



1680 Madison Avenue, Mankato, MN 56001



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$800,000
<b>LOT SIZE:</b>	4,200 SF
<b>BUILDING SIZE:</b>	4,200 SF
<b>PRICE / SF:</b>	\$190.48

## PROPERTY OVERVIEW

Car wash for sale. Very high profile car wash with positive cash flow. If you want a second income that only takes an hour or two a day, this is the right investment for you. After a NDA is signed, we can review the cash flow numbers. It is important that you are able to put 20% down on this investment.

## PROPERTY HIGHLIGHTS

- High profile car wash located on Madison Avenue in Mankato
- Positive cash flow

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# INDUSTRIAL FOR SALE



1680 Madison Avenue, Mankato, MN 56001



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

# INDUSTRIAL FOR SALE



1680 Madison Avenue, Mankato, MN 56001

Sale Price **\$800,000**

## PROPERTY INFORMATION

Property Type Industrial  
Property Subtype Manufacturing  
APN # R01.09.09.379.010

## LOCATION INFORMATION

Street Address 1680 Madison Avenue  
City, State, Zip Mankato, MN 56001  
County Blue Earth

## BUILDING INFORMATION

Free Standing No

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**JAMES HALBUR**  
Director  
O: 507.317.2353  
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwmidwest.com/](http://kwmidwest.com/)

# INDUSTRIAL FOR SALE



1680 Madison Avenue, Mankato, MN 56001



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**JAMES HALBUR**  
Director  
O: 507.317.2353  
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

# INDUSTRIAL FOR SALE

1680 Madison Avenue, Mankato, MN 56001



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

# INDUSTRIAL FOR SALE

1680 Madison Avenue, Mankato, MN 56001



**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

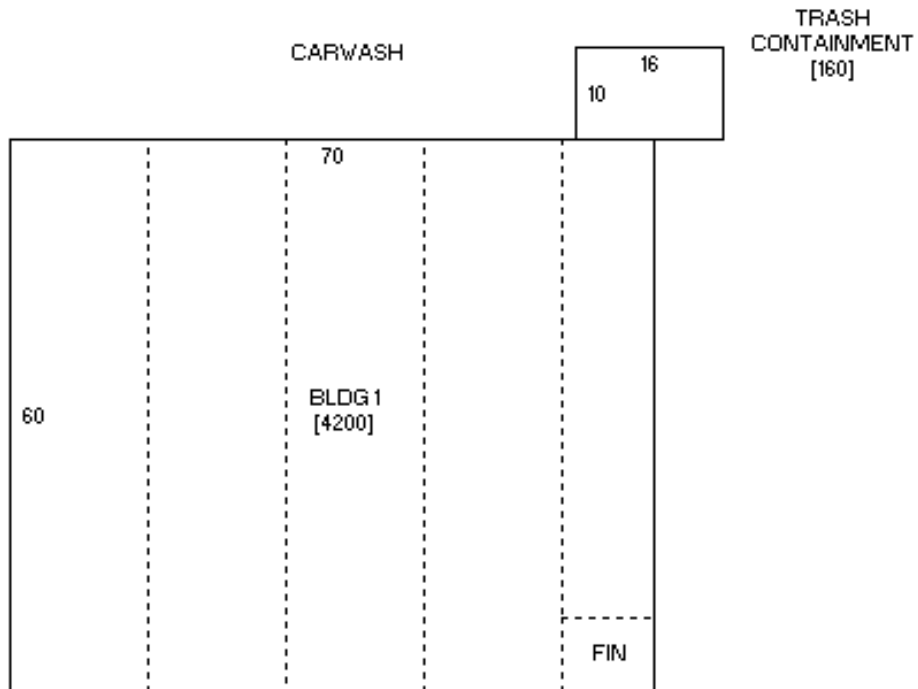
**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

# INDUSTRIAL FOR SALE

1680 Madison Avenue, Mankato, MN 56001



Sketch by [www.camavision.com](http://www.camavision.com)

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

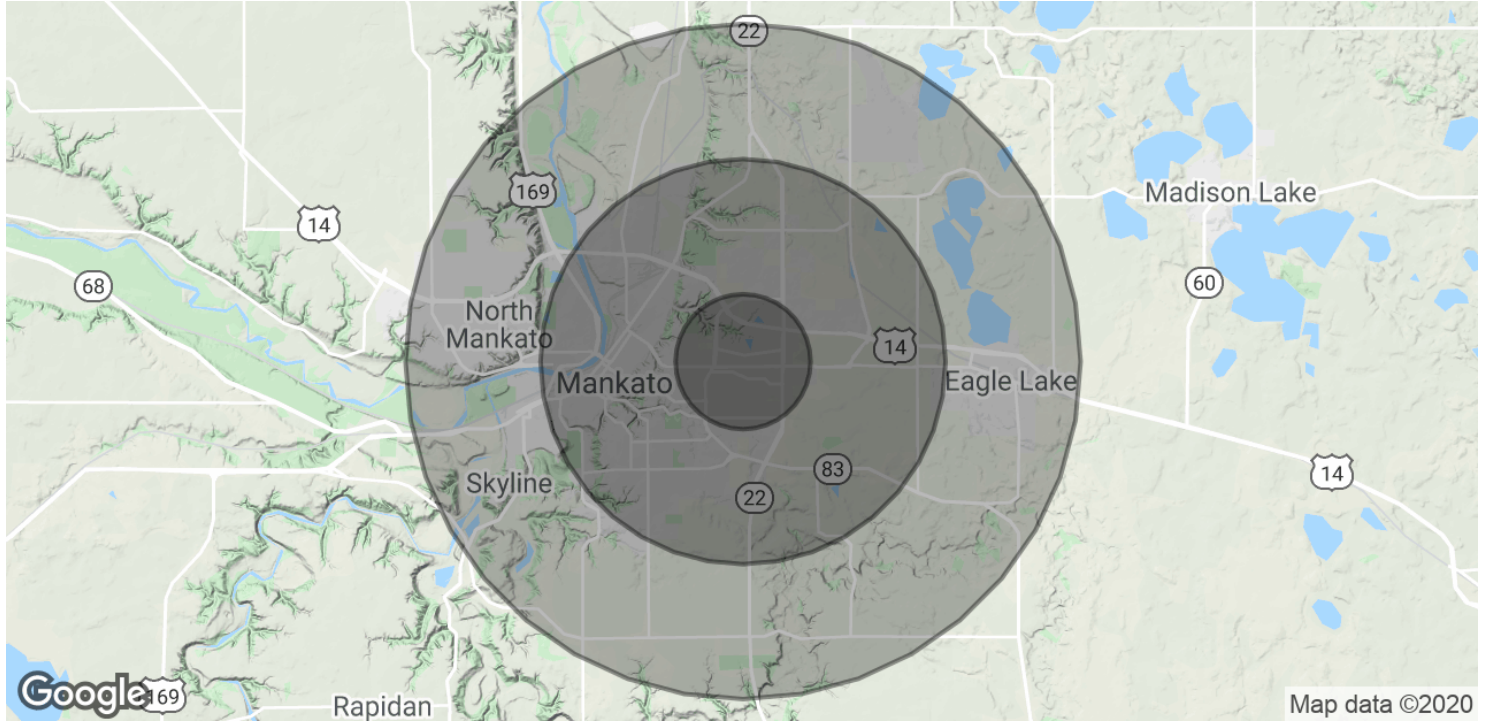
**JAMES HALBUR**  
Director  
O: 507.317.2353  
[jhalbur@kwcommercial.com](mailto:jhalbur@kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

# INDUSTRIAL FOR SALE

1680 Madison Avenue, Mankato, MN 56001



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,818	33,692	62,026
Average age	40.0	30.3	29.6
Average age (Male)	36.0	28.7	28.7
Average age (Female)	45.6	32.8	31.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,641	13,133	23,669
# of persons per HH	2.2	2.6	2.6
Average HH income	\$59,049	\$53,169	\$55,996
Average house value	\$177,988	\$180,874	\$182,938

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)