

FOR SALE

624 2nd Street SE
Ortonville, MN 56278

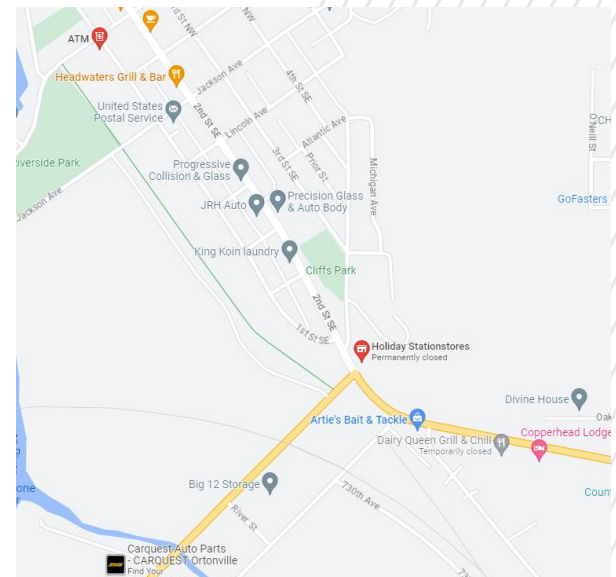


PROPERTY HIGHLIGHTS

- Former C-Store at the corner of US HWY 12 and 2nd St. SE in Ortonville, MN
- 2,660 SF (70x38)
- Building on 0.68 acres (2 parcels)

BUILDING SF	2,660 SF
LAND SF	29,620 SF
YEAR BUILT	2007
PARKING	8 stalls
TRAFFIC COUNTS	4,570 VPD (C2022)

SIGNAGE TYPE	Pylon
1-MILE (POP.)	2,623
3-MILE (POP.)	3,434
MED. INCOME	\$60,300
SPACE USE	Former C-store



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FAST FACTS

- Main/Main property in Ortonville, MN
- Suitable for multiple uses



LEGAL INFORMATION

TAX PARCEL ID	22-0487-000
2022 RE TAXES	\$1,896.00
ZONING	B-3 Highway Business



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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