

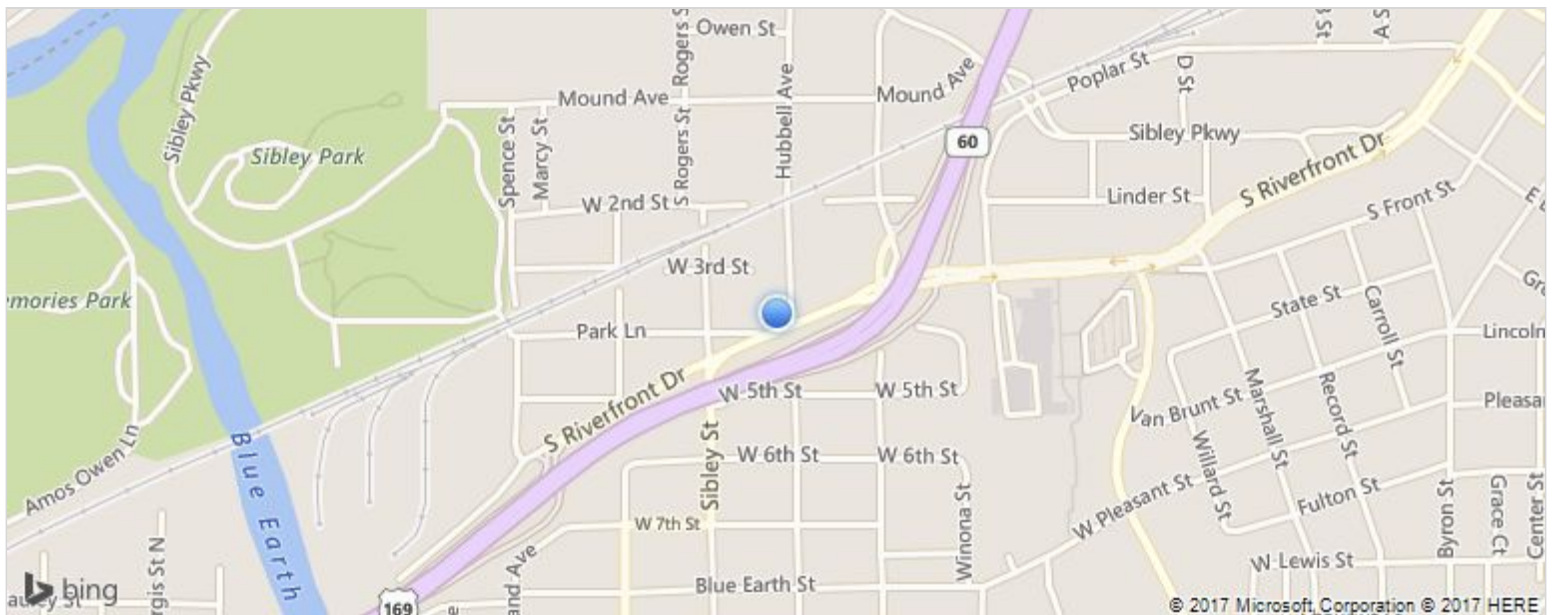
LEASE

**\$8.00 SF/Year**  
**Retail**  
**6,000 SF**

**Park Lane - 410**  
410 Park Lane  
Mankato, MN 56001



<b>Property Type:</b>	Retail
<b>Property Use:</b>	Rental or Investment
<b>Year Built:</b>	1886
<b>Available Space:</b>	4,364
<b>Listing ID:</b>	T5TKS9
<b>MLS ID:</b>	5152
<b>Style:</b>	Retail - Street Retail



Park Lane - 410 - 410 Park Lane Mankato MN, 56001 United States

**Online Profile** <http://www.cbcworldwide.com/properties/profile/T5TKS9-Mankato-MN>

## Property Description

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.

## Additional Features

<b>Building Size:</b>	6,000 SF
<b>Lot Size:</b>	0.3 AC
<b>Lot Size:</b>	Under 1/2 Acre
<b>Sewer:</b>	City
<b>Water:</b>	City Water
<b>Age:</b>	41-50 Years Old

**Dave Bergmark**

dave.bergmark@cbcfishergroup.com

**Direct** 507-625-0983

**Mobile** 507-382-5946





<http://www.cbcfishergroup.com/>  
507-625-4715

Fisher Group  
1961 Premier Drive  
Suite 404  
Mankato, MN 56001

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