



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

# NORTH 4TH STREET FORMER CHURCH/REC. CENTER

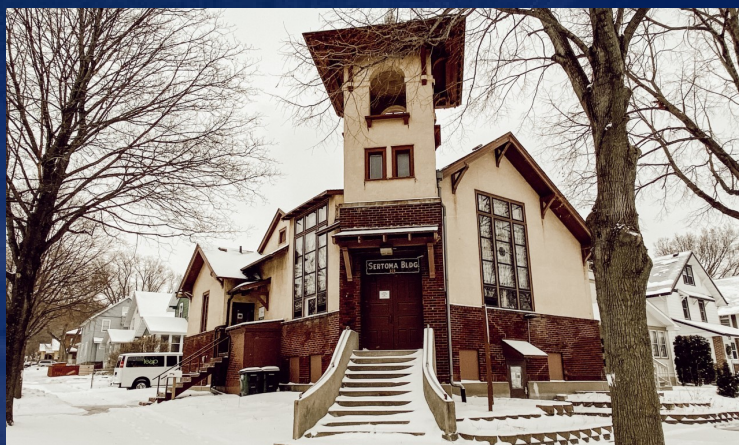
Price Upon Request

929 North 4th Street  
Mankato, MN 56001

AVAILABLE SPACE  
3,930 SF

## FEATURES

- Priced to Sell!
- One Block from Madison Avenue



## AGENT CONTACT

Cate DeBates  
507.676.4327  
cate@cbcfishergroup.com

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201 North Riverfront Drive, Suite 230, Mankato, MN 56001  
507.625.4715

FOR SALE

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# NORTH 4TH STREET FORMER CHURCH/REC CENTER

## PROPERTY SUMMARY

SALE



### OFFERING SUMMARY

Sale Price: Price Upon Request

Lot Size: 0.9 Acres

Year Built: 1920

Building Size: 3,930 SF

### PROPERTY OVERVIEW

This property has been home to a local nonprofit, serving as offices and a basement/walk-out recreation center with a full kitchen. The building was originally constructed as a church in 1920 with stained glass windows, a bell tower and a grand corner stoop leading to the upstairs meeting room. The property also comes with a small cold storage shed and driveway. The interior has ample common space and room for additional offices. Seated on a small frontage street off the boulevard, the neighborhood is well maintained with mature trees and next to a city bus stop. The basement did undergo some water damage last summer and would need sheetrock and floor patching. Utilities are in good condition and recent ADA upgrades have been made to the ground floor restroom. Priced to sell, this property would make a terrific affordable office space, small church or can be repurposed as a future residential investment.

### LOCATION OVERVIEW

This property is located off North 4th Street, just one block north of main thoroughfare, Madison Avenue. The building faces the corner of North 4th Street and East Lafayette Street, and sits off a small frontage road with a grassy boulevard. North 4th Street is a one-way connection to the City Center and hilltop arteries such as Adams Street (River Hills Mall) and Madison Avenue (Hilltop Business District). The property is situated in a residential neighborhood just blocks from Franklin Elementary, Tourtelotte Park and Swimming Pool and other retail and office users along Madison Avenue.

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# NORTH 4TH STREET OFFICE/REDEVELOPMENT

PHOTOS

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# NORTH 4TH STREET FORMER CHURCH/REC CENTER NEIGHBORHOOD MAP

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Map data ©2021 Imagery ©2021, Maxar Technologies

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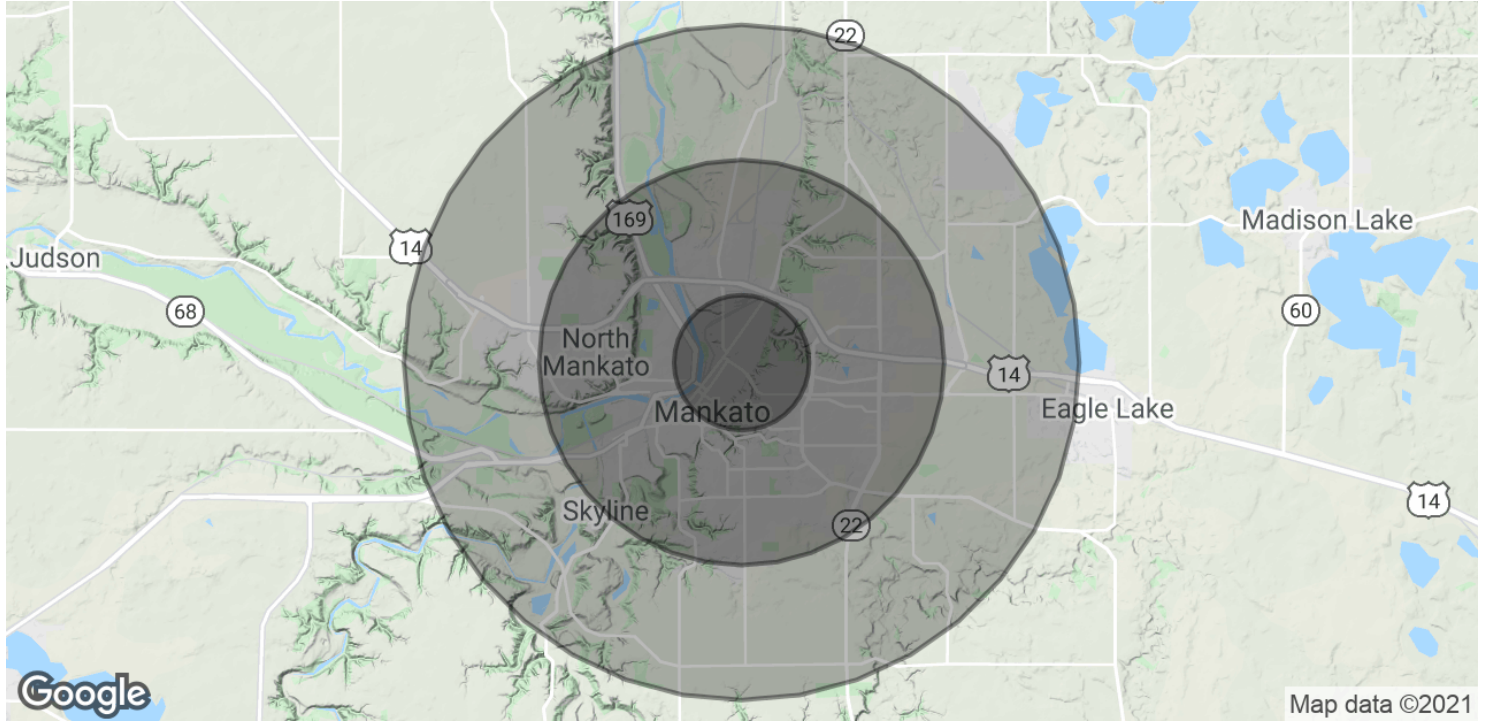
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## DEMOGRAPHICS

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,690	51,681	70,822
Average age	31.2	29.2	30.3
Average age (Male)	29.5	28.1	29.2
Average age (Female)	34.0	31.3	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,174	19,645	27,204
# of persons per HH	2.4	2.6	2.6
Average HH income	\$50,188	\$53,902	\$58,068
Average house value	\$158,291	\$175,498	\$185,597

\* Demographic data derived from 2010 US Census

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## NORTH 4TH STREET FORMER CHURCH/REC CENTER

AGENT BIOGRAPHY

SALE



### CATE DEBATES

Vice President | Agent

cate@cbcfishergroup.com

Direct: 507.676.4327 | Cell:

### PROFESSIONAL BACKGROUND

Cate is the Vice President for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace. Cate handles our brand and marketing strategy, while engaging new and existing clients. Our clients can rely on Cate to develop high-quality marketing materials for their listings, ensuring accurate and consistent data. She will make sure your listing is on the market as fast as possible -- using the latest technology in real estate syndication to maximize exposure. Cate bleeds CBC Blue and represents our company, tenants and clients in an approachable and professional manner. Cate also handles all internal and external communications, making sure our tenants know how to find information and feel connected to our services and expert staff.

Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$1.5M in transactions and sold or leased 40,000 square feet in 2020. Cate continues to help our sales team grow our portfolio of satisfied owners, tenants and landlords.

Cate is deeply involved in the Greater Mankato community, affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including Greater Mankato Growth's City Center Partnership Board of Directors, is a founding member of YWCA Mankato's Empowerment Society and Co-Chair of the Women of Distinction event and is the 2020 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Maverick alumna, you can often find her at a Football or Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their dog, Frank.

### EDUCATION

B.S. Public Relations/Mass Communications; Minnesota State University, Mankato (2010)

M.S. Educational Leadership; Minnesota State University, Mankato (2013)

#### Fisher Group

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