

REAL ESTATE SERVICES

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14 1.99 ACRES

4439 US HWY 12 SW FOR SALE WAVERLY, MN 55390

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Emerson

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

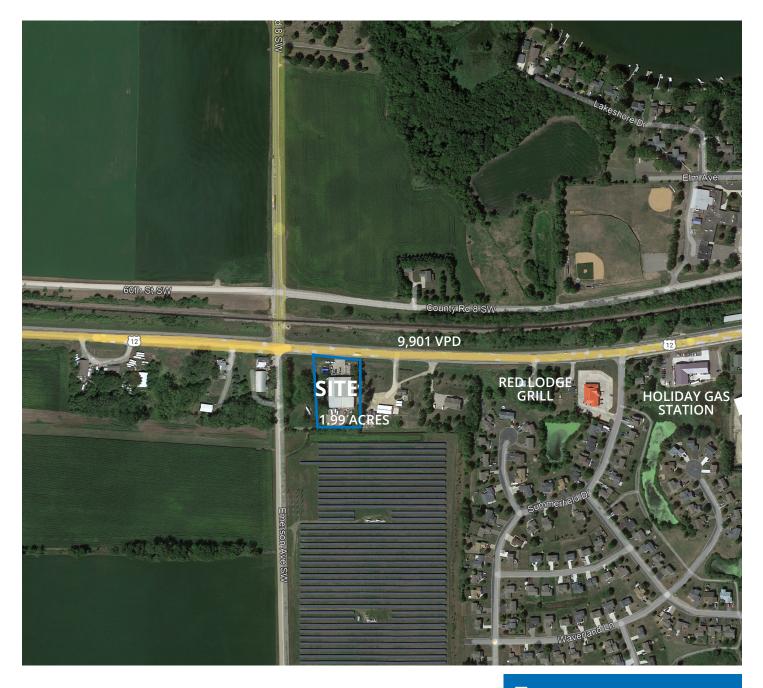
BUILDING HIGHLIGHTS

- 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





THINKING BEYOND THE OBVIOUS

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