



SUMMERHILL
Commercial Real Estate, LLC

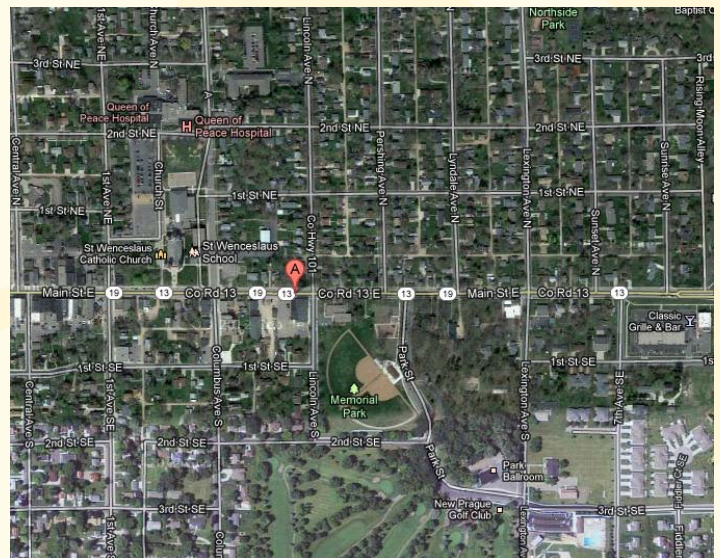
FOR SALE

**314-316 East Main Street Building
314-316 East Main Street
New Prague, MN 56071**



Building Size: 13,194 SF
Offering Price: \$750,000
Lot Size/PID #: Approx .5 acres/23.650.0440
Est. RE TAX (2014): \$23,222
Base Rental Rent: \$10.00 PSF

- Excellent mixed use office/retail/apt investment opportunity w/Net Operating Income (NOI) of \$50,000 for a 6.7% cap rate.
- 100% leased, 7 tenants in place (5 office/retail-2 apt).
- Very nice professional office/retail/mixed use building with ample parking.
- Daily traffic of 9,600 on East Main St (MnDOT 2011).
- Signage includes building signage and street pylon.
- Demographics: 5,787 – 1 mile radius, 9,367 – 3 mile radius, 12,066 – 5 mile radius (2010 ESRI).



**For more information call:
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**or visit our website at:
www.summerhillcommercial.com**