



For Sale – 100% Leased Center & Pad Ready Outlot NEWPORT MEDICAL & RETAIL CENTER

1590-1594 Hastings Avenue
Newport, Minnesota 55055

PROPERTY HIGHLIGHTS

Address	1590-1594 Hastings Avenue
County	Washington County
Year Built	1992; New Roof in 2011
Zoning	General Business, Medical and Retail
Parcel Number	36.028.22.21.0050; 36.028.22.21.0051; and Outlot with a PID of 36.028.22.21.0081
Pad read Outlot	.86 Acre
Total Acres	1.57 Acres

BUILDING FEATURES

Total Square Feet	8,056 SF
Parking	50 Parking Spaces
Freeway Access	Highly Visible and Easy Access from Major Interstate 61 and 10

INVESTMENT HIGHLIGHTS

Price	\$1.9 M with pad ready Outlot;
CAP Rate	6.9%
Occupancy	100%
Net Operating Income	\$96,058
Operating Expense Income	\$35,305
Type of Ownership	Fee Simple
Highlights	12.2 years remaining on Roscher Dental lease with 2% annual escalations

REQUEST CONFIDENTIALITY AGREEMENT FOR FULL OFFERING MEMORANDUM

Partnership. Performance.

Contact Us

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