

RETAIL FOR SALE

1311 W FRONT STREET

1311 Front Street West, Albert Lea, MN 56007



OFFERING SUMMARY

SALE PRICE:	\$199,000
LOT SIZE:	0.69 Acres
RETAIL BUILDING:	2,400 SF
ZONING:	P-D Planned Development District
CROSS STREETS:	Hwy 69/13 & Front

PROPERTY OVERVIEW

This freestanding former gas station can be repurposed to a retail or quick food/fast casual use as it has a small kitchen with hood and food prep area, coolers, freezers, and two (2) restrooms along Front Street.

The service station could be reopened with major updates to meet current compliance. There are two 10,000-gallon underground fuel tanks, three fuel pumps with lighted canopy and a separate non-functioning car wash.

Front Street West, which sees over 4,750 VPD, is one of the main thoroughfares of Albert Lea. Convenient access to Hwy 69/13, Hwy 65, I-35, and I-90. Across from Sibley Elementary School, Southwest Park, Skyline Plaza, and Housing Authority. Area businesses include Wedgewood Cove Golf Club, Boomgaars Department Store, and Mayo Clinic Health System (over 1,500 employees).

EXISTING FEATURES:

- Kitchen with Hood and Food Prep Area | Coolers/Freezers
- 3 Non-Compliant Fuel Pumps and Lit Canopy
- 2 Non-Compliant Underground Steel Fuel Tanks
- Carwash (non-functioning, needs replacement wash system)
- Convenient to I-35, I-90, Hwy 69/13, and Hwy 65

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

MATTHEW KLEIN, CCIM
Senior Director - Investment Services
O: 612.382.3403
matt@amkprop.com

ANDY MANTHEI
Senior Director Brokerage Services
O: 651.262.1006
C: 651.331.9136
andy@amkprop.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/

RETAIL FOR SALE

SALIENT INFORMATION

1311 Front Street West, Albert Lea, MN 56007



BUILDING INFORMATION

ADDRESS:	1311 Front Streett, Albert Lea, MN 56007
RETAIL BUILDING SIZE:	2,400 Square Feet
FREESTANDING CAR WASH:	792 Square Feet
FLOORS:	One
ZONING:	P-D Planned Development District
YEAR BUILT:	1987
LOT SIZE:	0.69 Acres
CEILING HEIGHT:	11' and 9'
SALE PRICE:	\$199,00
PRICE PER SQUARE FOOT:	\$62.35

BUILDING FEATURES

CROSS STREETS:	West Front Street and Hwy 69/13
NEARBY FREEWAYS:	I-35 to the east and I-90 to the north
SIGNAGE:	Building signage
ACCESSIBILITY:	Two Entrance Points: Maplehill Drive and West Front Street
BUILDING AMENITIES:	Kitchen with Hood and Food Prep AreaCoolers/Freezers3 Non-Compliant Fuel Pumps and Lit Canopy2 Non-Compliant Underground Steel Fuel TanksCarwash (non-functioning, needs replacement wash system)
LOCATION AMENITIES:	Close to restaurants, shopping & freeways Convenient to I-35, I-90, Hwy 69/13, and Hwy 65

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

MATTHEW KLEIN, CCIM
Senior Director - Investment Services
O: 612.382.3403
matt@amkprop.com

ANDY MANTHEI
Senior Director Brokerage Services
O: 651.262.1006
C: 651.331.9136
andy@amkprop.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/

RETAIL FOR SALE

1311 W FRONT STREET

1311 Front Street West, Albert Lea, MN 56007



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

MATTHEW KLEIN, CCIM
Senior Director - Investment Services
O: 612.382.3403
matt@amkprop.com

ANDY MANTHEI
Senior Director Brokerage Services
O: 651.262.1006
C: 651.331.9136
andy@amkprop.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/

RETAIL FOR SALE

1311 W FRONT STREET

1311 Front Street West, Albert Lea, MN 56007



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,491	18,638	25,087
Median age	40.6	43.3	43.0
Median age (Male)	36.1	40.7	40.8
Median age (Female)	44.4	45.8	45.3
Total households	2,842	8,151	10,777
Total persons per HH	2.3	2.3	2.3
Average HH income	\$43,315	\$50,006	\$49,233
Average house value	\$97,815	\$101,312	\$112,318



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

MATTHEW KLEIN, CCIM
Senior Director - Investment Services
O: 612.382.3403
matt@amkprop.com

ANDY MANTHEI
Senior Director Brokerage Services
O: 651.262.1006
C: 651.331.9136
andy@amkprop.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/

RETAIL FOR SALE

1311 W FRONT STREET

1311 Front Street West, Albert Lea, MN 56007



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

MATTHEW KLEIN, CCIM
Senior Director - Investment Services
O: 612.382.3403
matt@amkprop.com

ANDY MANTHEI
Senior Director Brokerage Services
O: 651.262.1006
C: 651.331.9136
andy@amkprop.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/