



TRANSWESTERN

REAL ESTATE  
SERVICES

12

Emerson Ave SW

1.99  
ACRES

4439 US HWY 12 SW  
FOR SALE

WAVERLY, MN 55390

# PROPERTY SPECIFICATIONS



## PROPERTY

- Address: 4439 US HWY 12 SW, Waverly, MN
- Property Size: 18,600 SF
- Land Size: 1.99 acres
- Zoning: I-1, Industrial District
- Outside storage (roughly 1/3 acre)

## SALE PRICE

- \$1,500,000

## BUILDING HIGHLIGHTS

- 4 drive in doors with 1 drive-thru, 14' clear height
- 45 minutes west of Minneapolis
- Space includes mezzanine, kitchen, 2 bathrooms in office area, 2 bathrooms and shower in warehouse, 4 offices, 1 lounge, and 1 conference room

## DEMOGRAPHICS (5 MILES)

- Population: 11,332
- Households: 4,210
- Median Age: 37.8
- Median HH Income: \$84,263

# PROPERTY AERIAL





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**THINKING BEYOND THE OBVIOUS**

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