



FOR SALE | MIXED-USE: RETAIL & MULTI-FAMILY

LANDMARK SQUARE

242-252 Broadway St W., Monticello, MN 55362



SALE OVERVIEW

SALE PRICE: \$1,526,937

CAP RATE: 9.0%

NOI: \$137,424

LOT SIZE: 0.38 Acres

BUILDING SIZE: 16,335 SF

YEAR BUILT: 2002

ZONING: CCD - Central Community District

CROSS STREETS: Broadway St W & Locust Street

PROPERTY OVERVIEW

Landmark Square is high occupancy mixed-used building located in the active Northwest Suburb of the Twin Cities, Monticello, MN. The building recently extended its lease with major tenant Beef O' Brady's through 2020. Additionally, all 11 residential units are 100% occupied. Owner will master lease the remaining 1,587 sq. ft. to make the project 100% occupied. For the right investor, Landmark Square is an excellent opportunity to acquire an immediate income producing asset.

ABOUT BEEF'S®: In 1985, Jim Mellody dreamed up the idea of a neighborhood pub where friends and families could gather to enjoy good food and sports in a fun, comfortable atmosphere. Together, with his wife Jeanette, they embellished the Brady family name and created the now-famous Beef 'O' Brady's®.

PROPERTY HIGHLIGHTS

- Retail & Multi-Family Investment Property
- Multi-Family: 100% Occupied - 11 Residential Units with 6 Garage Stalls (1 Garage Vacant)
- Retail: 100% Occupied - 6,312 Square Feet - Beef O' Brady's (4,725 sq. ft.) and Seller Master Lease (1,587 sq ft)



Northco Real Estate Services

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All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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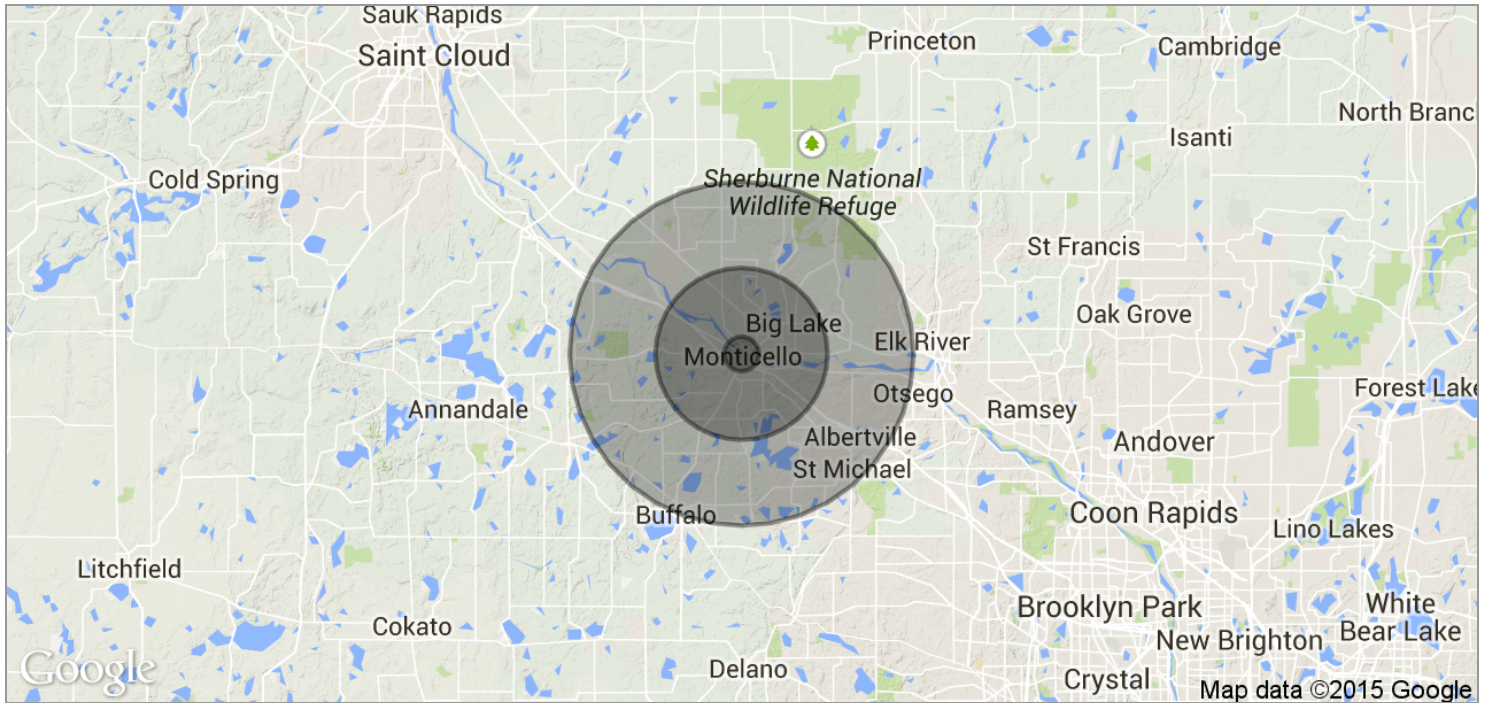
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,585	26,698	81,941
MEDIAN AGE	31.0	31.8	32.2
MEDIAN AGE (MALE)	30.8	31.3	31.6
MEDIAN AGE (FEMALE)	31.0	32.1	32.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	580	9,483	28,459
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$71,117	\$74,834	\$78,544
AVERAGE HOUSE VALUE	\$193,631	\$210,871	\$240,377



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