



COMMERCIAL REALTY SOLUTIONS

For Pre-Lease  
Commercial  
New Development



## WAVERLY

### Commercial New Construction

Building: 7,920/sf (Minimum Divisible 1,200/sf - 7,920/sf)  
6000 Dempsey Ave SW, Waverly, MN 55390

Sheila Zachman, Broker  
763.244.0600  
SZachman@Crs-Mn.com



## PROPERTY LOCATION

- \* South of Highway 12
- \* East of Dempsey Avenue
- \* Great Highway Visibility
- \* Easy Access
- \* Construction to Begin after Securing Tenant
- \* Businesses in the Area:  
 Purcell Tax Service, Remark Financial & Insurance,  
 U.S. Post Office, Wolf Auto Parts, Pro PDR Solutions,  
 Domino's Pizza, Waverly City Hall, Citizens State Bank and more...

## TRAFFIC COUNTS - 2023

\* Highway 12 - 8,614 VPD



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# PROPERTY OVERVIEW

Lease Rate  
**\$18.00 NNN**

Operating Expenses	\$6.00/psf
Building Size	7,920/sf - Multi-Tenant (Min. Div. 1,200/sf - 7,920/sf)
Wright County	PID 116-036-001010
2024 Taxes	TBD
Zoned	Commercial



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# RENDERINGS



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