

ONLINE AUCTION

Allows For Contingencies



±76,500 SF REDEVELOPMENT OPP: WELL-MAINTAINED FACILITY IDEAL FOR AFFORDABLE HOUSING OR MEDICAL

425 N. Badger Street, Caledonia, MN 55921

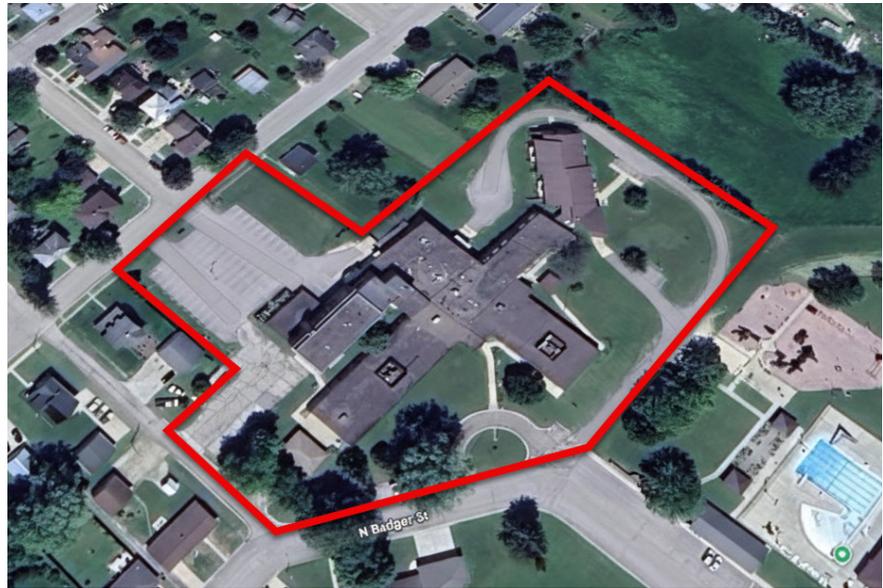
FRE Auctions is pleased to present the Online auction Plus® (allows for contingencies) event for this redevelopment opportunity with a starting bid of \$6 PSF - a fraction of the replacement cost in the Root River Valley region.

STARTING BID:
\$499,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

PROPERTY HIGHLIGHTS

- **Residential Redevelopment:**
Low income housing is in high demand and current layout allows for an easy conversion.
- **Existing Apartment Layout:**
 - **40 Suites (50 Beds)** Private & semi-private layouts
 - **16 Apartment Units (18 Beds)** Dedicated 1 & 2 bedroom suites
- **Incentives:** The City of Caledonia offers a low-interest EDA Revolving Loan Fund, potential Tax Abatement/TIF for qualified projects, and support via the Caledonia Forward (REV) program.
- **Medical Redevelopment:** Ideally suited for a full spectrum of healthcare, behavioral services such as:
 - Residential Care (RCFE) & Adult Residential (ARF)
 - Independent Living, Senior & Affordable Housing
 - Specialty Medical Clinics or Rehab Centers
- **Medical Alley:** Corridor from Rochester through the Twin Cities to Duluth is the #1 Health Tech Cluster in the world and a global epicenter for health innovation, particularly in medical devices. Recognized by the Smithsonian as a premier "Place of Invention," it is the birthplace of the wearable pacemaker and home to over 800+ healthcare companies, including Mayo Clinic, Medtronic, and UnitedHealth Group.



VALERIA VAZQUEZ

FRE Auctions
Auction Manager

PATRICK KELLEHER

FRE Auctions
Auction Specialist

FRE.com/528D6

For additional property details, downloadable due diligence & auction info

