

For Sale

Retail Property

2,400 SF | \$450,000



PROPERTY HIGHLIGHTS

- C-Store operating at breakeven with \$1M sales is included in \$450,000 price at no additional cost!
- Buyer that understands the C-Store business can operate the C-Store to show a profit.
- Deli Tenant generates a rental income of \$3,000 per month, the tenant is on a month to month lease.
- Fully Equipped Commercial Kitchen - The new owner can generate food revenue or rental income.
- Area is served by the Hiawatha Light Rail and is being redeveloped.
- New owner(s) may convert the entire C-Store building into a full, sit-down restaurant operation.

PROPERTY DESCRIPTION

The entire area between Hiawatha Avenue and Minnehaha Avenue is being redeveloped since the completion of the Hiawatha Light Rail. There are

For more information

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OFFERING SUMMARY

Sale Price	\$450,000
Lot Size	0.23 Acres
Building Size	2,400 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	18,810	\$64,606
2 Miles	67,995	\$68,777
3 Miles	164,769	\$66,223

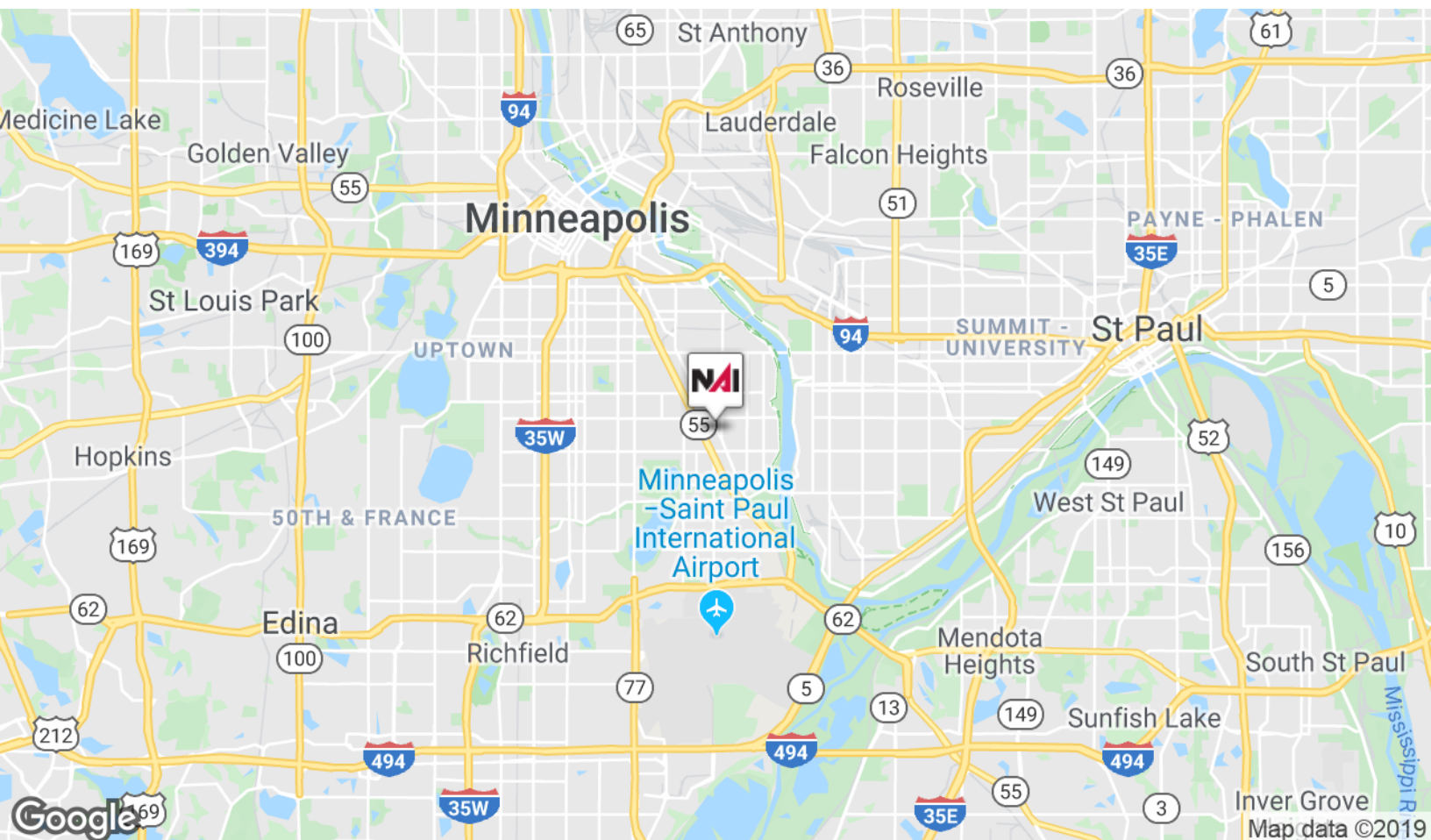
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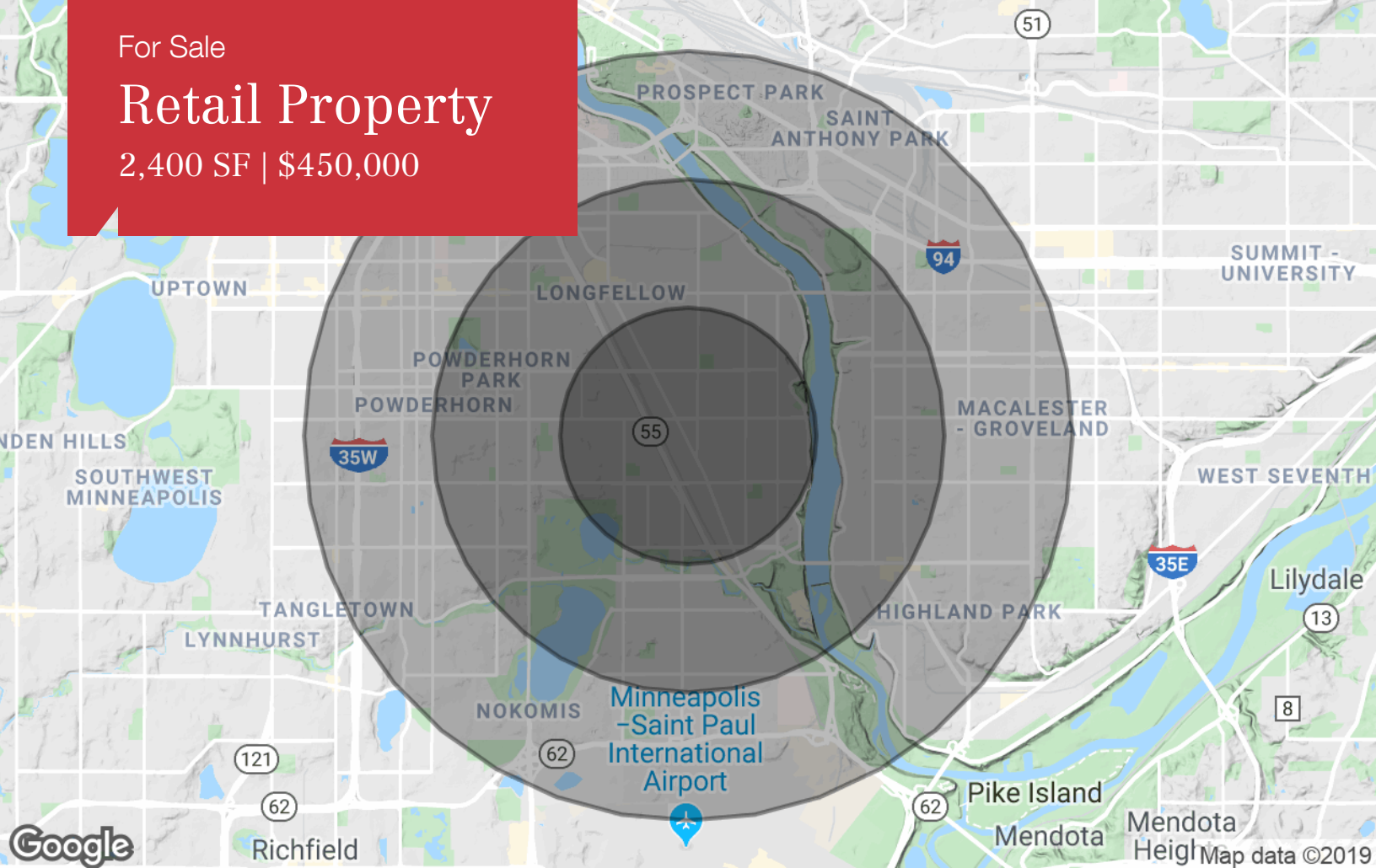
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Population

	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	18,810	67,995	164,769
MEDIAN AGE	38.8	38.4	33.6
MEDIAN AGE (MALE)	38.2	37.3	33.0
MEDIAN AGE (FEMALE)	39.3	39.4	34.2

Households & Income

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	8,756	31,049	68,236
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$64,606	\$68,777	\$66,223
AVERAGE HOUSE VALUE	\$212,216	\$220,284	\$242,098

Race

	1 Mile	2 Miles	3 Miles
% WHITE	83.1%	83.6%	77.2%
% BLACK	8.1%	8.1%	13.0%
% ASIAN	1.8%	2.2%	3.8%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	4.5%	3.7%	3.1%
% OTHER	2.6%	2.5%	2.8%

Ethnicity

	1 Mile	2 Miles	3 Miles
% HISPANIC	6.9%	7.7%	8.9%

* Demographic data derived from 2010 US Census

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C-Store	2,000	12/31/25	\$45,000	83.33	\$22.50	01/01/20
Deli	400	12/31/25	\$9,000	16.67	\$22.50	10/01/19
2,400		\$54,000		\$22.50		

Based on an C Store owner/user on a leaseback, with the deli remaining as a tenant.

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Price	\$450,000
Number of Units	2
Approximate Square Footage	2,400
Price per Square Footage	\$187
CAP Rate	6.41%

Gross Scheduled Income	\$54,000
Gross Operating Income	\$54,000
Net Operating Income	\$28,829
Pre-Tax Cash Flow	\$28,829
Cash-on-Cash Return % (yr 1)	6.41%
Total Return (yr 1)	\$28,829
Return on Investment %	6.41%

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Garrett Farmer

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Professional Background

Mr. Farmer is a Director at NAI Legacy overseeing investments acquisitions and client brokerage relationships throughout the Midwest. Mr. Farmer has completed over \$900 million of commercial and residential real estate transactions which include the acquisition and disposition of industrial, office and retail properties; residential and multi-unit housing properties and ground-up development of hotel, multi-unit housing, and select build-to-suit single tenant properties. Mr. Farmer's background includes structured real estate investment vehicles as single-property private placements, private equity funds, tax deferred exchanges, and tax deferred equity syndications.

Prior to NAI Legacy, Mr. Farmer served in various property acquisitions and dispositions roles with public and private real estate investment companies. Mr. Farmer served as the Senior Acquisitions Manager at The Ackerberg Group, a Minneapolis based private real estate investment and development company and was involved in the creation of a \$50 million private equity fund regulated by SEC 506(b) and subsequently completed the purchase of eight (8) separate urban focused properties. Mr. Farmer was the Director of Investments at Talon Real Estate Holding Corp. (OTC: TALR); a publically traded real estate company structured as a Real Estate Investment Trust (REIT). Mr. Farmer oversaw the acquisition of \$65 million in properties structured as tax deferred mergers - umbrella partnerships (UPREIT). Mr. Farmer also served as the Executive Vice President of Investments at Geneva, a private real estate investment and wealth management company and oversaw the acquisition of \$700 million in commercial and residential properties located throughout the Midwest, Phoenix and Florida accounting for over 4.5 million square feet of space, which included all major property types, hotel and senior housing. Mr. Farmer was a Vice President at Stonehaven Realty Trust and RESoft, Inc. (AMEX: RPP); a publicly traded REIT and technology company and oversaw property management operations, third party accounting and investor reporting in accordance with public company procedures.

Mr. Farmer is a graduate from the University of St. Thomas in St. Paul, Minnesota; is a licensed Real Estate Broker and is affiliated in various industry associations. Mr. Farmer also currently services as a principal and primary broker at Structure Real Estate, LLC - a Minneapolis based real estate brokerage company providing transaction services to home buyers and sellers.

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