



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE OR LEASE

**235 Ash Street South
Belle Plaine, MN 56011**



Building Size/PID: 14,820 square feet/209060130.
Zoning: B-2 Highway Commercial District allowing a high variety of uses.
Suite A: 1,750 sf retail/office/flex, \$14.00 psf gross rental rate.
Suite B: 2,462 sf retail/office/flex, \$13.00 psf modified gross plus utilities.
Offering Price/Tax: \$995,000, \$67.14 psf/\$25,498 annual tax, \$1.72 psf.

- Suite A faces Highway 169 and measures approximately 63' x 28'.
- Suite A has an open layout w/nice carpet, 9' ceilings, & ample windows.
- Suite B faces 169 & is currently a fitness center w/1 private office & 2 showers, and also has ample windows.
- A common entrance corridor w/a restroom separates Suites A & B.
- The balance of the building is leased to a (7) lane bowling alley on a long term lease. The bowling alley has its own separate entrance, private restrooms, service counter, a bar room, & a video arcade room.
- Building has ample parking & excellent freeway visibility.
- Great opportunity for a tenant to lease space with highway visibility, or for investor or owner/occupant to purchase quality building.
- Great visibility to Highway 169 with 17,000 vpd (ESRI 2017).
- Demographics: 5,759-1 mile, 7,937-3 miles, 9,230-5 miles (ESRI 2017).
- Average HH income: \$85,655-1 mile, \$85,282-3 miles, \$87,548-5 miles (ESRI).



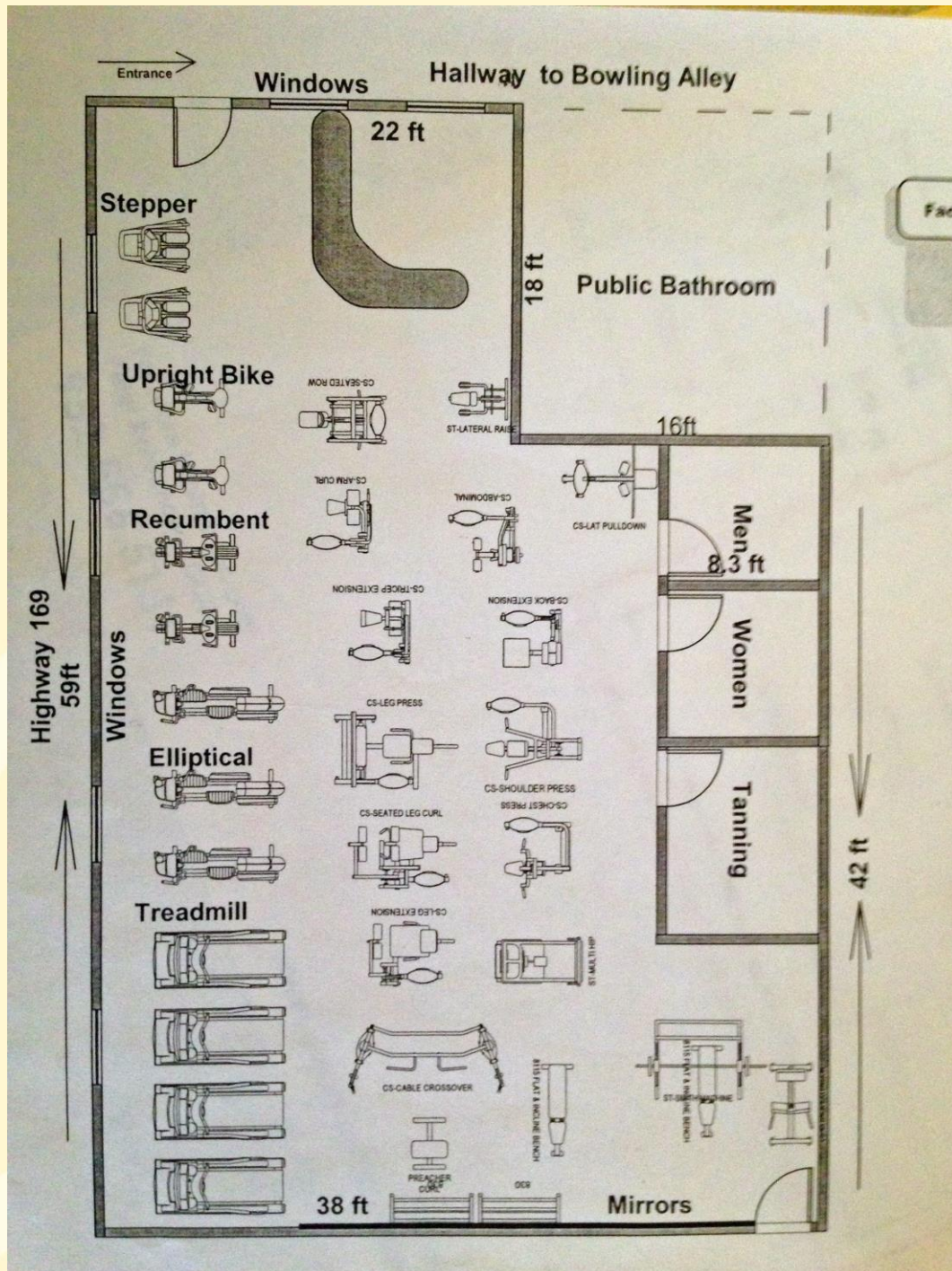
**For more information call:
Peter Kordonowy, CCIM
952.556.5151**

**or visit our website at:
www.summerhillcommercial.com**



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