

# Commercial Building For SALE \$197,777



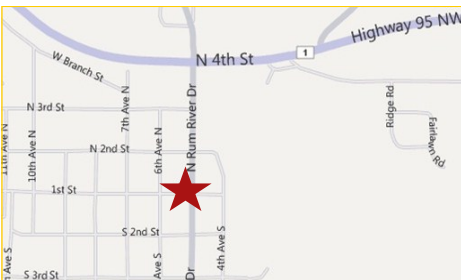
**518 First St  
Princeton, MN**

## Downtown Princeton

**Building Size: 5,200 SF**

Located on the main drag in downtown Princeton, this building offers period architecture with its brick exterior and "Old Main Street" feel. Perfect for an owner/user or as an investment to lease for additional income.

Great opportunity for a service or professional office desiring retail exposure or a boutique, specialty or antique retail store in a high traffic area with great visibility and easy access from Highway 95. Also in close proximity to neighboring retailers and businesses, the public library, schools, city hall and hospital.



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# Princeton Retail Space For SALE \$197,777

**518 First St  
Princeton, MN**

## Site Data

<b>Listing Price:</b>	\$197,777	
<b>Location:</b>	518 First Street Princeton, MN 55371	
<b>PID Number:</b>	27095240400300	
<b>2011 Total Tax:</b>	\$9,069.35	
<b>Legal Description:</b>	Original Townsite, East 102.5 ft., EX 31.34 of East 43.70 of Lot 12, Block 6	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Sidewalk	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	1
<b>Foundation Size:</b>	5,200 SF	
<b>Total SF:</b>	5,200 SF	
<b>Building Type:</b>	Stucco / Brick Exterior	
<b>Parking:</b>	On-street parking	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Great business potential — Retail space located in downtown Princeton!	

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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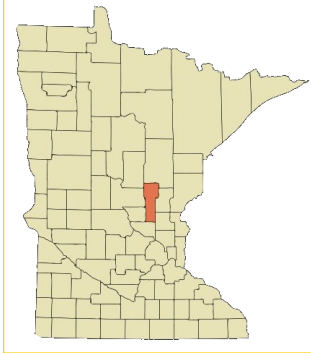
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# Princeton Retail Space For SALE \$197,777

**518 First St  
Princeton, MN**

## 55371 Demographics



### Community-at-a-Glance

City:

**Princeton**

Population:  
**4,647**

Median Age:  
**43**

Average Family Size:  
**2.63**

Median Single Family  
Home Value:  
**\$48,892**

Median Household Income:  
**\$48,135**

Commute Time (minutes):  
**23.3**

\*2000 US Census Data

General Characteristics	Number	Percentage
Total population	4,647	—
<i>Male</i>	2,253	48.5
<i>Female</i>	2,394	51.5
Median age (years)	43.0	—
<i>Under 5 years</i>	182	3.9
<i>18 years and over</i>	3,866	83.2
<i>65 years and over</i>	1,061	22.8
Average household size	2.16	—
Average family size	2.63	—
Total housing units	2,107	—
Social Characteristics	Number	Percentage
Population 25 years and over	3,306	—
<i>HS graduate or higher</i>	—	88.8
<i>Bachelor's degree or higher</i>	—	18.1
Male, now married	969	51.8
Female, now married	1,017	48.0
Economic Characteristics	Number	Percentage
In labor force	2,627	66.5
Mean travel time to work (minutes)	23.3	—
Median household income (dollars)	44,135	—
Median family income (dollars)	48,892	—
Per capita income (dollars)	23,255	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	1,410	—
<i>Median value (dollars)</i>	158,500	—
Median of selected monthly owner costs with mortgage (dollars)	1,338	—

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