



**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.  
**\*\*\*PRICE REDUCED TO \$895,000\*\*\***

- Offering Price/Tax:** \$895,000, \$60.39 psf/\$24,454 annual tax, \$1.65 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 potentially for sale. 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 or e-mail:**

**Joe Smith, 952-475-5122, [jsmith@summerhillcommercial.com](mailto:jsmith@summerhillcommercial.com)**

**Peter Kordonowy, 952-475-5135, [peterk@summerhillcommercial.com](mailto:peterk@summerhillcommercial.com)**

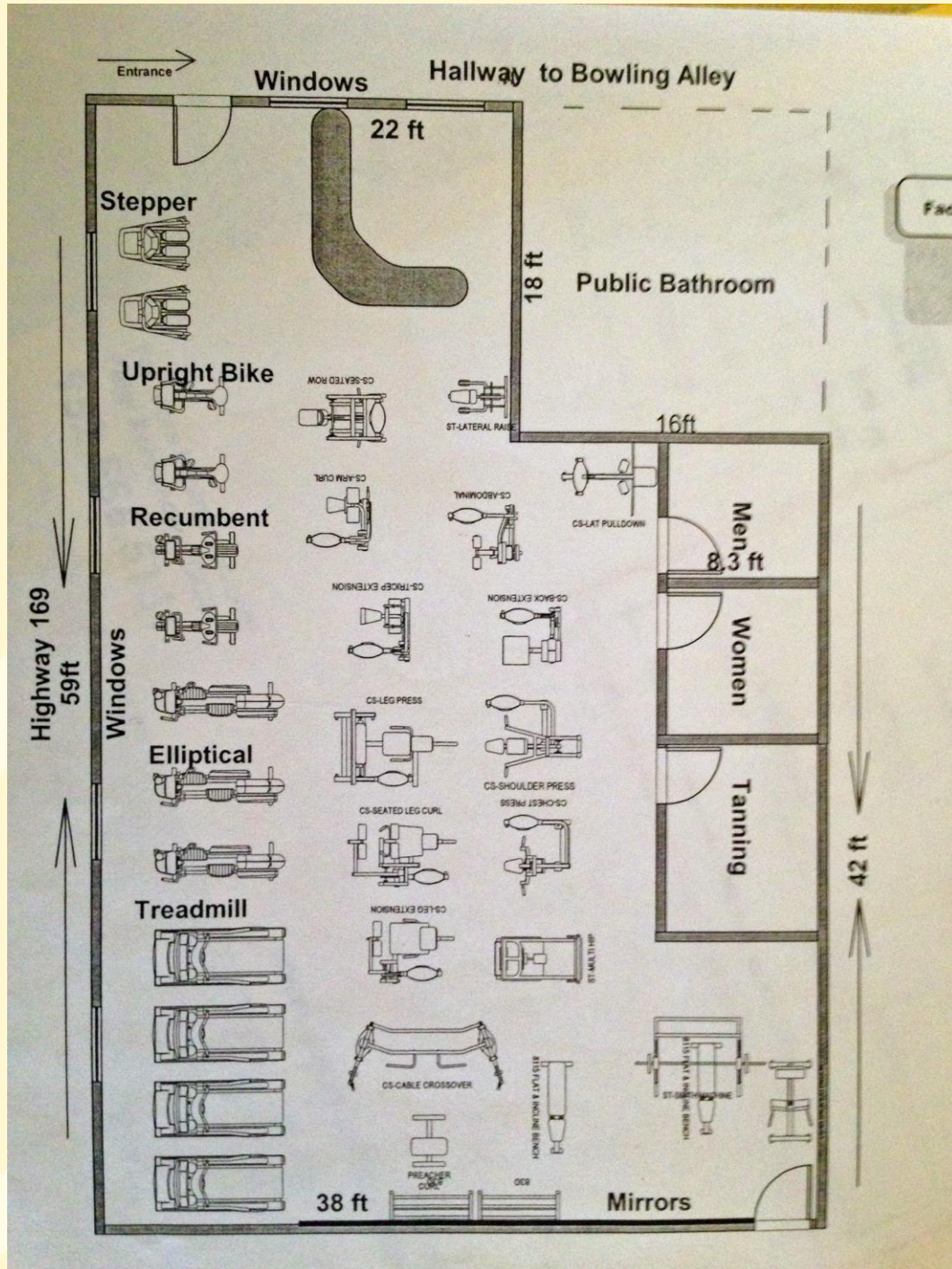
**or visit our website at:**

**[www.summerhillcommercial.com](http://www.summerhillcommercial.com)**



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