

MIXED-USE PROPERTY FOR SALE

716 13TH STREET E. GLENCOE

716 13th Street E., Glencoe, MN 55336



OFFERING SUMMARY

SALE PRICE:	\$295,000
BUILDING SIZE:	4,394 SF
RENOVATED:	2005

PROPERTY OVERVIEW

Mixed-use property for sale currently operating with retail tenants below and a two bedroom/one bath apartment on the second level. Investment opportunity with tenants in place. Located at a high traffic intersection offers great visibility. 48 hour notice needed for showing the property.

PROPERTY HIGHLIGHTS

- Revenue generating commercial property
- Four retail tenants and one-2 bedroom apartment collectively generating \$2,620 /mo
- Retail/office tenants have separate entrances and restroom in space
- One-2 bedroom apartment with one full bath, 2 designated parking spots
- Public parking and 13th & Hennepin street parking is available
- TRAFFIC COUNT: Hennepin Ave. VPD 6,200 (MNDot 2019); 13th St. E. VPD 5,900 (MNDot 2019)
- Co-tenants surrounding include Casey's, Brecht Inn B & B, Panther Point, Main Street Sports Bar
- Glencoe is growing community centrally located and is 50 miles from the Twin City Metro

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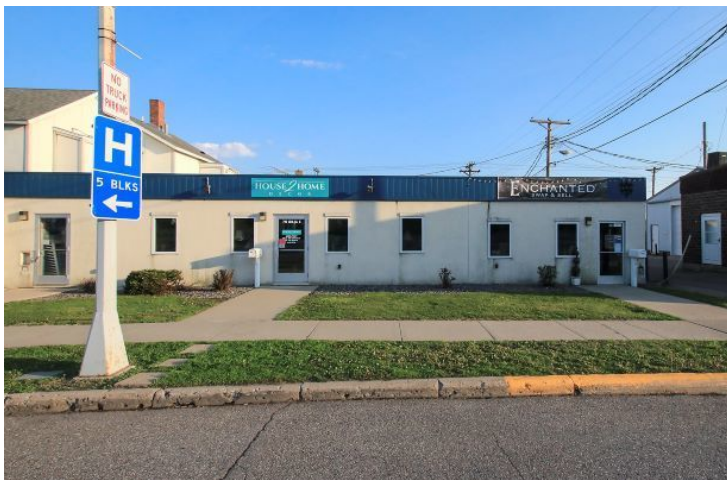
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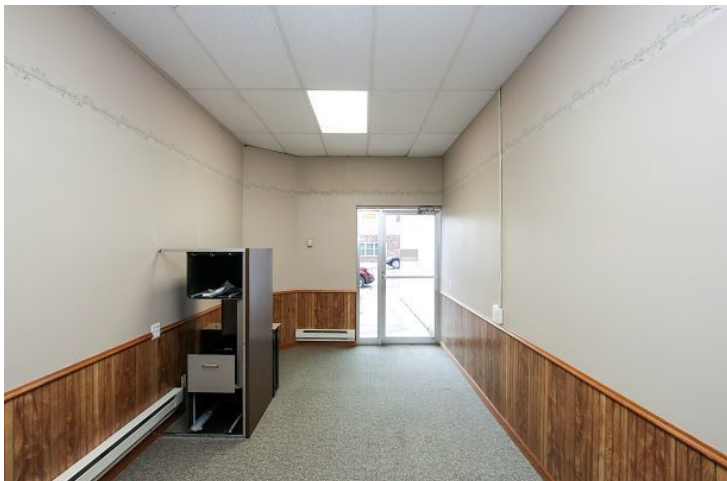
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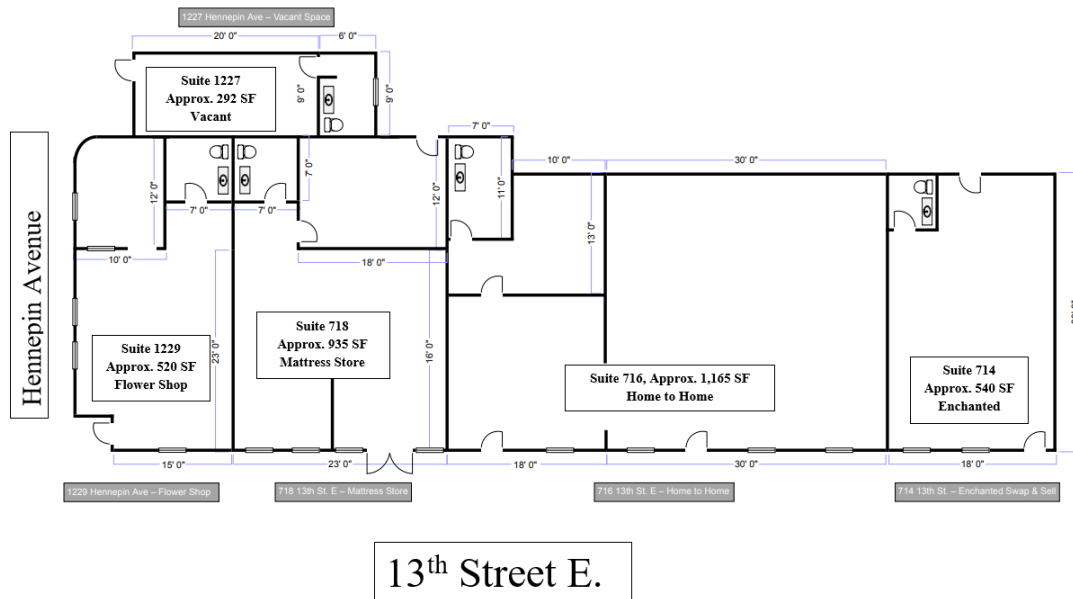
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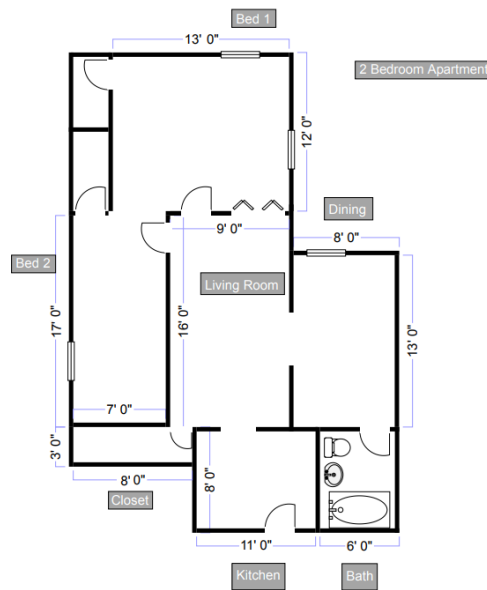


13th Street E.

1

MAIN LEVEL FLOOR PLAN - RETAIL TENANTS

716 13th St. Glencoe, MN



2

SECOND LEVEL FLOOR PLAN- 2 BEDROOM APT.

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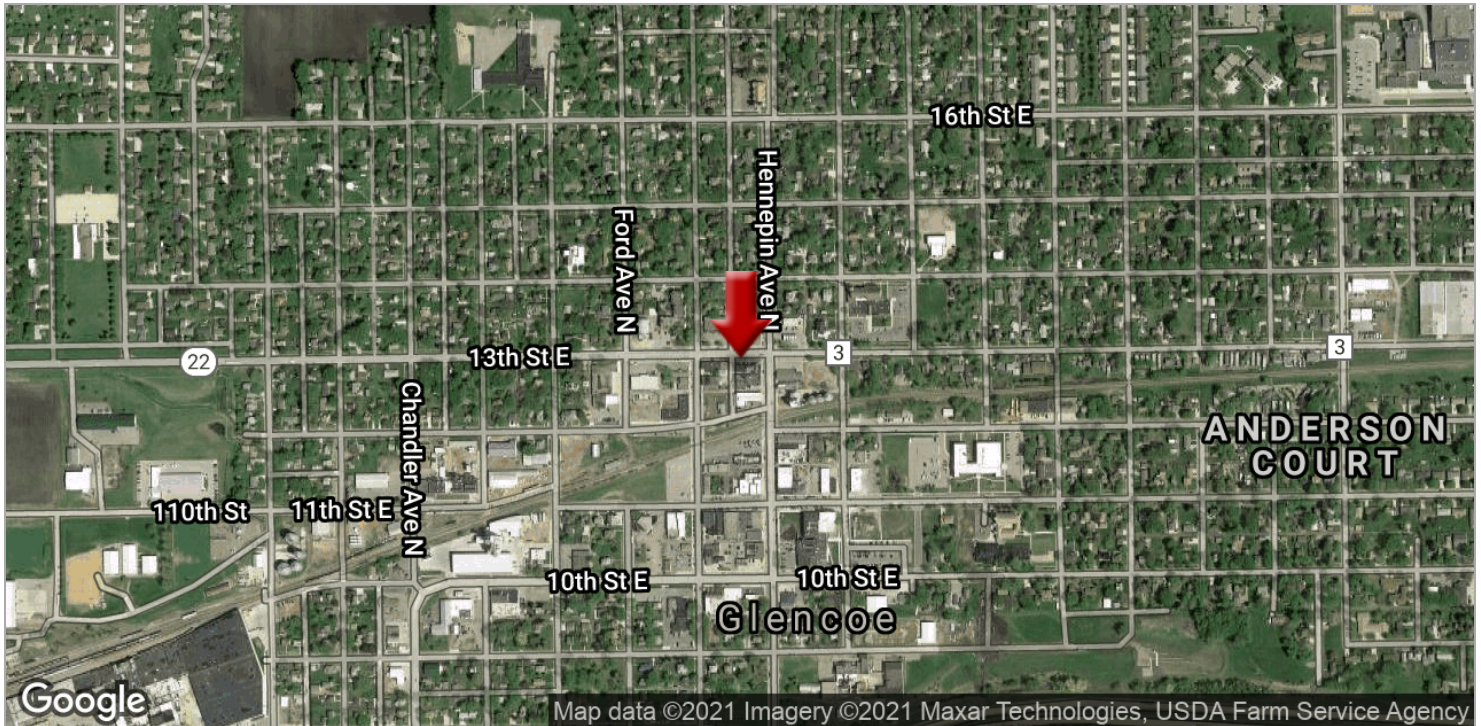
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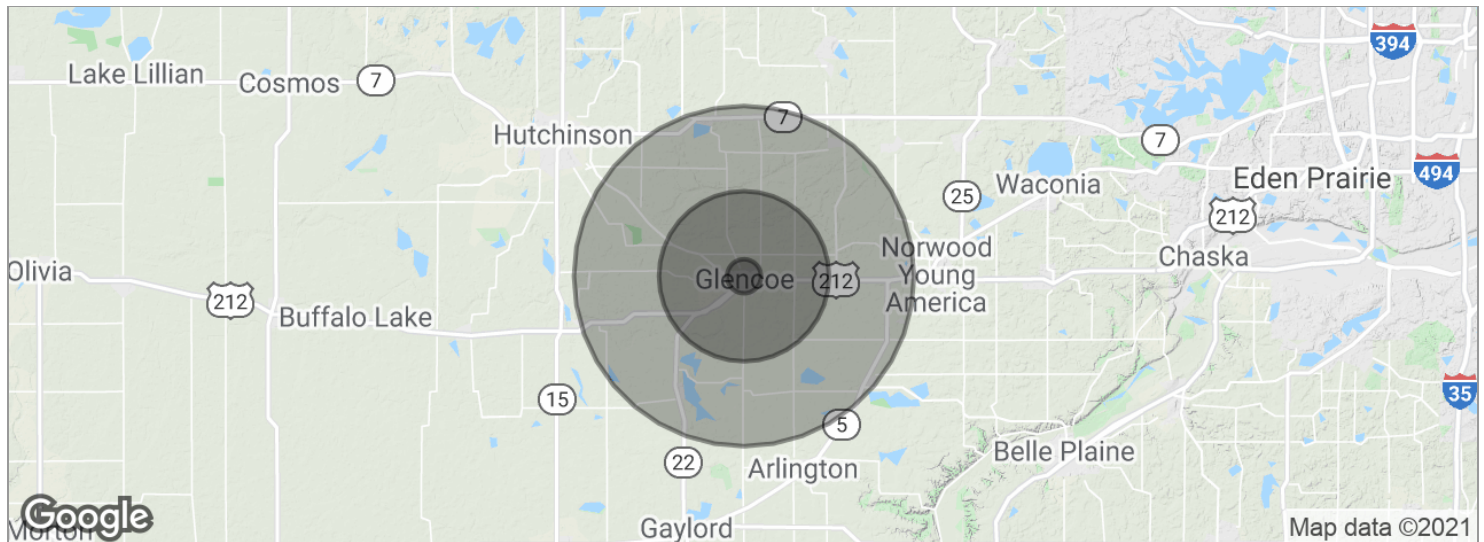
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,662	10,302	18,533
Median age	32.6	34.2	36.7
Median age (male)	32.6	34.3	36.6
Median age (Female)	32.6	34.1	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	648	4,006	7,138
# of persons per HH	2.6	2.6	2.6
Average HH income	\$58,481	\$61,057	\$64,283
Average house value	\$257,021	\$235,218	\$230,977

* Demographic data derived from 2010 US Census

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