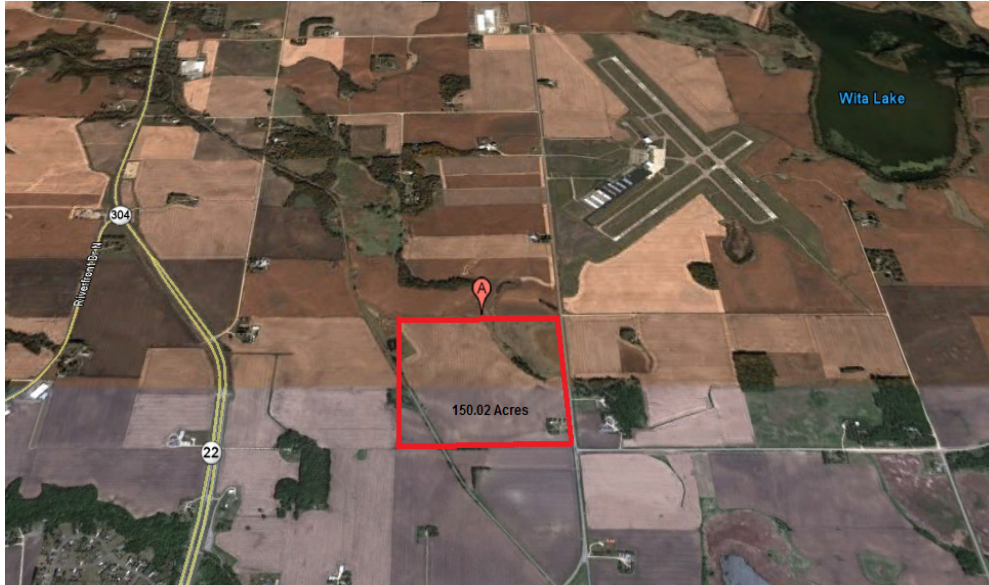




COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Land 23028 589th Ave., Mankato 56001



## PROPERTY INFORMATION

- \* SALES PRICE **\$1,500,000.00**
- \* 150.20 Acres
- \* Blue Earth County PID R40.04.34.200.001
- \* 2017 Taxes \$8,110.00
- \* Zoned: Agriculture
- \* CSAH 12 (589th Ave.) Extension to TH 14 Interchange complete Fall 2011
- \* Near US Routes 14, 169 and MN. State Highways 22 and 60
- \* Mankato water, sewer, electric and fiber-optics on 589th Avenue
- \* Railroad on SW section of property
- \* Adjacent to airport
- \* WalMart Distribution Center going in South at Highway 14 and CSAH 12



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**

[WElam@commrealtysolutions.com](mailto:WElam@commrealtysolutions.com)



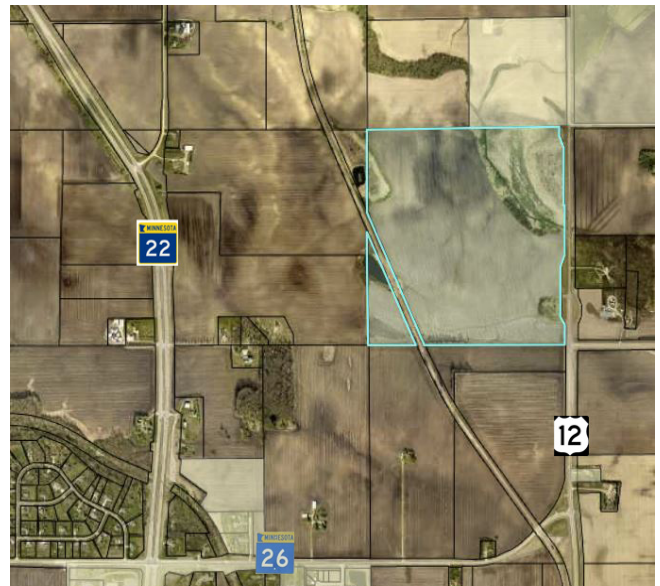
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## PROPERTY INFORMATION

- \* Mankato is a major regional center designated as the 14th Most Livable Micropolitan City in the Nation.
- \* America’s Promise has named Greater Mankato to its list of Top 100 communities for young people for 4 years running.
- \* AARP Magazine placed community in “Cities to Watch”



## TRAFFIC COUNTS - 2017

- \* Highway 60 - 35,500 VPD
- \* Highway 169 - 26,000 VPD
- \* Highway 22 - 12,000 VPD
- \* CSAH 12 - 2,800 VPD

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