



**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:

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or visit our website at:

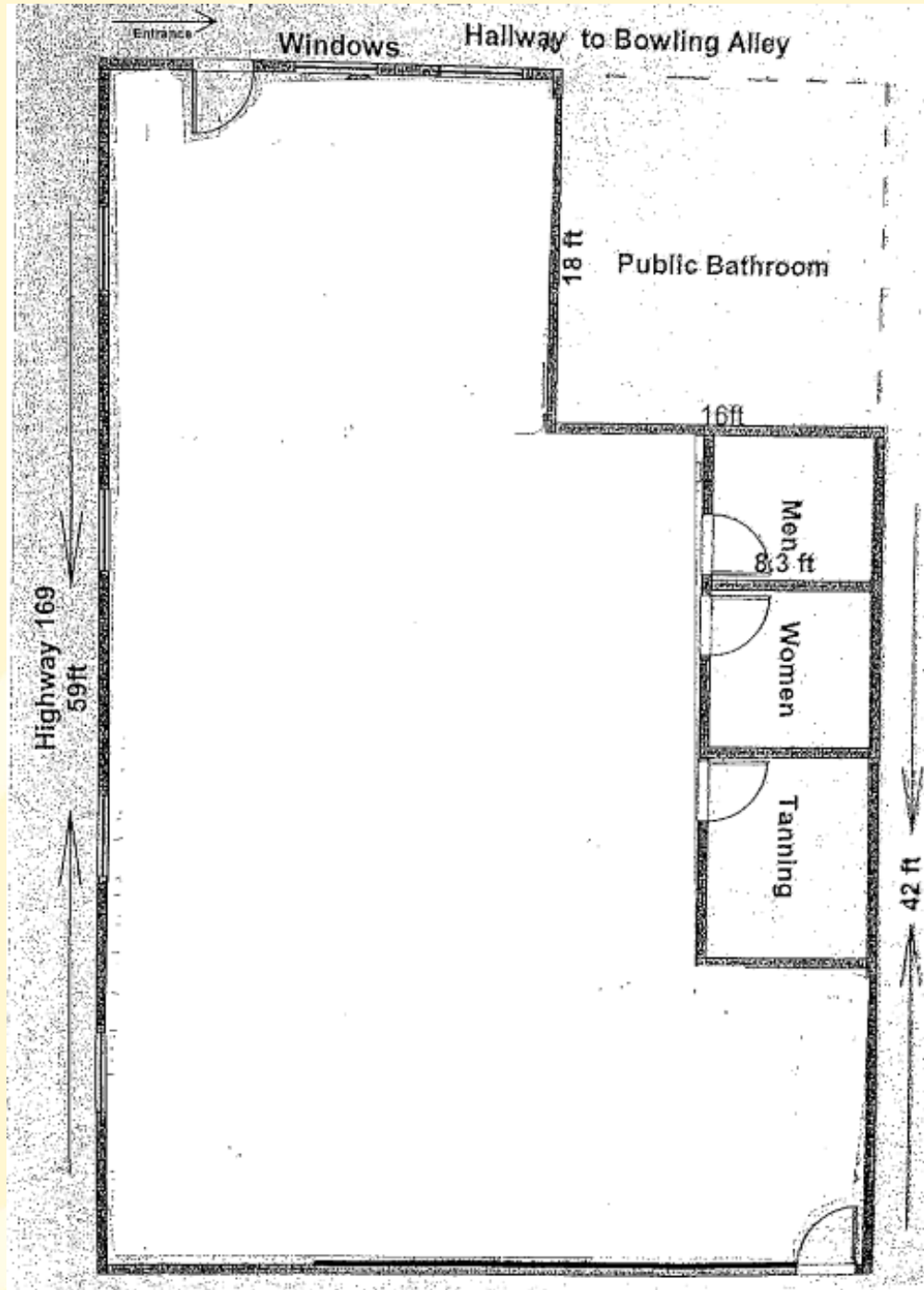
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)



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