

# FORMER SHOPKO FOR SALE OR LEASE

216 Main Ave NE | Warroad, MN | 56763



22,347 SF Available

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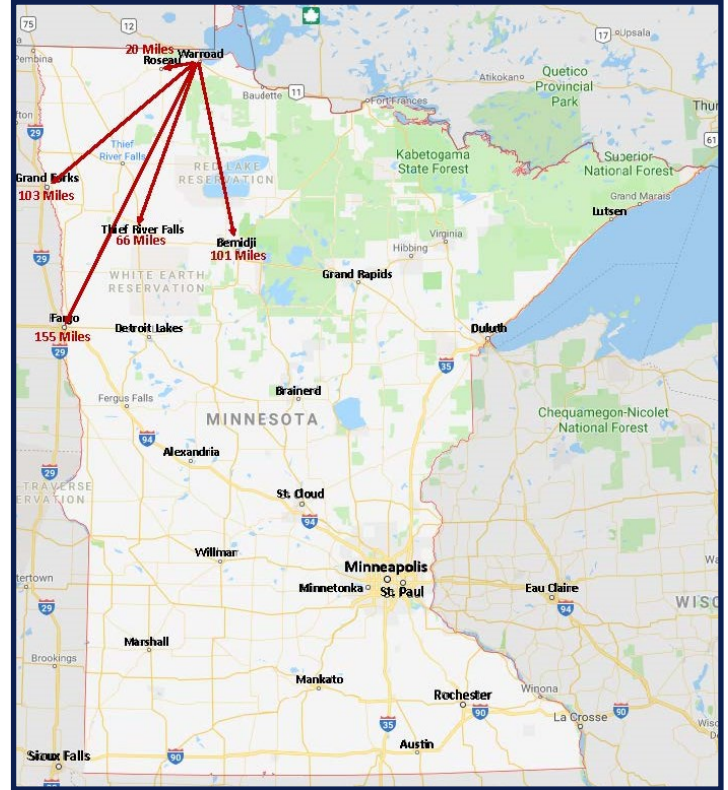
# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>ADDRESS</b>	216 Main Ave NE
<b>CITY, STATE</b>	Warroad, MN
<b>COUNTY</b>	Roseau
<b>LOT SIZE</b>	1.84 Acres
<b>SPACE AVAILABLE</b>	22,347 SF
<b>LEASE RATE</b>	\$5.00 NNN
<b>SALE RATE</b>	\$670,410
<b>TOTAL CAM &amp; TAX 2018</b>	\$23,518.00
<b>YEAR BUILT/RENOVATED</b>	1970/2015
<b>ZONING</b>	C-1: Central Business District

## DEMOGRAPHICS

	1-MILE	10-MILE	20-MILE
<b>POPULATION</b>	1,870	5,849	8,733
<b>DAYTIME POPULATION</b>	3,34	3,958	4,371
<b>MEDIAN HH INCOME</b>	\$46,555	\$53,994	\$53,856
<b>AVERAGE HH INCOME</b>	\$70,327	\$71,582	\$71,021
<b>MEDIAN AGE</b>	40	40.3	42.8



## TRAFFIC COUNTS

<b>HIGHWAY 11</b>	15,000 VPD
<b>WABASHA AVE N</b>	4,500 VPD

## COMMENTS

- Canadian border crossing statistics;
  - Cars: 6,854
  - Trucks: 348
  - Bussees: 35
- Marvin windows in town with 2,000 employees
- Boom in population in the summer due to seasonal tourism
- Seven Clans Casino draws people to the area from northern Minnesota as well as Canada; 91 room hotel connected to casino

