



COMMERCIAL REALTY SOLUTIONS

Princeton - Retail Building FOR SALE/LEASE 304 N. 19th Ave. Princeton, MN 55371

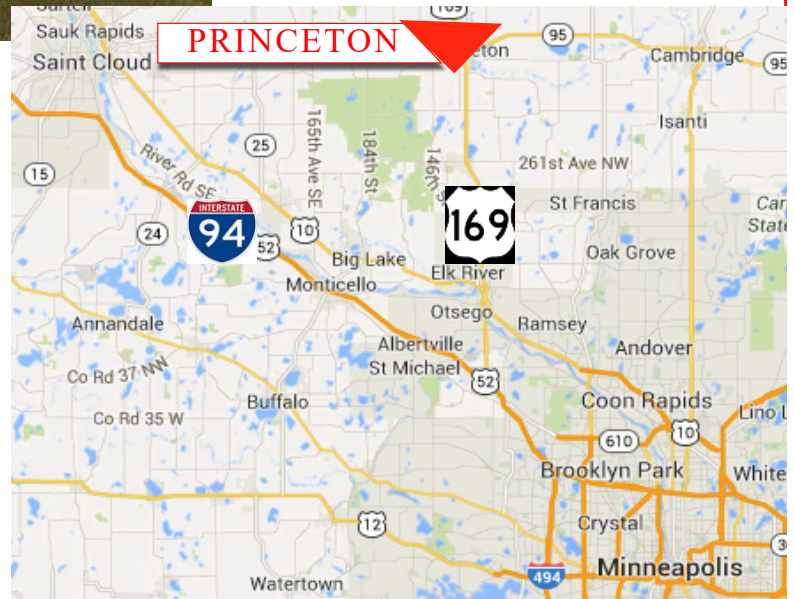


Adjacent to
Super Walmart!

Join Aldi's
Newest Location

PROPERTY INFORMATION

- * SALES PRICE **\$1,095,000.00**
- * Lot Size 1.24/Acres (54,014/sf)
- * Building is 9,835/sf
- * Multi-Tenant Building
- * Lease Rate \$12.00 to \$15.00/psf (NNN)
- * Operating Expenses: \$4.65/psf
- * Space Available:
 - Suite 101: 1,587/sf - LEASED
 - Suite 104: 1,531/sf - LEASED
 - Suite 107-108: 6,717/sf
- * Mille Lacs County PID 24-750-0090
- * 2019 Taxes \$25,538.00
- * Adjacent to WalMart, Princeton Wine & Spirits, New Auto Zone, BP, Merlin's Restaurant, Grow With Us Daycare, Anytime Fitness.
- * Close to City of Princeton Police and Fire Department.
- * Easy access to Highway 95 and 169



Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

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TRAFFIC COUNTS - 2018

- * Highway 169 - 19,000 VPD
- * Highway 95 - 7,300 VPD



PROPERTY INFORMATION

- * Zoned B-3: Highway Business District
- * Located West of Highway 169 and South of Highway 95 on the frontage road of 169
- * Easy access to Highway 169



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Highway 169
Visibility &
Easy Access!



PROPERTY INFORMATION

- * Constructed in 2007
- * City Sewer & Water, Electricity, Gas and phone hookups
- * (3) 200 Amps, 208/120 Volt
- * Clear Height 11' 2"
- * Drive-In's: (1) 8.5 x 12' O.H. Door (with operator)
- * Parking: 35 Spaces + 2 Handicap
- * Building is sprinkled
- * Irrigation System
- * Solar Panels
- * Geothermal Water Source Heat Pumps

BUILDING SKETCH



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Space from
1,372/sf to 7,091/sf
Available!



Suite 107-108 (Combined) - 6,717/sf



INCLUDES Storage Area



Rear of Storage Area



Rear & Side View



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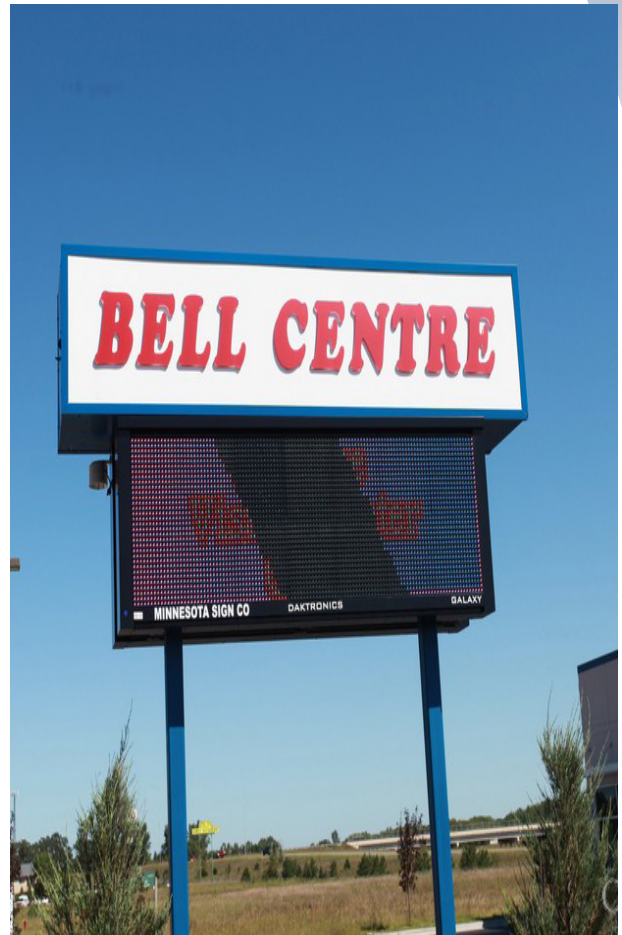
Great
Visibility from
Highway 169



Trash Enclosure



View from Highway 169



Street Sign



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