



COMMERCIAL REALTY SOLUTIONS

**For Sale
Industrial
Building**



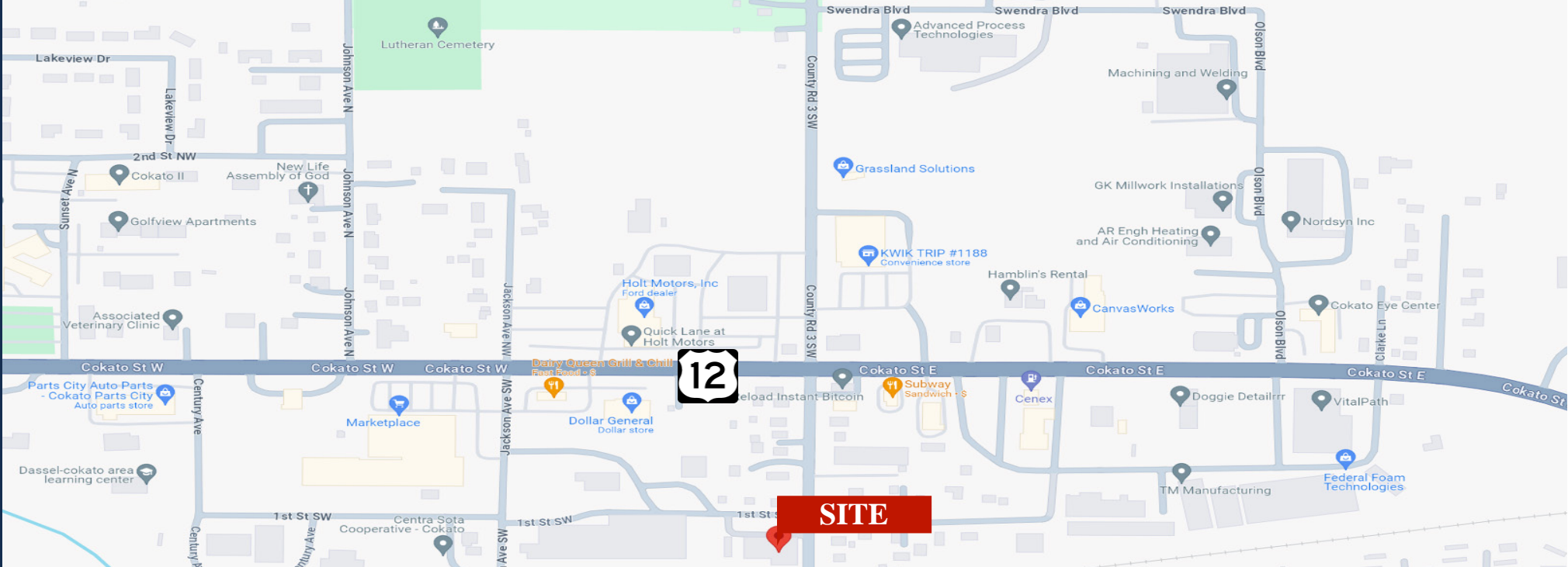
COKATO

Industrial Building

Multiple Buildings - Total 16,388/sf

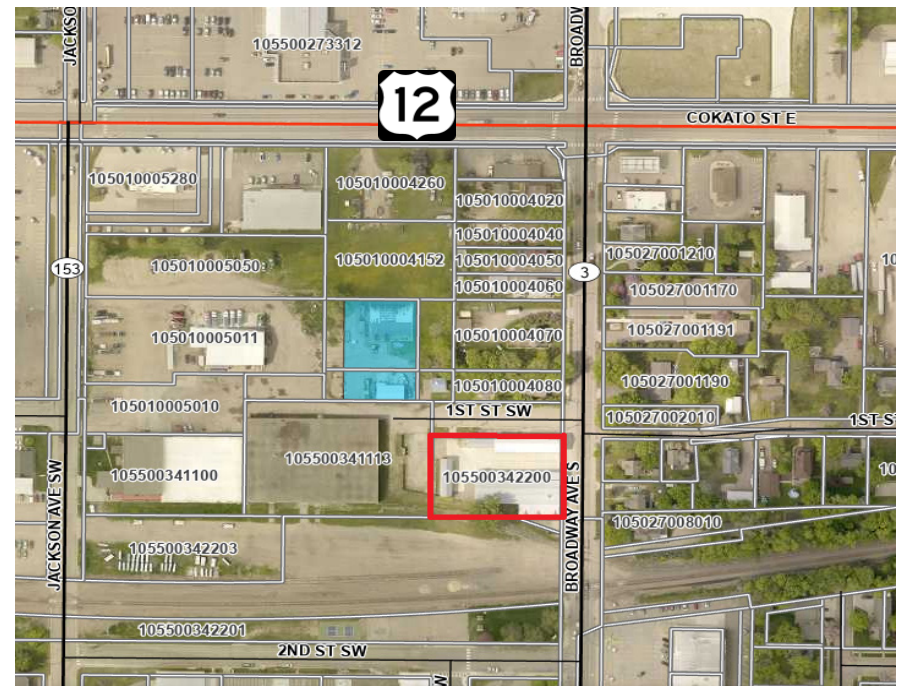
170 Broadway Avenue S, Cokato, MN 55321

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PROPERTY LOCATION

- * South of Highway 12
- * South of Burlington Northern Railroad
- * West of Broadway Avenue South
- * Businesses in the Area:
Stonelake Title, Dassel Cokato Machine,
Advanced Process Technologies,
Vital Path Manufacturing and more.



TRAFFIC COUNTS - 2023

- * Highway 12 - 10,700 VPD
- * Broadway Ave S - 4,600 VPD

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PROPERTY OVERVIEW

Sale Price

\$460,000.00

Building Size	16,388/sf Total Main Building - 7,860/sf Office - 3,296/sf Warehouse - 3,120/sf Lean to Shed #1 - 960/sf Lean to Shed #2 - 1,152/sf
Lot Size	0.79 Acres
Wright County	PID 105-500-342200
2024 Taxes	\$8,730.00
Zoned	B-2 Downtown Business
Built	1960

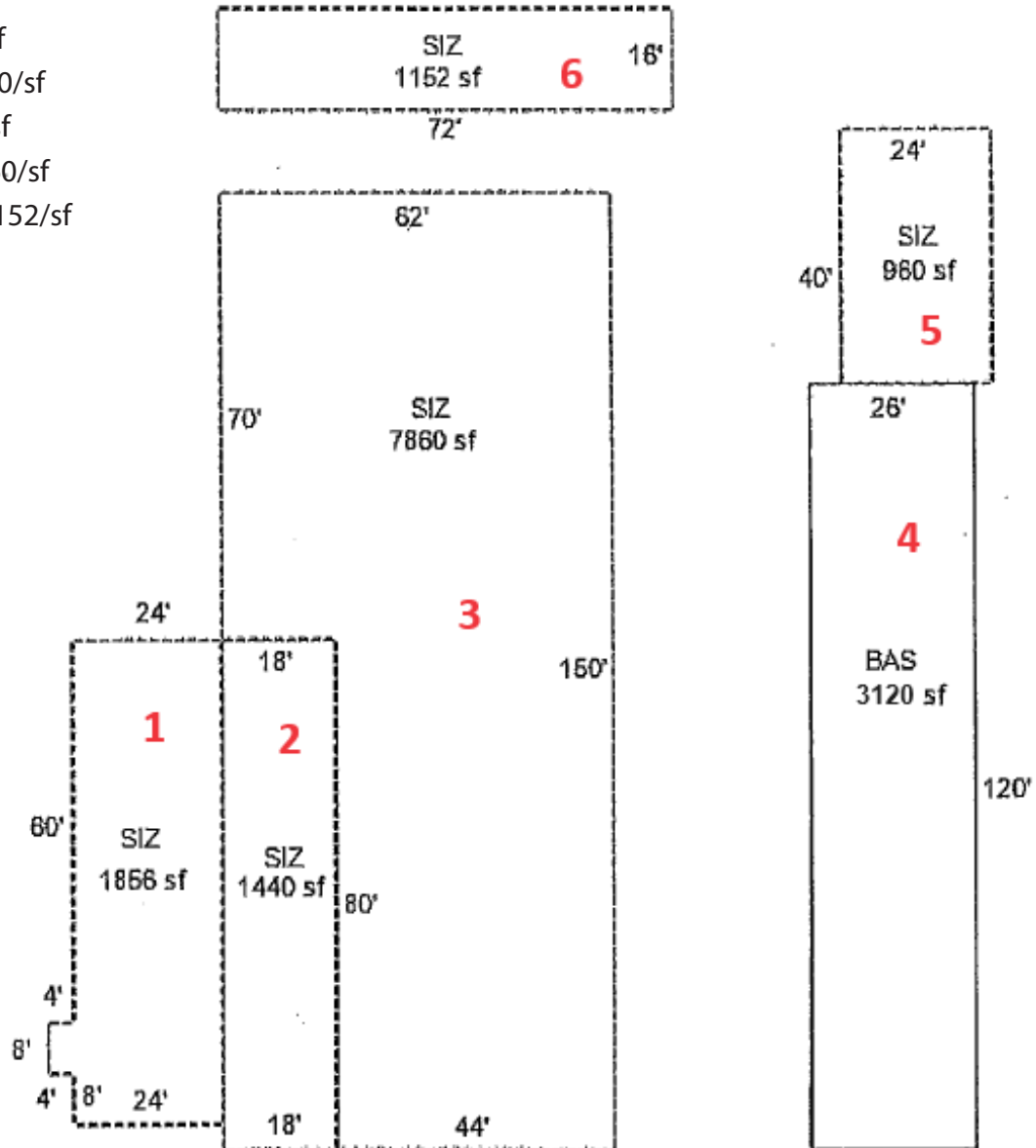
BUILDING OVERVIEW

- * Natural Gas Forced Air A/C (Office Only)
- * Electrical 220 Amps
- * 6 Overhead Doors, 2 with Openers (No Levelers)
- * Clear Height: 24'
- * 2 Parking Spaces plus Street Parking
- * 1 Restroom
- * LED Lights in Warehouse
- * 6 Offices
- * Alarm System

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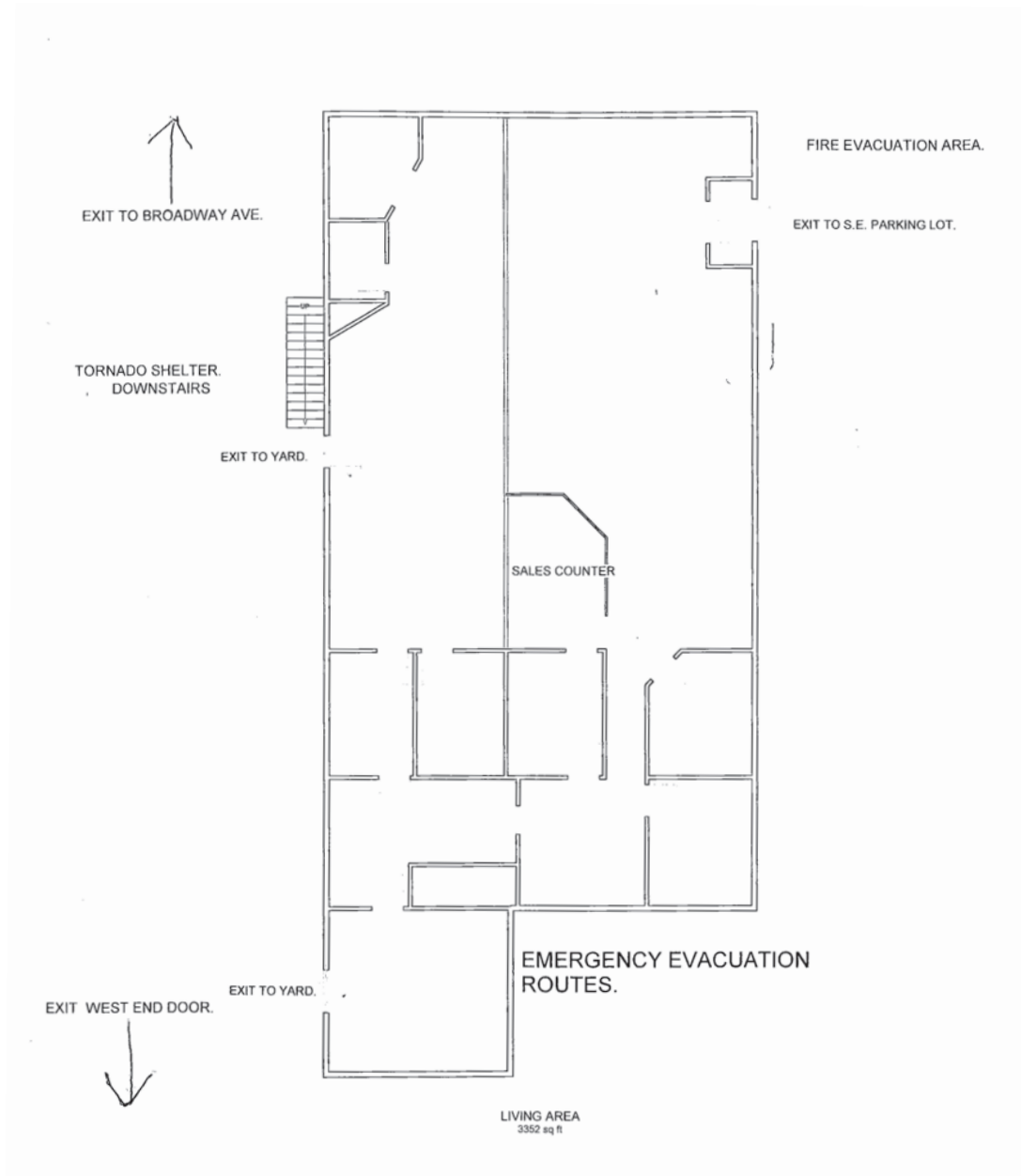
BUILDING NUMBERS

- Office (#1 & #2) 3,296/sf
- Main Building (#3) 7,860/sf
- Warehouse (#4) 3,120/sf
- Lean to Shed #1 (#5) 960/sf
- Lean to Shed #2 (#6) 1,152/sf



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OFFICE FLOOR PLAN



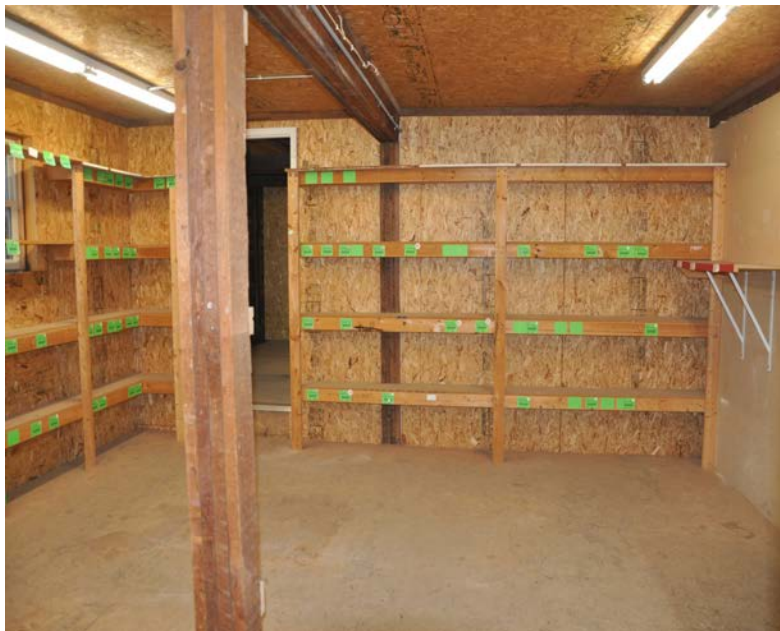
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OFFICE (Front)



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OFFICE



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BUILDING #3: 7,860/sf



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BUILDING #4: 3,120/sf



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BUILDING #5: 960/sf



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BUILDING #6: 1,152/sf



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EXTERIOR



BUILDING INFORMATION

- * Security Fence
- * Concrete Between Buildings
- * Post Steel Construction
- * Exterior Lighting

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