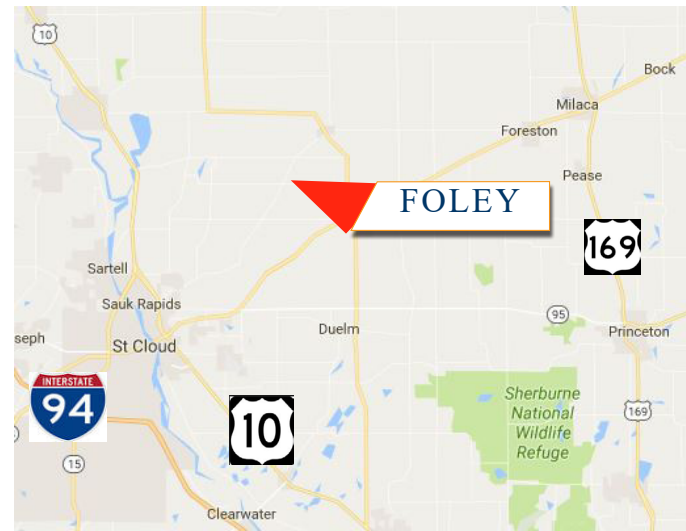




PROPERTY INFORMATION

- * Sale Price: \$549,000.00
Reduced to **\$489,000.00**
- * Lease Rate: \$7.00/psf NNN **\$6.00/psf NNN**
- * Operating Expenses **\$5.00/psf**
- * \$10.00/psf Tenant Improvement Allowance
- * Building is 8,000/sf
- Space Available 8,000/sf (Multi-Tenant Possible)
- * Property is Now Vacant
- * Space Available Immediately
- * Lot is 1.28 Acres
- * Benton County PID 13.01109.00
- * 2024 Taxes \$18,142.00 + \$550.00 Assessments
- * Zoned: B-2 Highway Business District
- * Businesses in the Area Include:
Foley High School, Benton County Administration,
Mr. Jim's, Dollar General, Coborn's, Speedway,
McDonald's and more . . .



Contact:
ERIC O'BRIEN
(320) 406-3910
EObrien@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease 8,000/sf Commercial/Retail 811 Penn Street, Foley, MN 56329



LOCATION/AREA INFORMATION

- * Located on North Side of US Highway 23
- * US Highway 23 Visibility
- * Next Door to Foley High School
- * Near Benton County Administrative Offices



TRAFFIC COUNTS - 2023

* Highway 23 - 10,900 VPD

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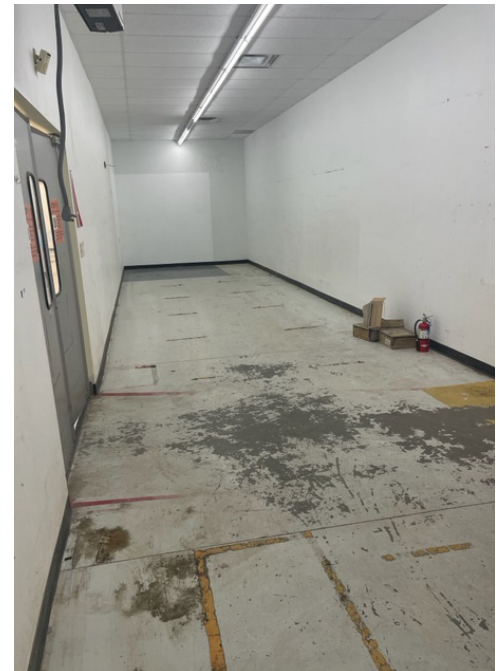
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
8,000/sf Commercial/Retail
811 Penn Street, Foley, MN 56329



Storage Room

PROPERTY INFORMATION

- * Smaller Manager Office
- * Employee Break Area/Lockers
- * Two (2) Private Restrooms
- * Storage Room
- * Large Open Retail/Sales Floor

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COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
8,000/sf Commercial/Retail
811 Penn Street, Foley, MN 56329



PROPERTY INFORMATION

- * Clear Height 14'
- * 20 Parking Spaces

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