



SUMMERHILL
Commercial Real Estate, LLC

OFFICE/SHOWROOM/ RETAIL/FLEX SPACE FOR SALE OR LEASE

470 Water Street
Excelsior, MN 55331



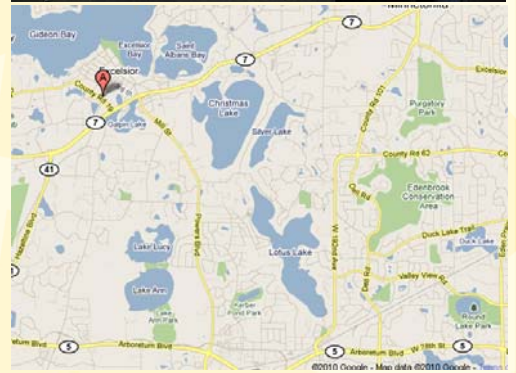
470 WATER STREET BUILDING:

Building/Lot Size (Approx): 8,750 sf/ 35,662 sf, 0.82 acres, 162' x 220'.
Base Rent/Includes CAM: \$9.69 psf, plus utilities.
Real Estate Tax (2011): \$2.14 psf, \$18,745/yr if tenant uses east lot.
Offering Price: \$1,500,000

348 GEORGE STREET LOT:

Additional Back Lot Size (Approx): 18,150 sf, 0.42 acres, 110' x 165'.
Lease Rate: \$3,000 a month plus real estate tax.
Real Estate Tax (2011): \$4,551/year.
Offering Price: \$400,000
Potential Additional Lot: 82.5' x 110'

- Both the building and the additional lot are for sale or for lease.
- Single story bldg built in 1955, located on the hard corner of Water St & CR 19.
- Located on CR 19 in Excelsior, MN with moderate visibility from Highway 7.
- 12,400 daily vehicles on CR 19 & 26,000 on Hwy 7 (2009, MNDOT).
- Demographics: 4,449-1 mile, 32,978-3 miles, 89,325-5 miles (2010 ESRI).
- 470 Water St zoning is Article 51 (B-2) General Business Dist w/many uses permitted such as banks, clinics, motels/hotels, restaurants, liquor store, business or professional offices, retail sales, commercial service uses, commercial recreation, rental and/or repair services, pet shops, artistic/handicrafts, & more.
- Potential for an additional parking on the west side of the bldg (18 spots).
- The building was formerly a Red Owl grocery store later converted to an architect's office (current layout) & has bonus downstairs storage (2,415 sf).
- Current layout consists of a mostly open floor plan w/7 private offices, a large break room, 3 restrooms, & a bonus downstairs storage room of 2,415 sf.



For more information call:
Peter Kordonowy, CCIM
952.556.5151

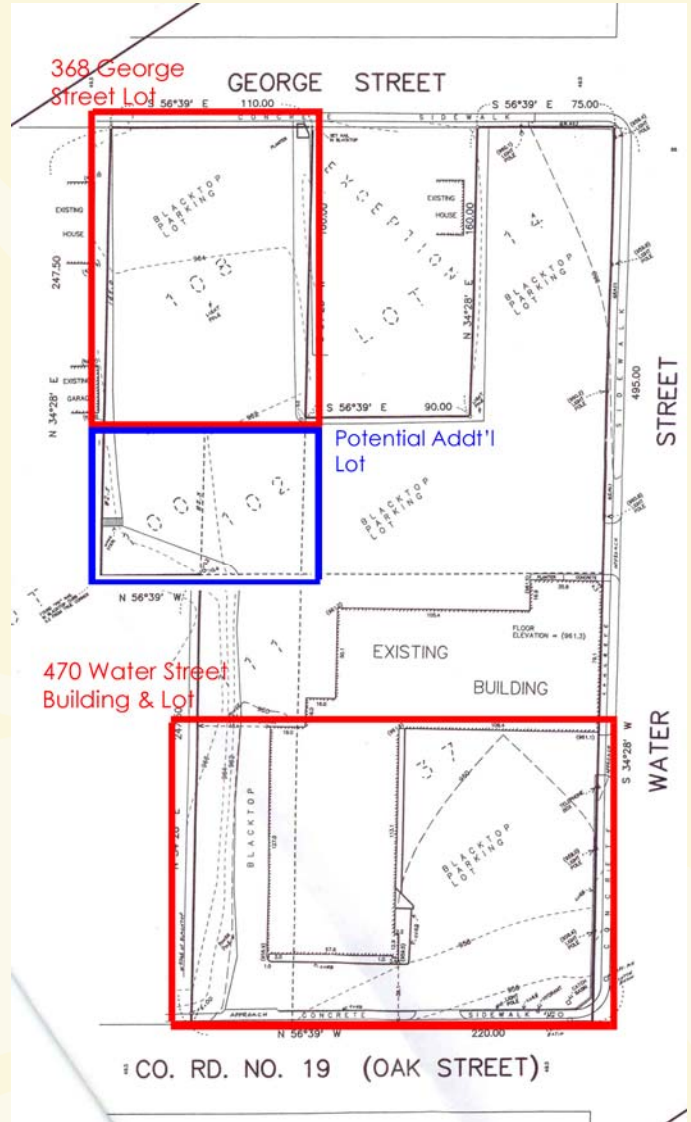
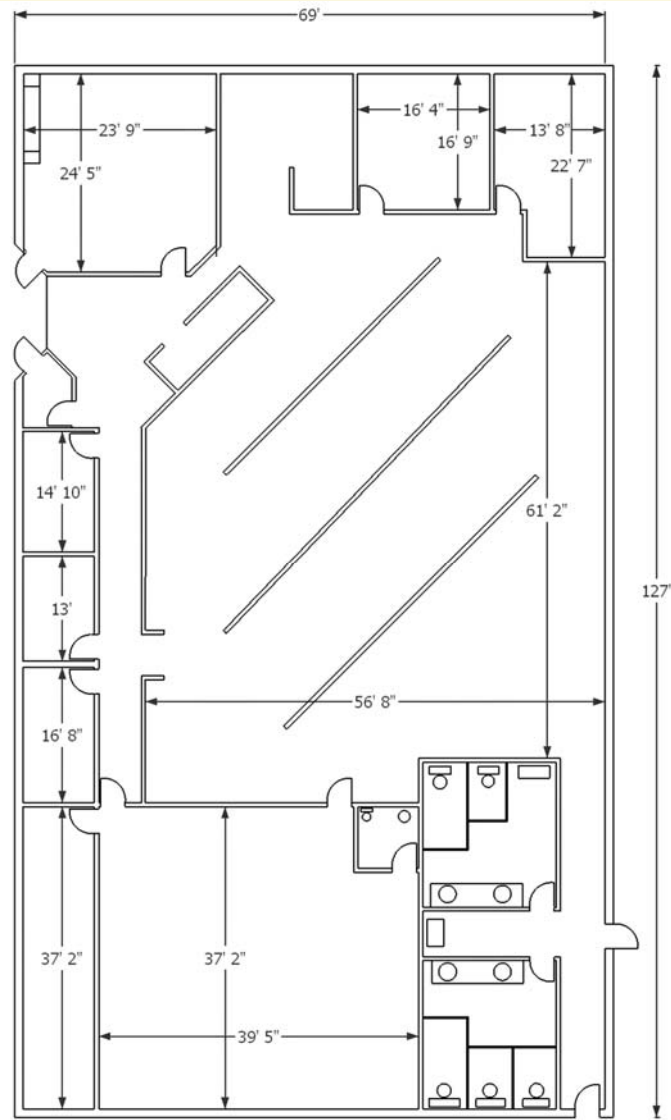
or visit our website at:
www.summerhillcommercial.com



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