

COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Commercial Space 145 Railway St. W, Loretto 55357



PROPERTY INFORMATION

- * Sale Price **<u>\$965,000.00</u>**
- * Lease Rate <u>\$18.00/psf</u>
- * Gross Lease (plus utilities)
- * Building is 6,568/SF
- * Lot: 0.26 Acres
- * Hennepin County PID 06-118-23-34-0089
- * 2019 Est. Taxes \$28,707.64
- * Zoned: TC Traditional Commercial
- * Businesses in the area include: Montague's Kitchen & Bar, Choo Choo Bar & Restaurant, Detour 19 Bar & Grill, ISO Finishing, USPS, Eagle Mouldings, 21st Century Bank, Loretto City Hall and more

Contact: DAN FRIEDNER (612) 599-7864 dan.friedner@ngkf.com



Contact: SHEILA ZACHMAN (763) 244-0600 SZachman@commrealtysolutions.com

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PROPERTY INFORMATION * Located South of Highway 55

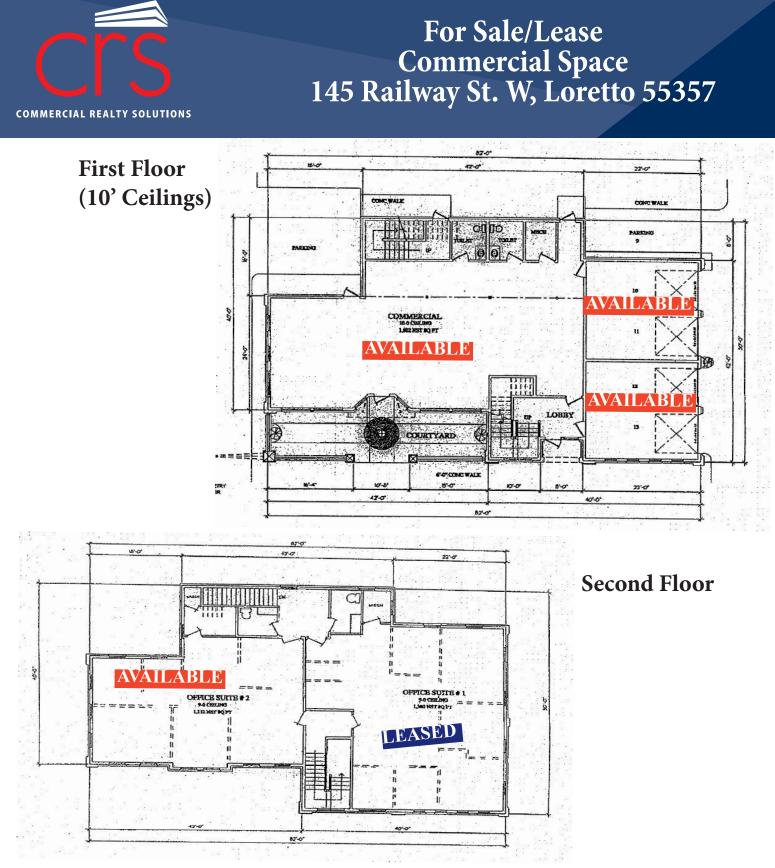
- * Near Highway 55
- * Easy Access to County Road 19
- * Great Downtown Location
- * Near Restaurants

TRAFFIC COUNTS - 2017

* Highway 55 - 15,600 VPD * Medina St./C.R. 19 - 6,900 VPD

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PROPERTY INFORMATION

- * Great office or medical user
- * Easy Access
- * Private parking lot and street parking
- * Great location close to services

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1st Floor Suite Available

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(2) 2-Door Garage's Available



PROPERTY INFORMATION

- * Available: First Floor 2,285/SF
 (2) 1st Floor Garage Units 2-Door (462/SF Ea.)
- * Two Story Building Built in 2005
- * Garages 22' x 21' Size = 462/sf
- * Overhead doors are 8' x 8'

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