

OFFICE FOR SALE

116 S 3RD ST., ST. PETER, MN 56082

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PROPERTY DESCRIPTION

This office building may be a little dated but this location and ample parking are never dated. This building includes on-site parking, downtown location, reception area, private offices, conference room, break area and the list continues.

PROPERTY HIGHLIGHTS

- On-site parking
- Downtown location
- Reception area
- Private offices
- Conference room and break area

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	10,560 SF
Building Size:	4,556 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,407	4,511	11,196
Total Population	4,338	13,862	31,289
Average HH Income	\$106,669	\$114,258	\$115,823

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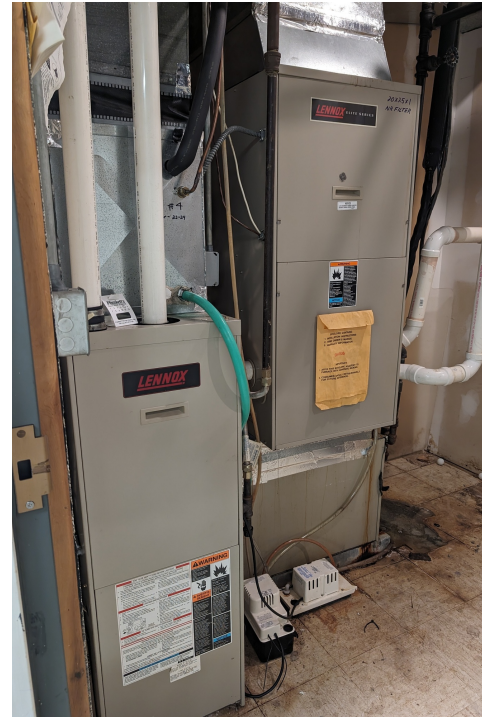
KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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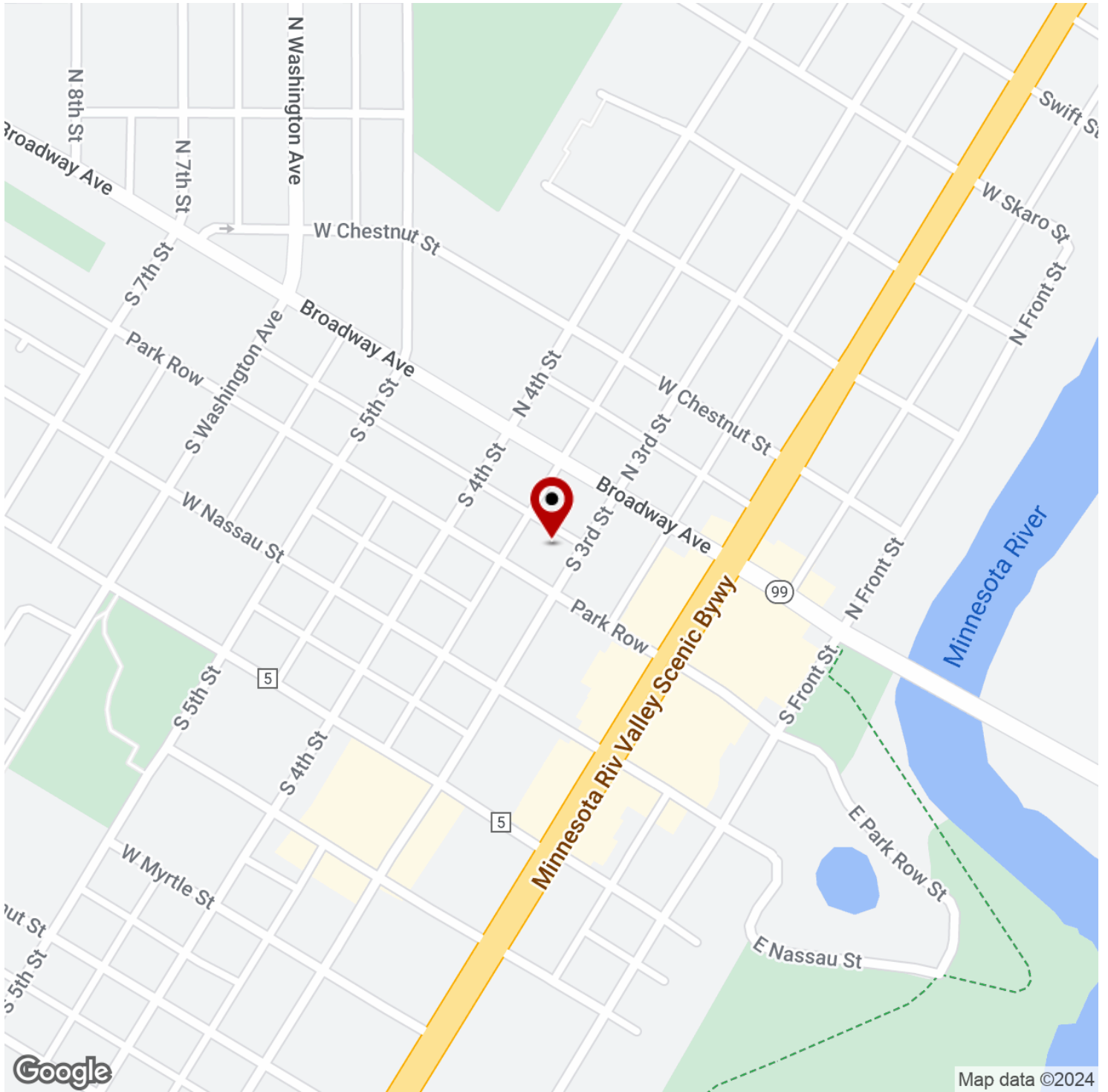
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Map data ©2024

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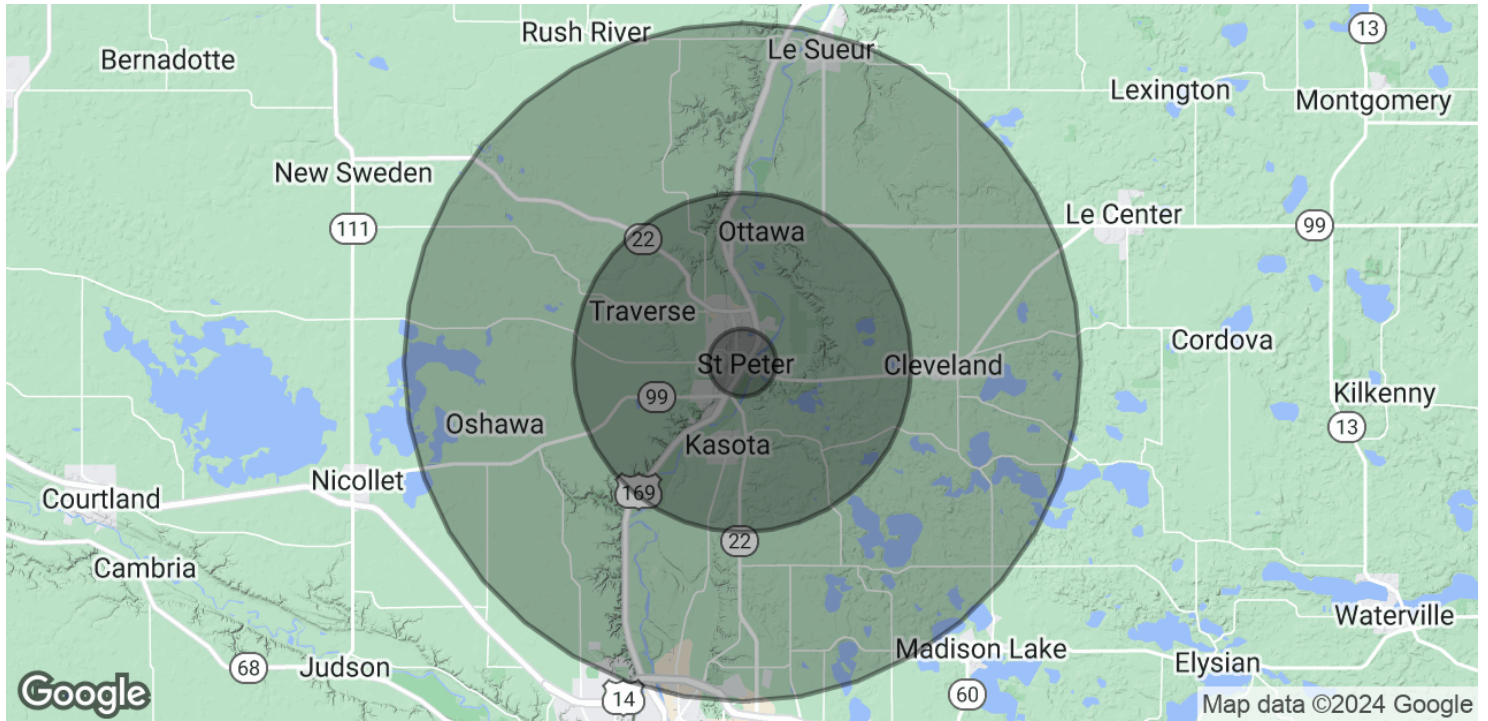
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,338	13,862	31,289
Average Age	35	37	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,407	4,511	11,196
# of Persons per HH	3.1	3.1	2.8
Average HH Income	\$106,669	\$114,258	\$115,823
Average House Value	\$288,144	\$300,091	\$338,617

Demographics data derived from AlphaMap

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