



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
Two-Story
Office Building



PRICE REDUCED

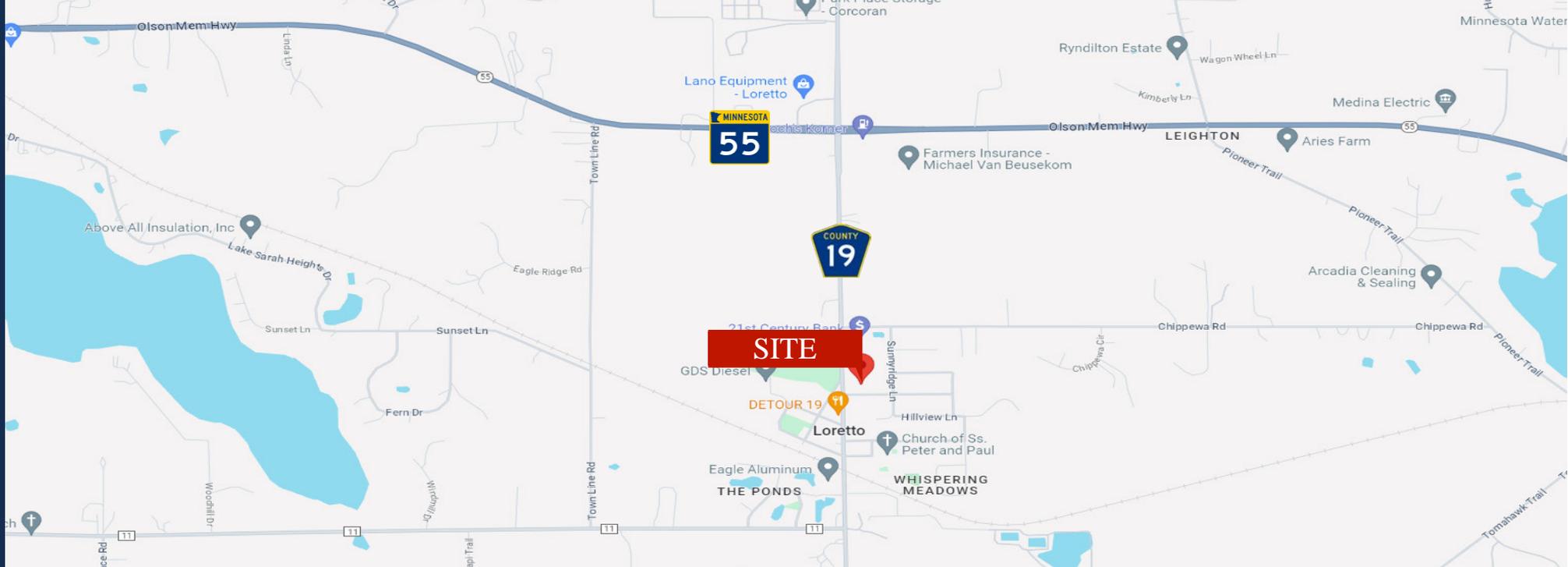
LORETTO OFFICE BUILDING

Building: 13,200/sf (Two-Story)

66g Medina St N, Loretto, MN 55357

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PROPERTY LOCATION

- * South of Hwy 55
- * East of County Rd 19
- * Located 10 Miles West of I-494 on Hwy 55
- * Businesses in Area Include:
21st Century Bank, Loretto City Hall, Restaurants: Detour 19, Pig on the Porch, Warrens and more.

TRAFFIC COUNTS - 2023

- * Hwy 55 - 15,800 VPD
- * County Rd 19 - 6,662 VPD



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PROPERTY OVERVIEW

Sale Price
 \$1,395,000.00
 Reduced to \$1,295,000.00
 Lease Rate
 \$10.00/sf NNN

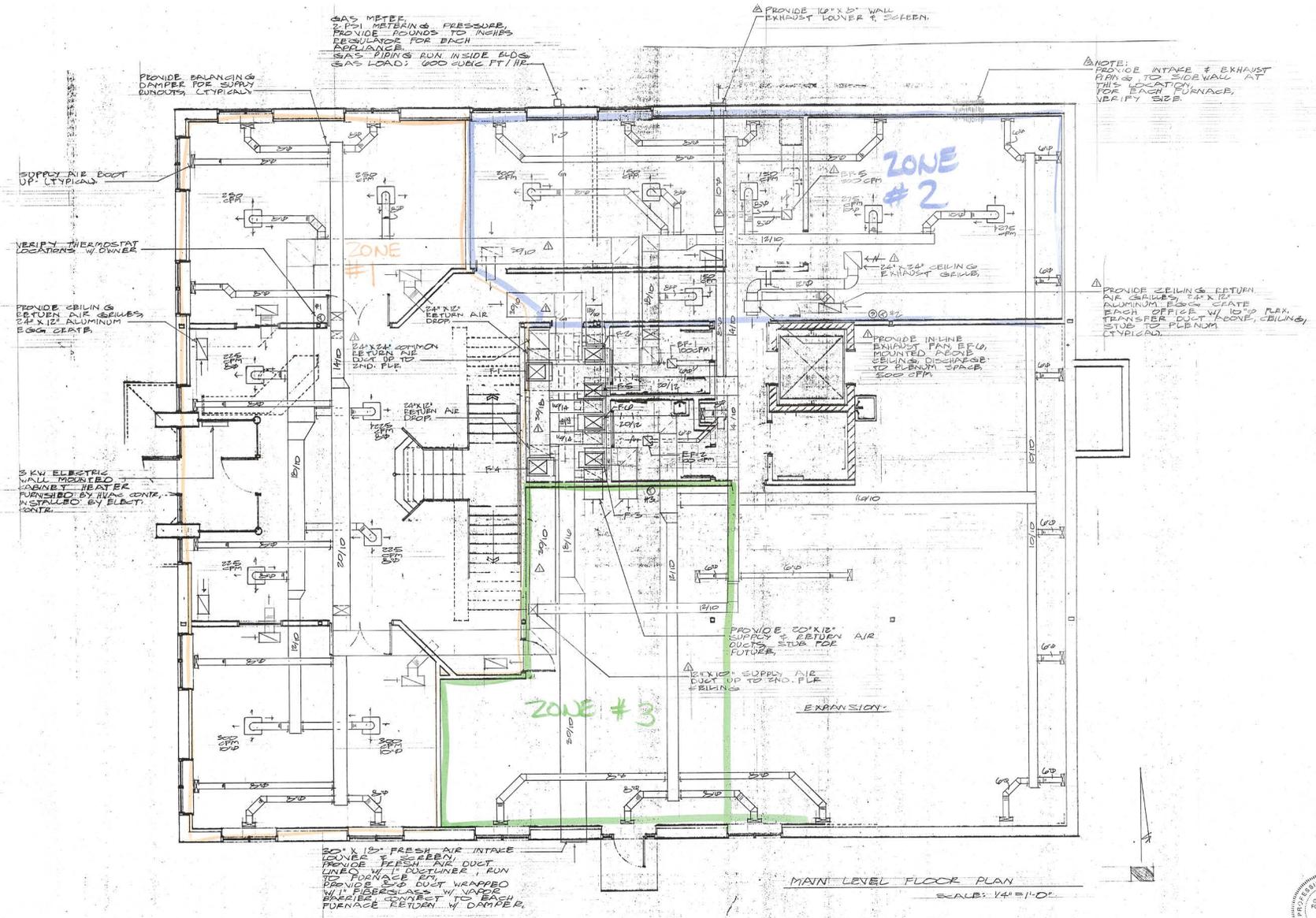
Building Size	13,200/sf
Available	13,200/sf
Lot Size	1.25 Acres
Built	1996
Hennepin County	PID 061-182-342-0043
Taxes 2024	\$36,753.00
Zoned	General Commercial

BUILDING OVERVIEW

HVAC	Forced Air Heat and Air Conditioning
Electrical	600V, 3 Phase, 4 Wire
Clear Height	8-10'
Elevator	Yes
Interior Sprinkler	None
Parking Spaces	50

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FLOOR PLAN - Lower Level



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LOWER LEVEL (Facing C.R. 19)



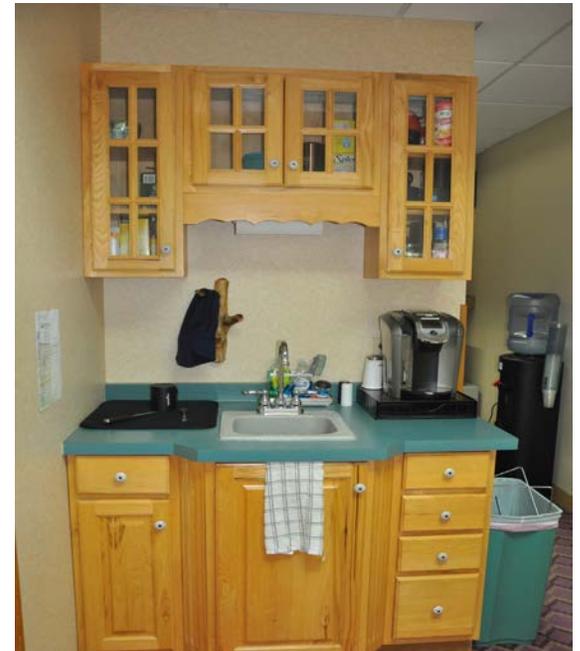
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UPPER LEVEL



UPPER LEVEL



EXTERIOR



PROPERTY INFORMATION

- * Two Story Office Building
- * Good Visibility
- * Front & Rear Parking/Entrances
- * Two Conference Rooms
- * Breakrooms and Bathrooms Each Floor
- * Office is Semi-Furnished