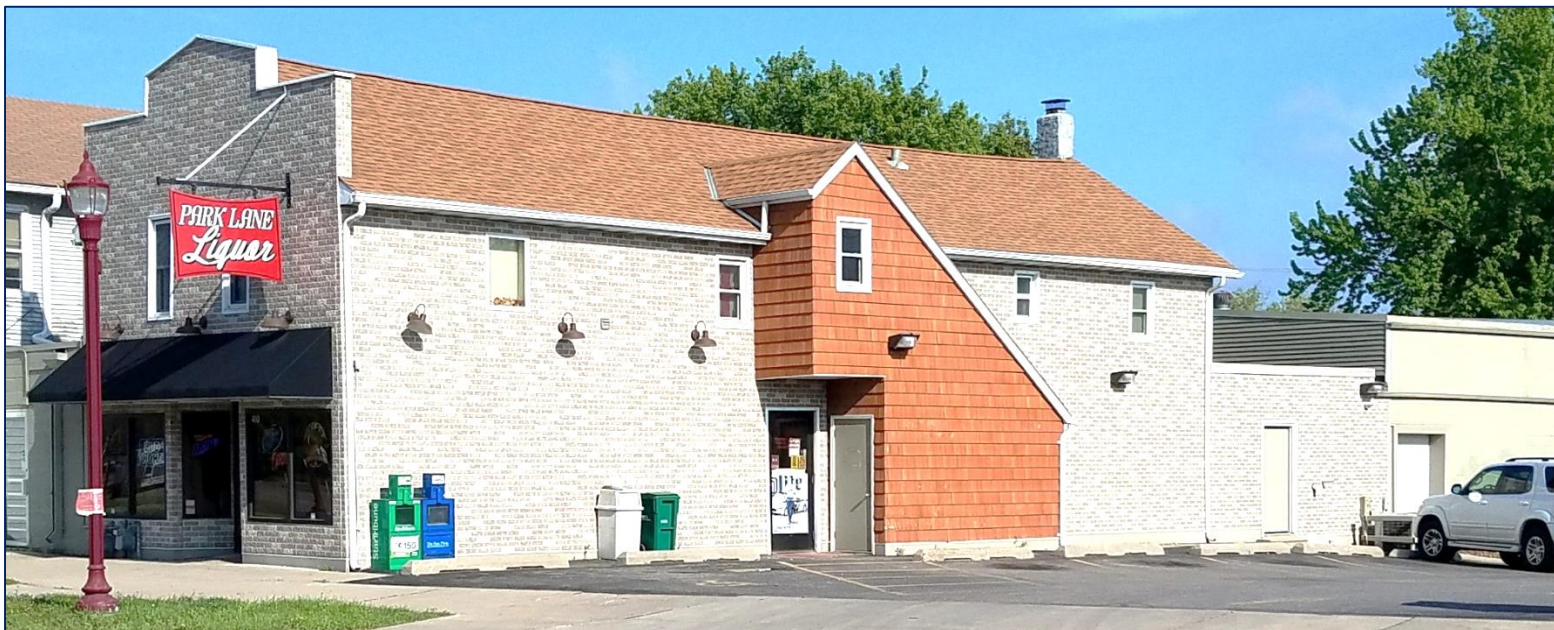


FOR LEASE PARK LANE - 410



410 Park Lane – Mankato, MN 56001

PROPERTY OVERVIEW

Unique and attractive street retail space for lease near popular Sibley Park area. Desirable corner lot location on Park Lane adjacent to a variety of small businesses. Easy to get to and visible from Riverfront Drive and U.S. Highways 169 and 60. Ideal location for tenant seeking inexpensive, wide open commercial space with large off street parking lot for employees and customers. Landlord responsible for real estate taxes, building insurance and maintenance, lawn care and snow removal. Tenant pays pro-rated utilities, janitorial and phone expenses.

FOR MORE INFORMATION CONTACT:

Dave Bergmark
dave.bergmark@cbcfishergroup.com

DETAILS

BLDG SIZE:	6,000 SQ FT
AVAILABLE:	4,364 SQ FT
LEASE PRICE:	\$8.00 SQ FT
LEASE TYPE:	MODIFIED GROSS
YEAR BUILT:	1886 (WITH NUMEROUS ADDITIONS)
ZONING:	B-1 COMMUNITY BUSINESS

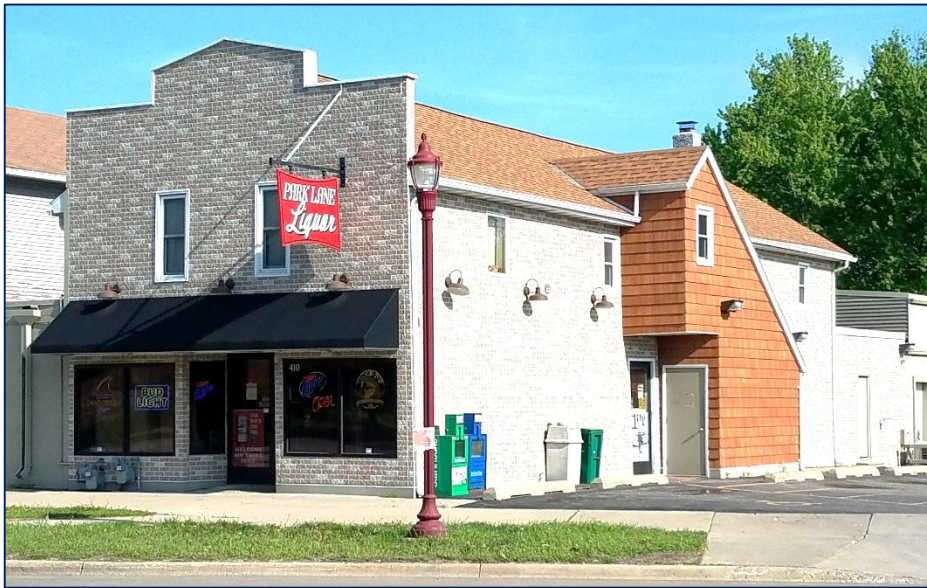
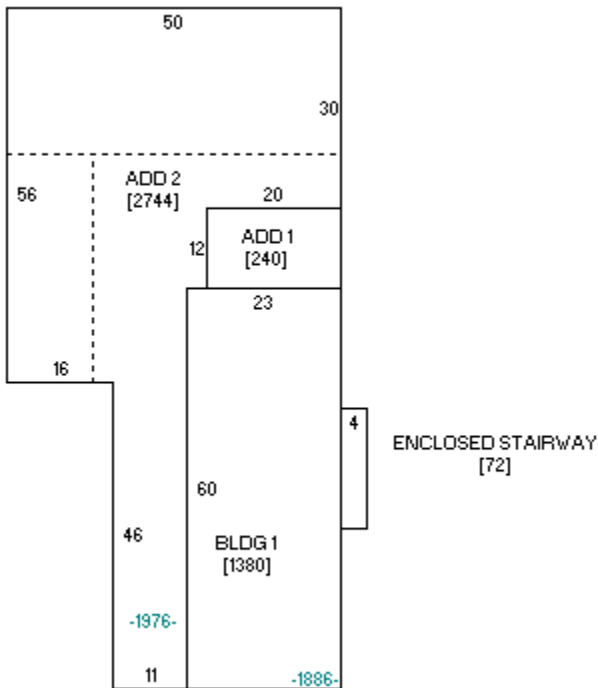
Direct (507) 625-0983
 Cell (507) 382-5946

CBCFISHERGROUP.COM

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Coldwell Banker Commercial
 Fisher Group
 1961 Premier Drive
 Suite 404
 Mankato, MN 56001

FOR LEASE PARK LANE - 410



FOR MORE INFORMATION CONTACT:

Dave Bergmark
dave.bergmark@cbcfishergroup.com

Direct
 Cell

(507) 625-0983
 (507) 382-5946

CBCFISHERGROUP.COM

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Coldwell Banker Commercial
 Fisher Group
 1961 Premier Drive
 Suite 404
 Mankato, MN 56001

FOR LEASE PARK LANE - 410



FOR MORE INFORMATION CONTACT:

Dave Bergmark
dave.bergmark@cbcfishergroup.com

Direct (507) 625-0983
Cell (507) 382-5946

CBCFISHERGROUP.COM

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Coldwell Banker Commercial
 Fisher Group
 1961 Premier Drive
 Suite 404
 Mankato, MN 56001