

FOR SALE
1400 Lonsdale Blvd. W
Northfield, MN

FOR SALE

1400 Lonsdale Blvd W

Northfield, MN



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343

www.catalystcp.net

Table of Contents

Offering Limiting Conditions

Offering Summary

Location Map

Aerial Photograph

Property Description

MNDOT Traffic Map

Catalyst Commercial Properties is focused on providing expert service to buyers, sellers and lessee's of prime commercial properties throughout the Twin Cities area and beyond.



Investment Offering Limiting Conditions

This Offering Memorandum has been prepared by Catalyst Commercial Properties ("Catalyst") for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property. Each prospective purchaser is to rely upon its own investigation, evaluation and judgments as to the advisability of purchasing the property described herein.

The expenses set forth in this Memorandum do not constitute a representation, warranty or a guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived there from. Prospective purchasers should develop their own independent estimates of expenses before making any decisions on whether to acquire the property.

This Memorandum is the property of Catalyst Commercial Properties and may be used only by parties to whom Catalyst delivered the Memorandum or to whom Catalyst has approved such delivery. By accepting a copy of this Memorandum, the party who has possession thereof agrees to return it to Catalyst immediately upon its request.

No representations are made as to any changes in the affairs of the property subsequent to the date of this Memorandum.

No copies of this Memorandum may be made without Catalyst's prior written consent and no excerpts or summaries thereof may be distributed, reproduced, or included in any documentation without such consent.



Offering Summary

Catalyst Commercial Properties as the exclusive listing representative of Interstate 35, LLC and I 35 Enterprise, LCC (“Owners”) is pleased to offer for sale the Owner’s 100% Fee Simple Interest in 1400 Lonsdale Blvd. W, Northfield, MN.

Rice County is located in southern Minnesota 45 miles south of the Minneapolis and St. Paul metropolitan area. The county encompasses an area of 516 square miles and contains seven cities and 14 townships.

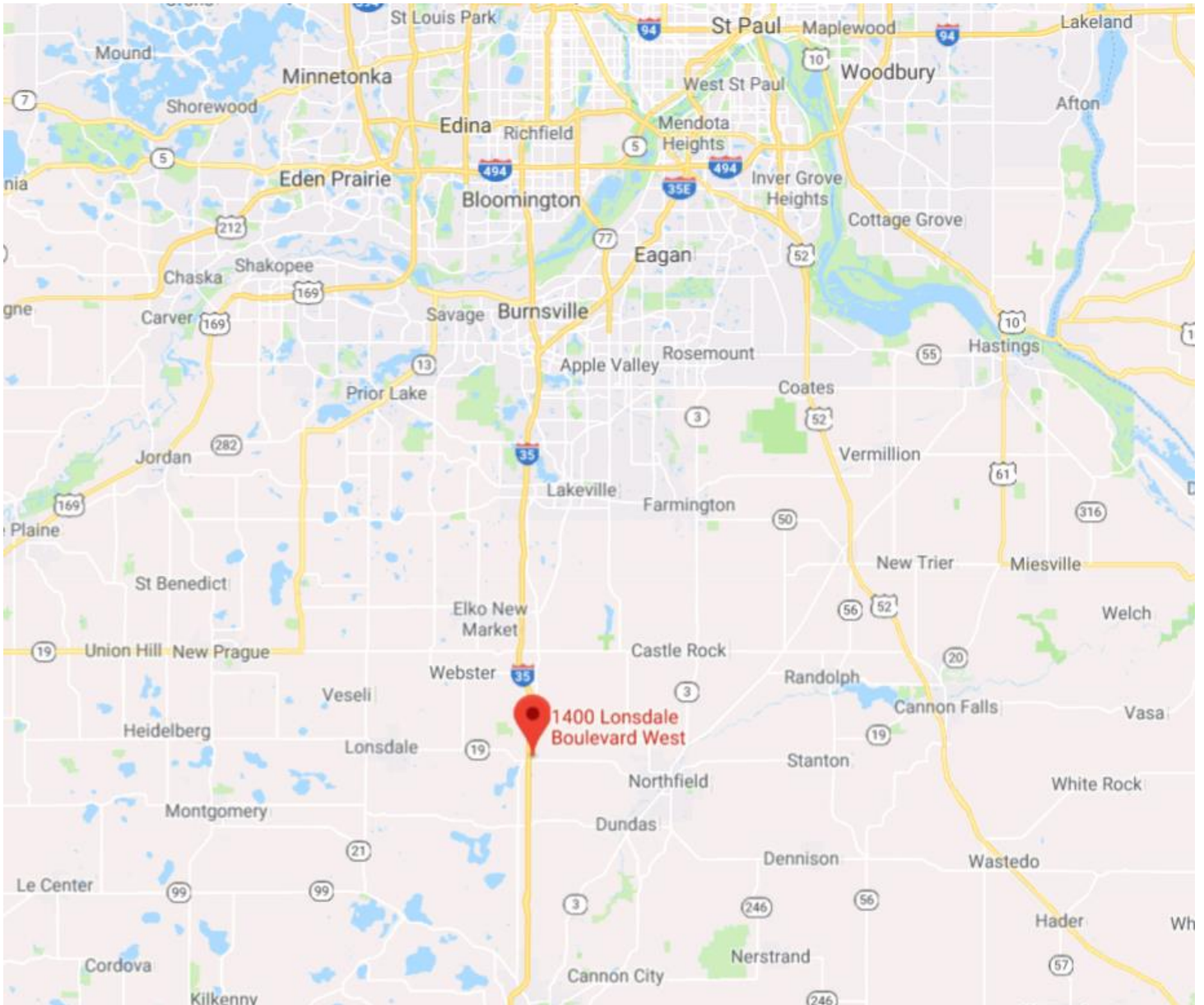
This 8.26 acre site is convenient and extremely accessible and is served by Interstate 35. State highways 3 and 19 run through Northfield connecting all of its population centers.

The city zoning category for the parcel is 3A-Commercial/Industrial/Public Utility.

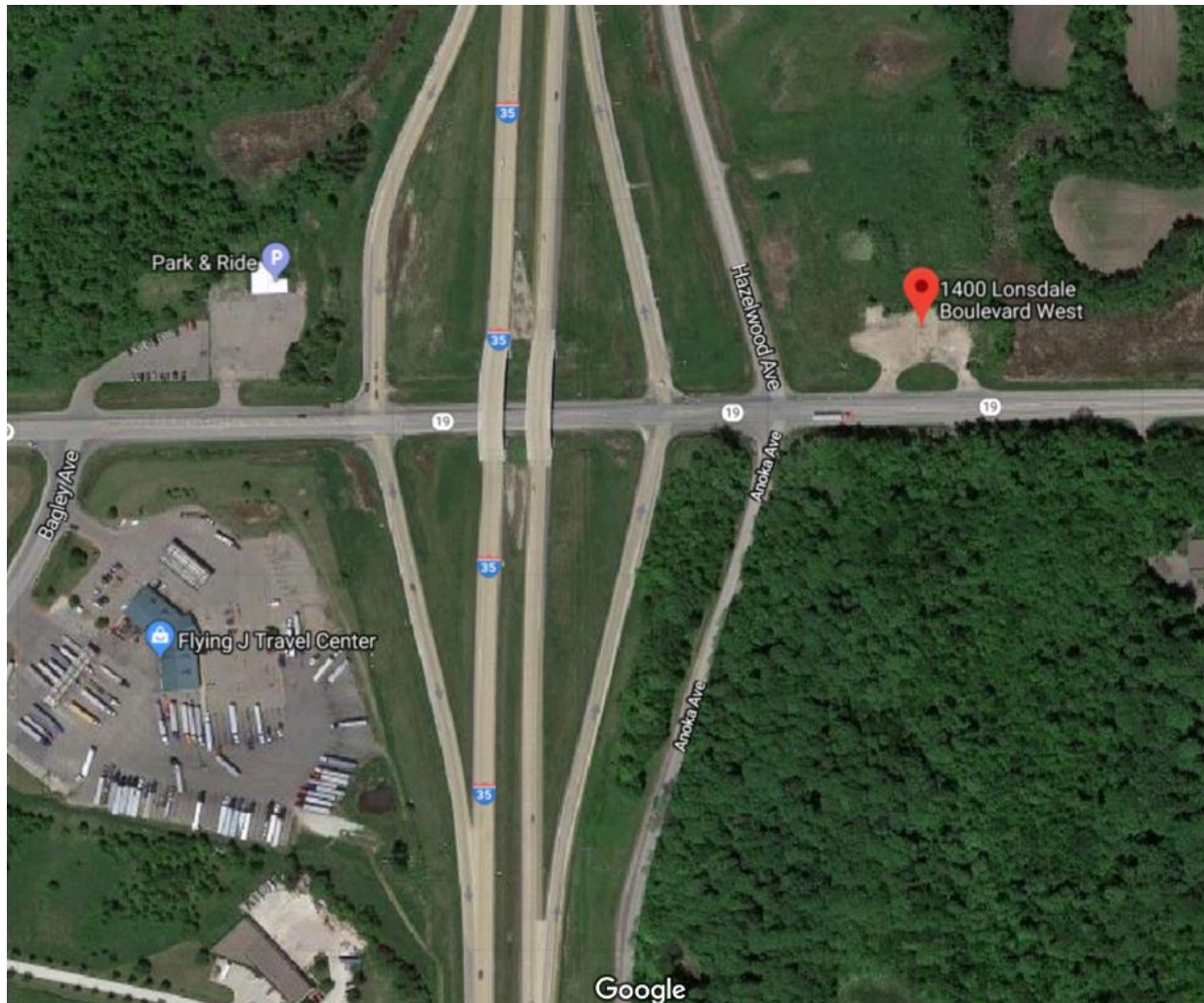
Location Map

1400 Lonsdale Blvd W.

Northfield, MN



Aerial Photograph





Property Description

Address:	1400 Lonsdale Blvd. W. Northfield, MN
PID:	02.25.4.50.005
Current Year Taxes:	\$2,498.00
Land Area:	8.26 Acres 359,805 Square Ft.
Zoning:	3A-Commercial/Industrial/Public Utility.
Traffic Counts:	County 19-West to Lonsdale 6,700 cars per day County 19-East to Northfield 9,500 cars per day I-35 37,000 cars per day
Sale Price:	\$1,600,000.00



MnDOT Traffic Data

- GetData
- Jump to Layers
- Query
- Print
- Identify
- Help
- Tools

