

FORMER ABC ARROW BUILDING CENTER

1120 Desoto Ave N, Glencoe MN 55336



FOR MORE INFORMATION CONTACT:

STEVE OGREN

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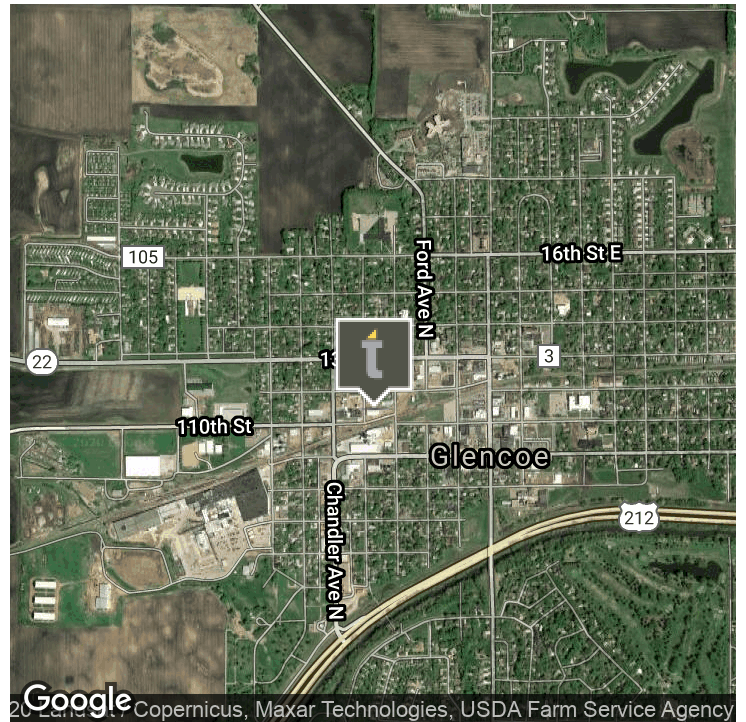
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Executive Summary



SALE PRICE

\$849,000

OFFERING SUMMARY

Lot Size:	1.38 Acres
Year Built:	1961
Renovated:	2015
Zoning:	I-2; General Industrial
PID #:	220602530 220602500
Taxes (2020):	\$17,228
Land Lease (Easement):	\$1200.00/yr
Note:	Property line borders are adjacent to rail road tracks

PROPERTY HIGHLIGHTS

- Showroom: 65' X 39'
- Office #1: 14' X 10'
- Office #2: 11' X 8'6"
- Office #3: 11' X 11'
- Office #4: 11' X 10'
- Conference/Break room: 15'6" X 9'6"
- Interior Warehouse (Main Building): 90'L X 75'W
- Detached Warehouse: 130'L X 60'W
- Ceiling Height: 18'
- Warehouse Door: 14'H X 20'W
- Dock Door: 9' X 9'

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Additional Photos



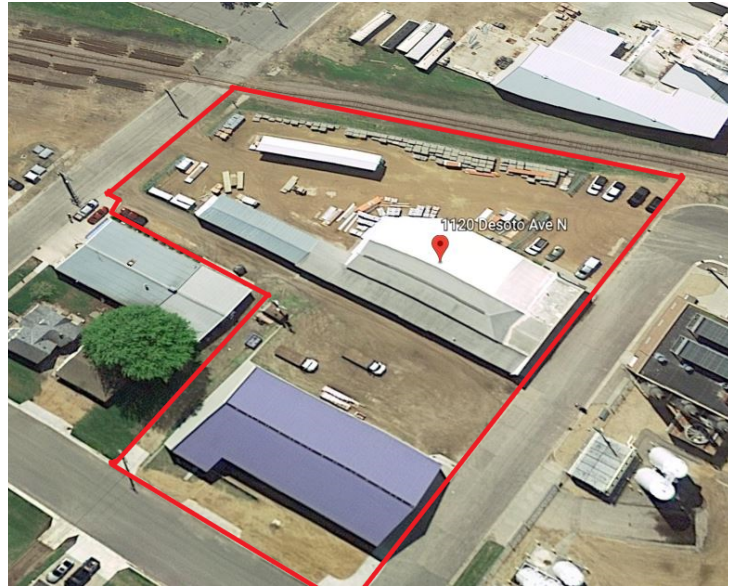
Exterior



Exterior



Exterior



Aerial view of property

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Additional Photos



Interior Main Building Warehouse



Interior Main Building Showroom



Interior Main Building Showroom



Interior Main Building Showroom

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Additional Photos



Interior Main Building



Interior Main Building



Interior Main Building



Interior Main Building

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Additional Photos



Interior of detached warehouse



Interior of detached warehouse



Exterior of detached warehouse



Exterior of detached warehouse

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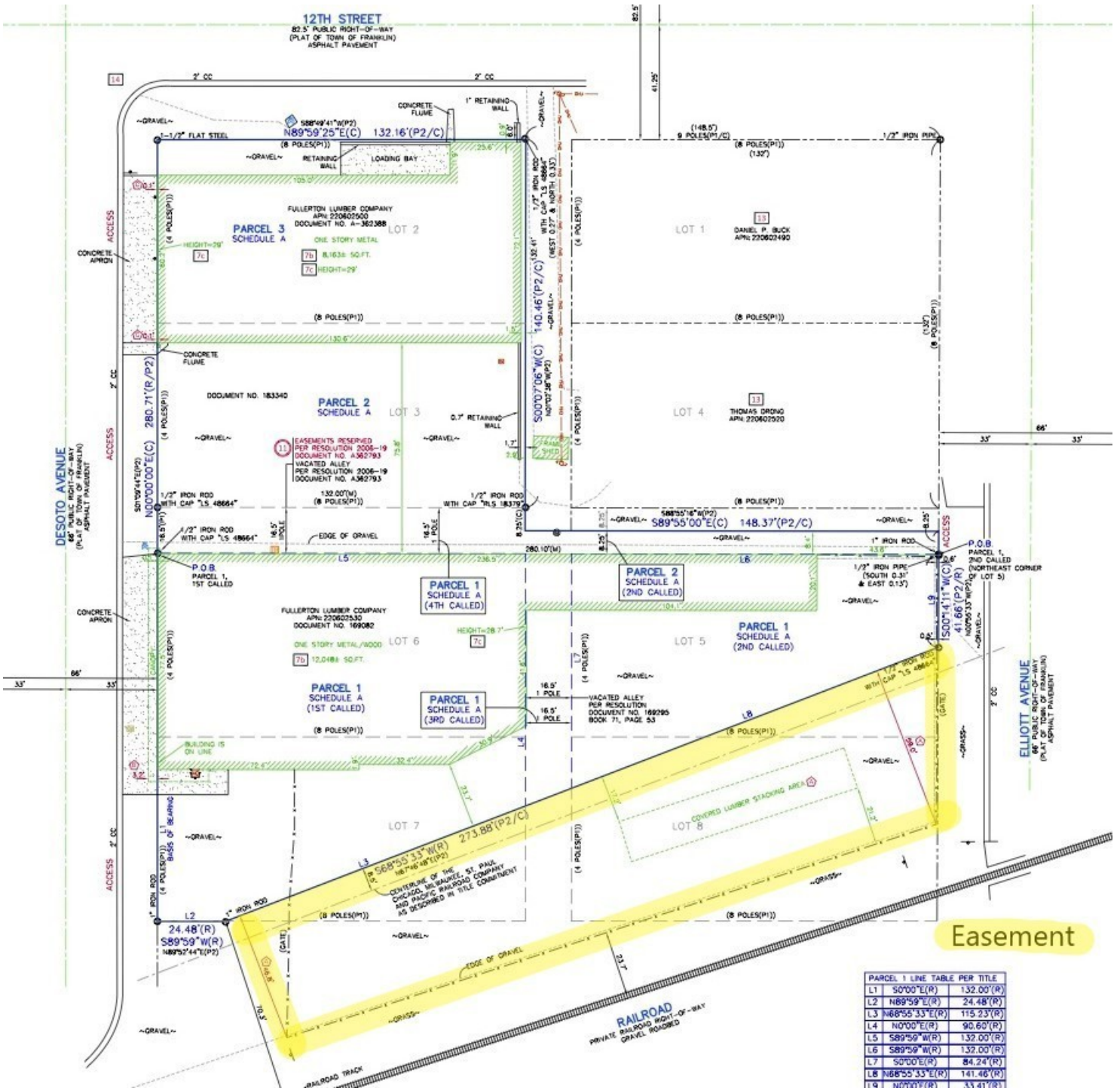
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Easement Survey



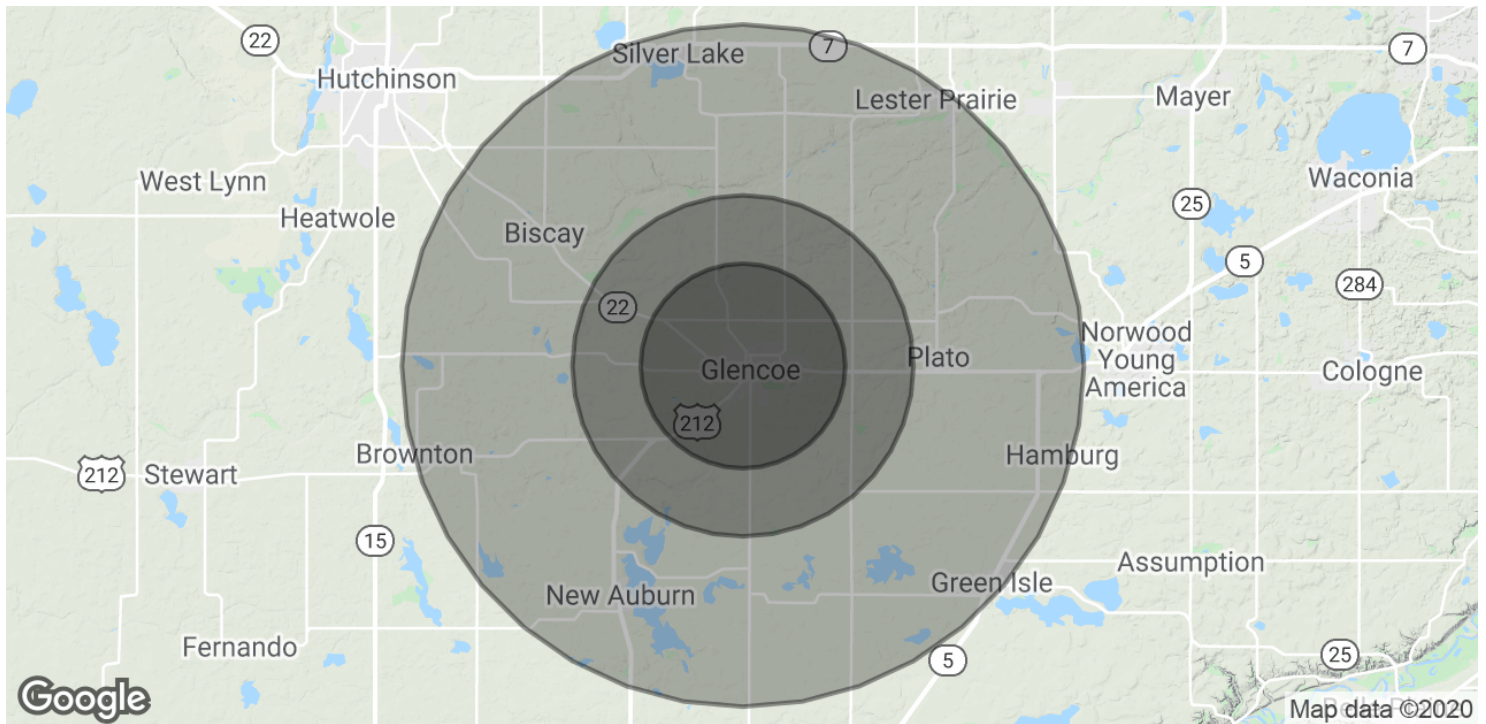
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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,342	10,327	18,163
Average age	33.2	34.2	36.7
Average age (Male)	33.2	34.3	36.7
Average age (Female)	33.1	34.1	36.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,865	4,015	6,993
# of persons per HH	2.6	2.6	2.6
Average HH income	\$59,310	\$61,042	\$64,358
Average house value	\$235,357	\$235,216	\$230,899

* Demographic data derived from 2010 US Census

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