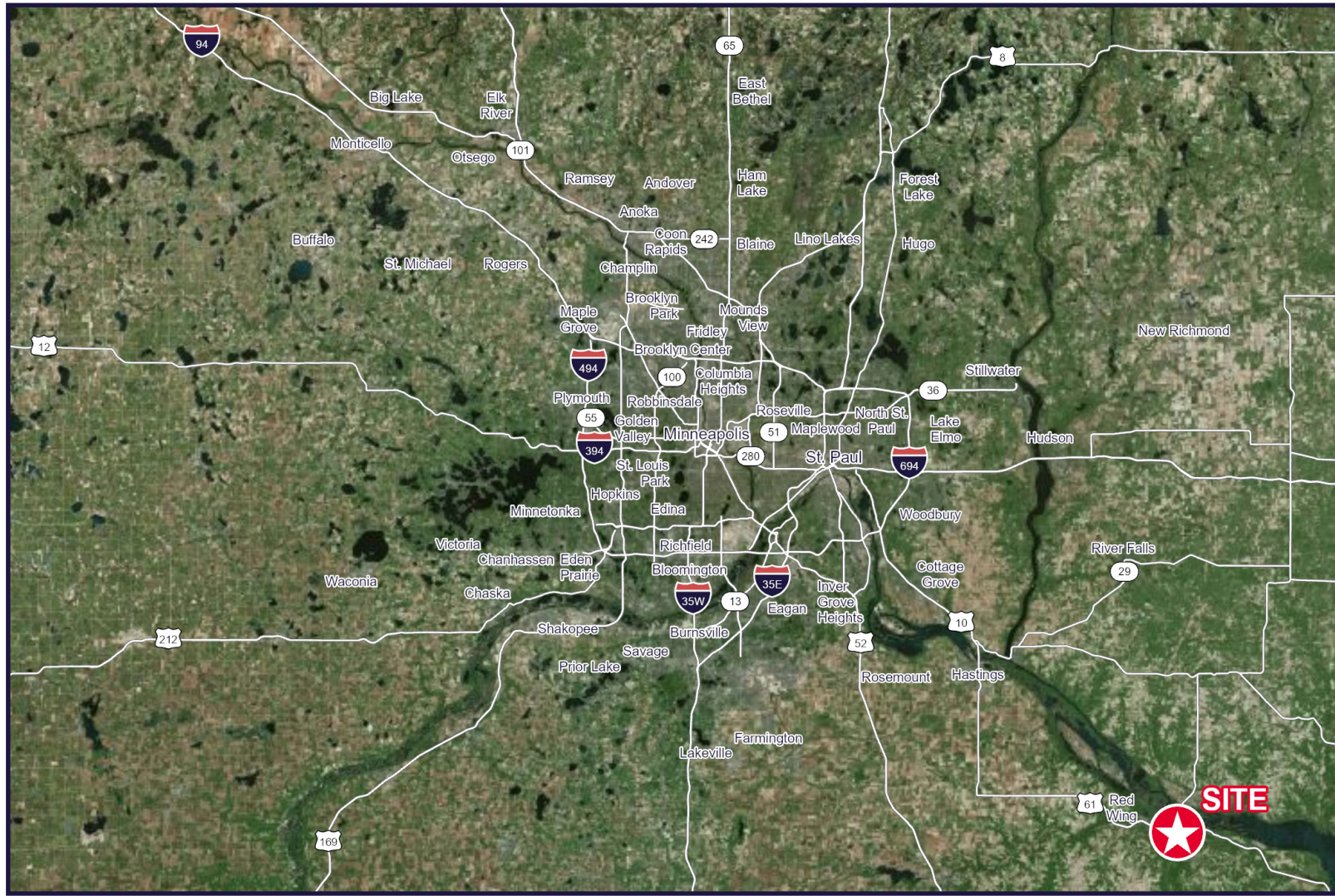
# PROPERTY PHOTOGRAPHS



# PROPERTY PHOTOGRAPHS



# AERIAL MAP



# NEIGHBORHOOD DEMOGRAPHICS

|         | <br>2024<br>POPULATION | <br>2024 AVERAGE<br>HOUSEHOLD INCOME | <br>2024<br>DAYTIME EMPLOYMENT |
|---------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1 Mile  | 5,404                                                                                                   | \$70,431                                                                                                                | 4,339                                                                                                             |
| 3 Miles | 16,359                                                                                                  | \$81,325                                                                                                                | 9,224                                                                                                             |
| 5 Miles | 20,188                                                                                                  | \$83,464                                                                                                                | 10,739                                                                                                            |



## CONTACT FOR MORE INFORMATION:



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