



1411 Center Ave W, Dilworth MN

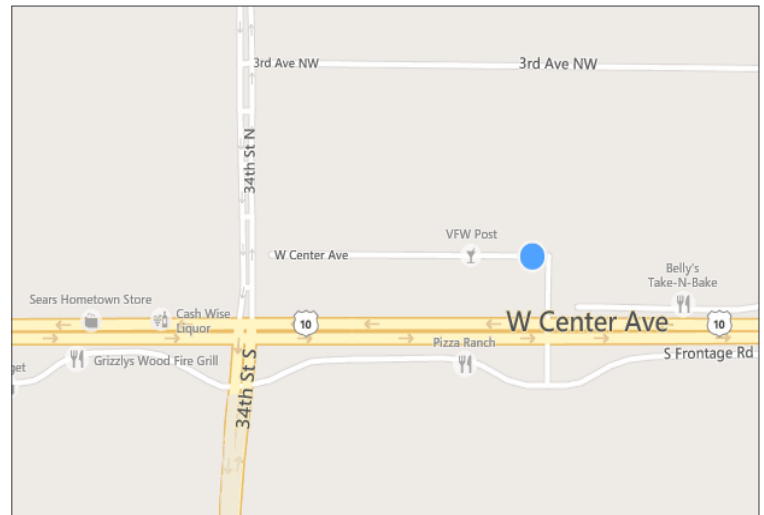
Sale Price: \$1,890,000

Property Highlights

Total Building SF: 23,500
Lot Size SF: 127,195 (2.92 Acres)
Built: 1999
Zoning: Commercial
2018 RE Taxes: \$27,346.00
Parcel: 52.110.0093

Property Information

- Triple NNN investment property
- Great visibility and location along busy Hwy 10
- 122 parking spots
- 2-backdown loading docks, with levelers
- Fully sprinkled building
- Natural gas heat
- 20' clear ceiling height
- Full electrical service
- Fully lit parking lot
- Long term tenant OfficeMax (Lease exp 9/2021)
- Neighboring businesses: Slumberland Furniture, VFW Club, United Savings Credit Union, Axis Clinicals, Walmart, Weivoda Carpet, Cash Wise, Petro Serve USA, Target, CVS and Pizza Ranch



Randy Cramer

Agent

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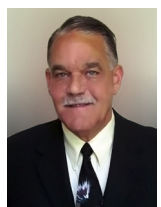
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For Sale
Commercial Building



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Lease Information:

Years of Extended Term	Dollar Amount Per Square Foot Per Annum	Monthly Rental	Annual Rental
October 1, 2016 through September 30, 2021	\$7.00	\$13,708.33	\$164,500.00

Renewal Options: Notwithstanding anything to the contrary contained in the Lease, Tenant shall have two (2) remaining renewal options of five (5) years each (each an "Option Term") upon the same terms and conditions of the Lease (as hereby amended), provided, however, the first of such remaining renewal options shall commence upon the expiration of the Extended Term and the Annual Rent for the Option Term(s) shall be as follows (if exercised by Tenant):

Years of Option Terms	Dollar Amount Per Square Foot Per Annum	Monthly Rental	Annual Rental
October 1, 2021 through September 30, 2026	\$8.90	\$17,429.17	\$209,150.00
October 1, 2026 through September 30, 2031	\$9.50	\$18,604.17	\$223,250.00