

# Property Details

CONTROL: Exclusive VALUE: \$199,900  
LOAN: \$0  
EQUITY: \$199,900

TITLE: Land sale Hwy. #14 and North Riverfront Dr. interchange  
TYPE: Land

HAVE: Prime development opportunity on the corners of Hwy. #14 and N. Riverfront Dr. in Mankato, MN. Two parcels, four acres, two potential building sites. Turn lanes for access from both directions and curb cut in place.

WEBSITE URL: Resultsmetrogroup.com

ADDRESS: 2401 North Riverfront Drive, Mankato, Minnesota

BENEFITS TO NEW OWNER: Zoned transitional

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%



BENEFITS SOUGHT: High Visibility Easy access to Highway #14

CAN ADD: Potential to develop two sites.

REMARKS: Use could be professional, retail, approved for storage, great location for coffee shop or fast food ect.

OWNER: Tailwind Group

COUNSELOR: Kevin Goettl Phone: 6515004720  
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