

SALE / LEASE
Legacy Park

868 3RD ST S

Waite Park, MN 56387

PRESENTED BY:

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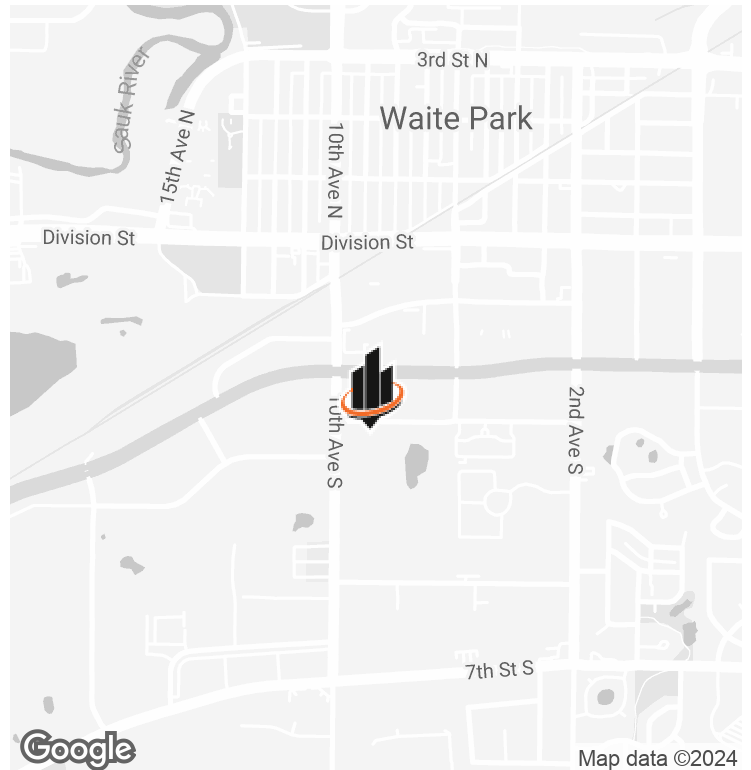
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MN #40691268

PRICE REDUCTION!



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	REDUCED TO \$1,200,000
LEASE RATE:	\$13.75 SF/yr (NNN)
BUILDING SIZE:	7,888 SF
AVAILABLE SF:	4,424 SF
LOT SIZE:	
PRICE / SF:	\$152.13

PROPERTY OVERVIEW

Introducing 868 3rd St S, Waite Park, MN, a prime commercial real estate opportunity. This 7,888 SF professional office building offers a highly visible location with signage available on a monument sign facing 3rd Street. Offering a stunning view of a picturesque pond and a ½ mile-walking path, it provides a peaceful setting for tenants and clients alike. This two-tenant property offers 4,424 sq. ft. of vacancy for an owner/occupant opportunity. The secured Tenant has multiple years remaining on their lease bringing in a stabilized cash flow.

PROPERTY HIGHLIGHTS

- Signage
- Picturesque pond
- ½ mile walking path
- Ample free parking
- Highly visible
- Owner Occupant Opportunity

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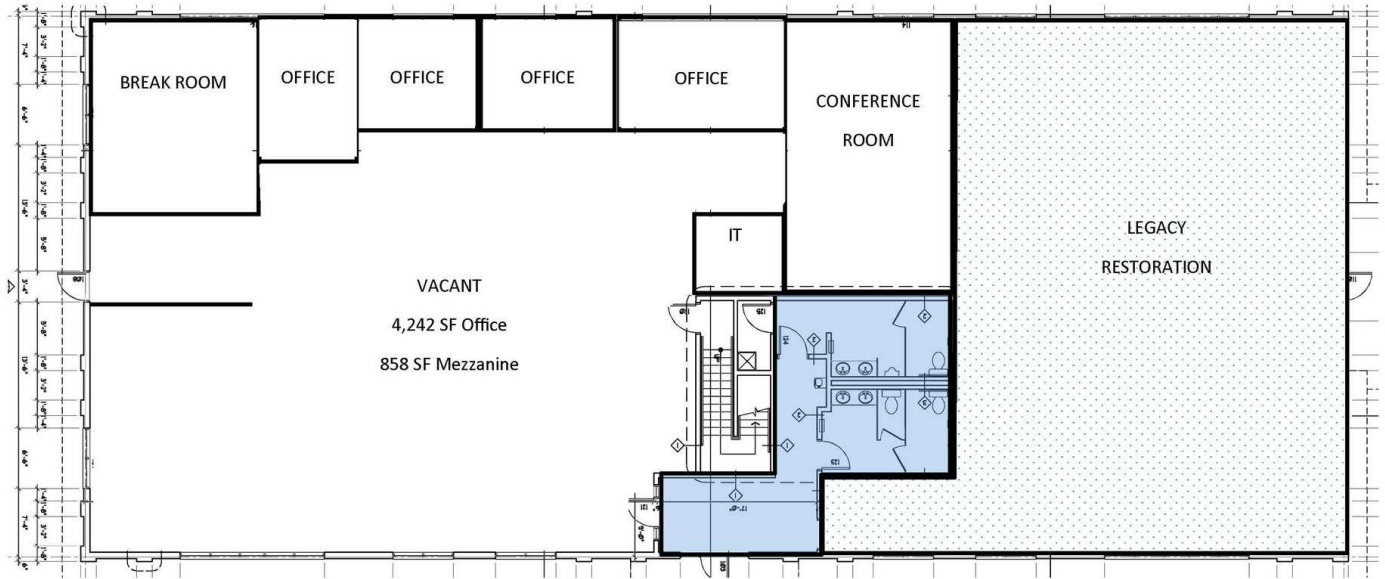
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FLOOR PLAN



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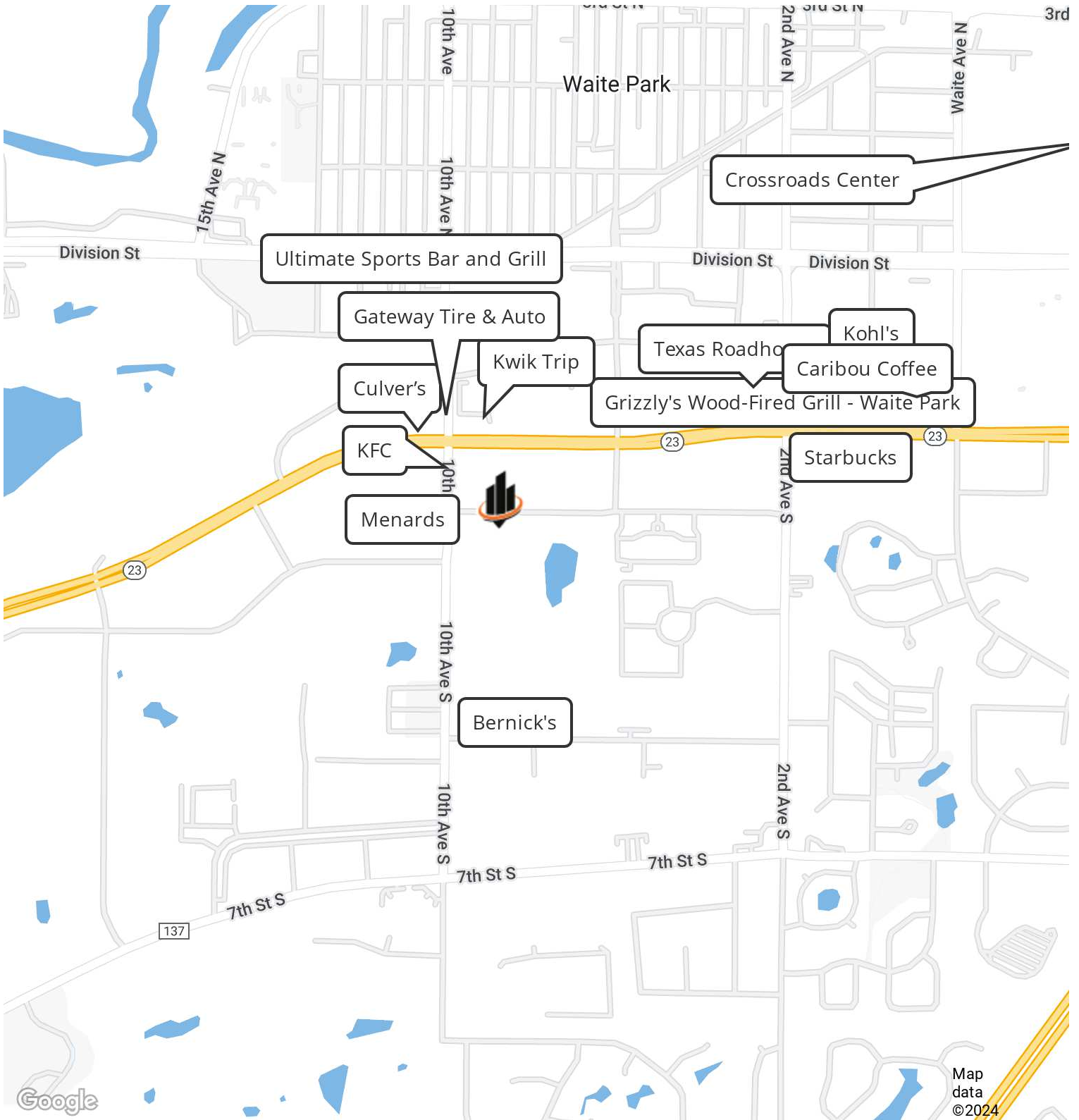
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LOCATION MAP



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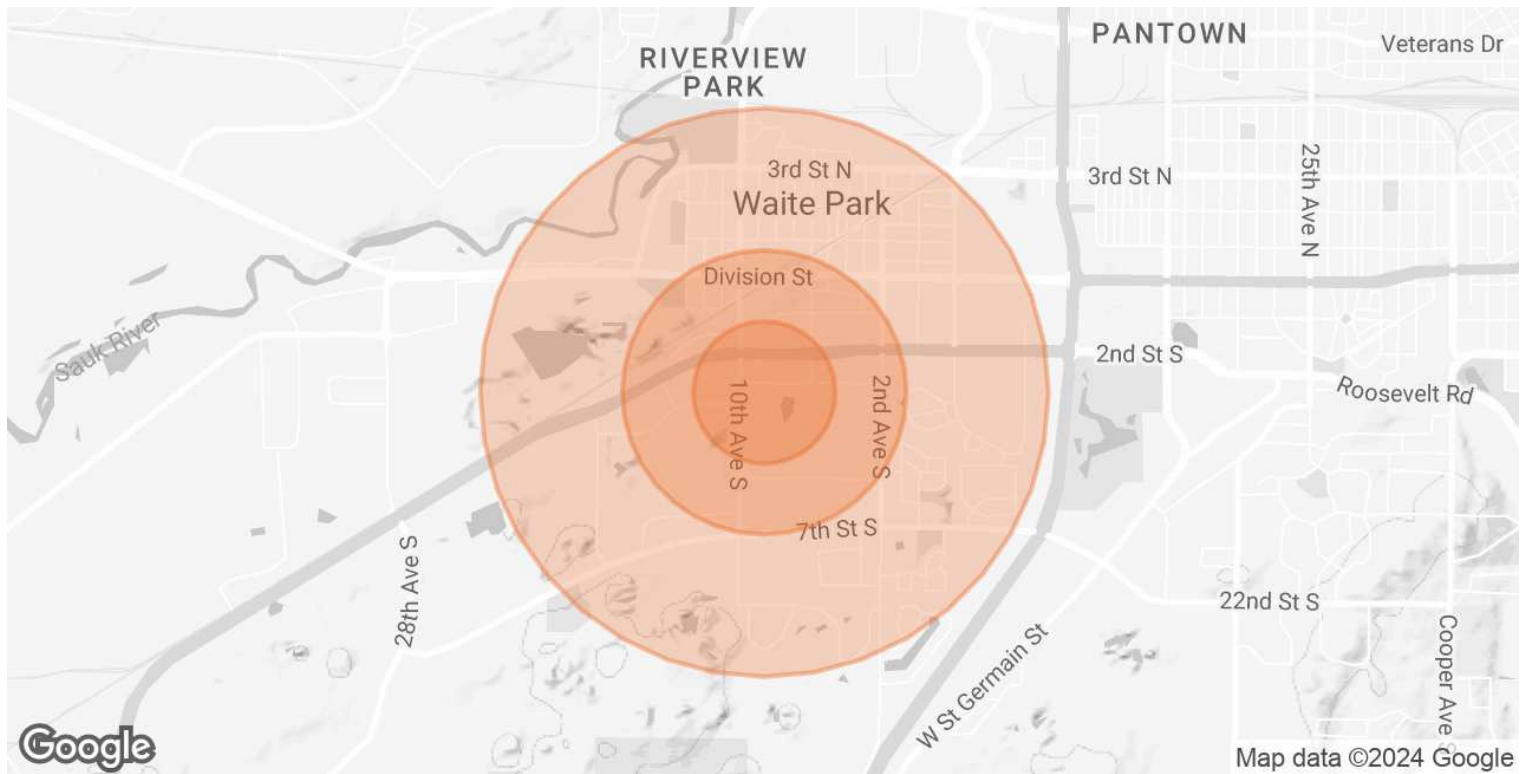
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	727	2,256	5,044
AVERAGE AGE	29.6	31.9	39.6
AVERAGE AGE (MALE)	29.3	31.7	39.8
AVERAGE AGE (FEMALE)	29.9	32.2	40.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	336	1,039	2,474
# OF PERSONS PER HH	2.2	2.2	2.0
AVERAGE HH INCOME	\$43,550	\$45,760	\$46,046
AVERAGE HOUSE VALUE	\$12,026	\$32,718	\$98,153

2020 American Community Survey (ACS)

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