



FOR SALE

**2030 HASTINGS AVE &
727 20TH ST
NEWPORT, MN 55055**



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PROPERTY SPECIFICATIONS



2030 HASTINGS AVE SPECS

Building Size:	2,300 SF
Parcel Size:	0.50 Acres
Year Built:	1960
Loading:	1 Drive-Ins
Parking:	5 Surface
Zoning:	MX-1 Downtown Mixed-Use
PID:	2502822330041

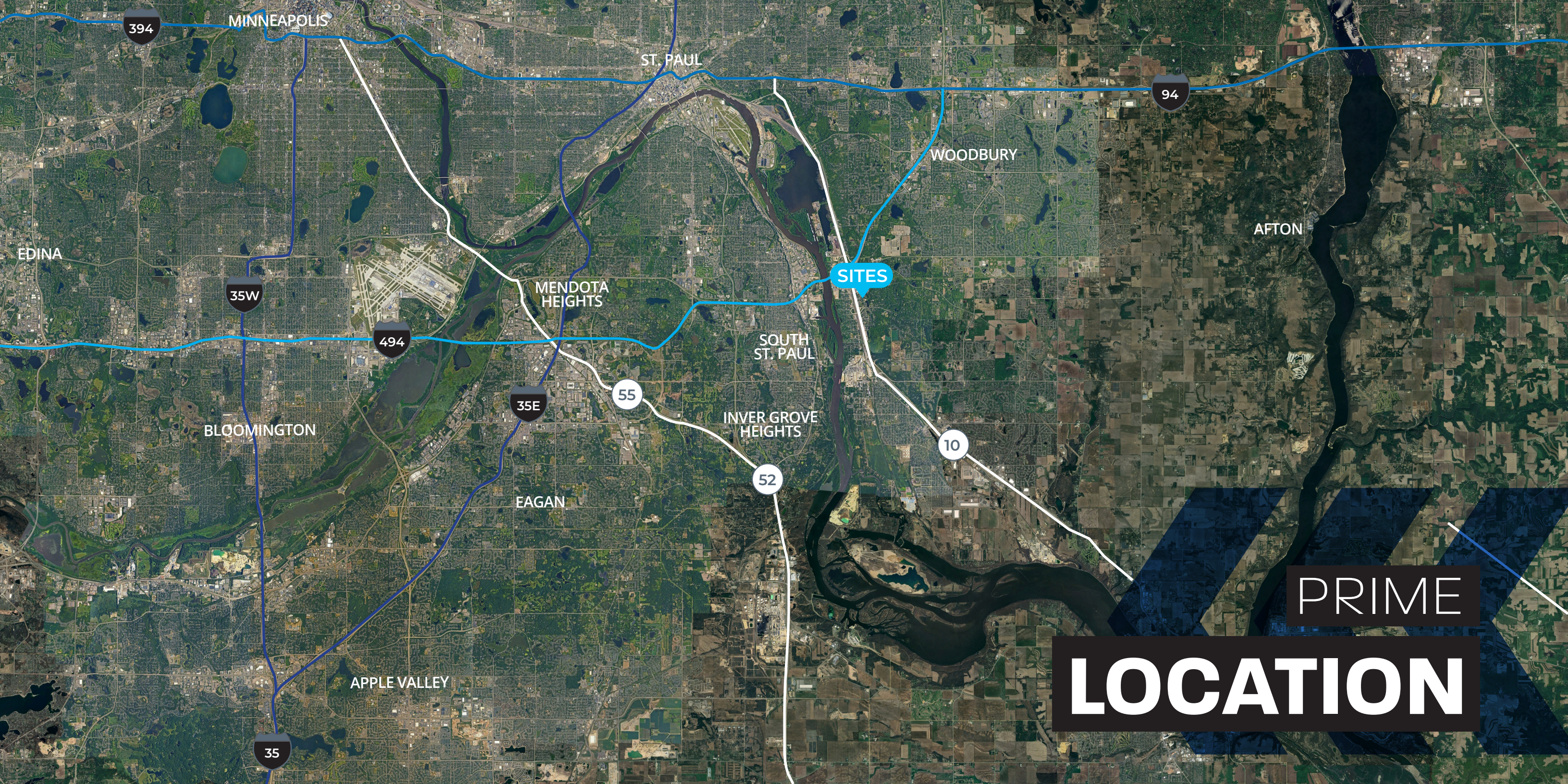
SALE PRICE

\$1,300,000
*Owner may be willing to sell separately
*Both 100% leased short term

727 20TH ST SPECS

Building Size:	3,110 SF
Parcel Size:	0.50 Acres
Year Built:	1980
Loading:	4 Drive-Ins
Parking:	15 Surface
Zoning:	MX-1 Downtown Mixed-Use
PID:	2502822330042 & 2502822330079





SITES

PRIME

LOCATION



Kwik Trip
STOCKYARDS
Tavern & Chophouse
Croatian Hall
So. St. Paul
Footh
auto sales

CIRCLE K
Rams Auto Sales LLC
FURY
CHRYSLER • JEEP
DODGE • RAM
SOUTH ST. PAUL

SUBWAY
QPINION
Brewing Company
Timucci's
NEWPORT
EST. 1958
MINNESOTA
Cl ver leaf
Bar & Grill
EST. 1986

SITES

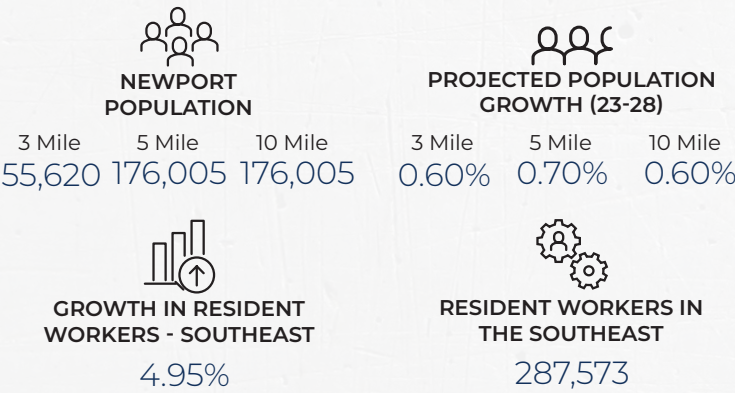
BURGER KING
Speedway
NAPA



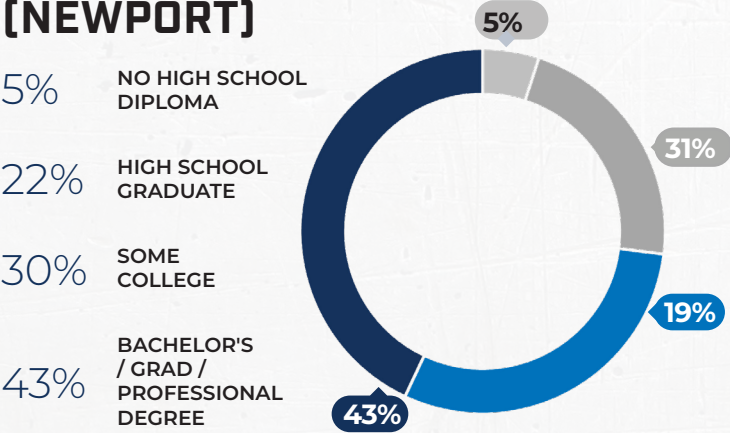
COUNTLESS
AMENITIES

GROWING LABOR POOL

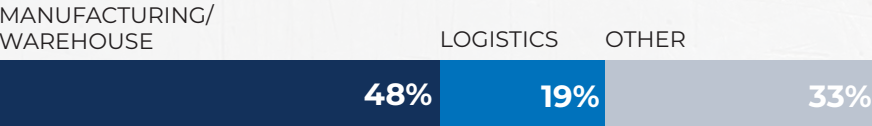
MARKET PROFILE



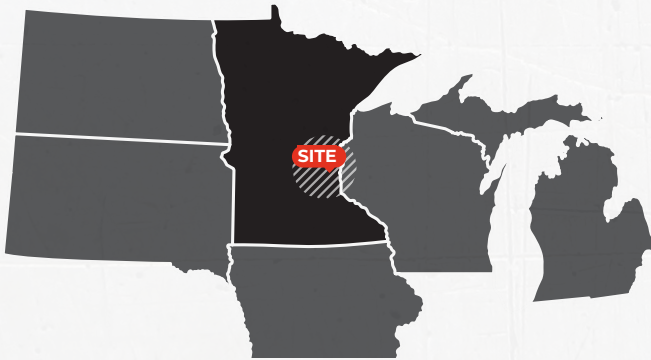
EDUCATION (NEWPORT)



INDUSTRIAL WORK FORCE



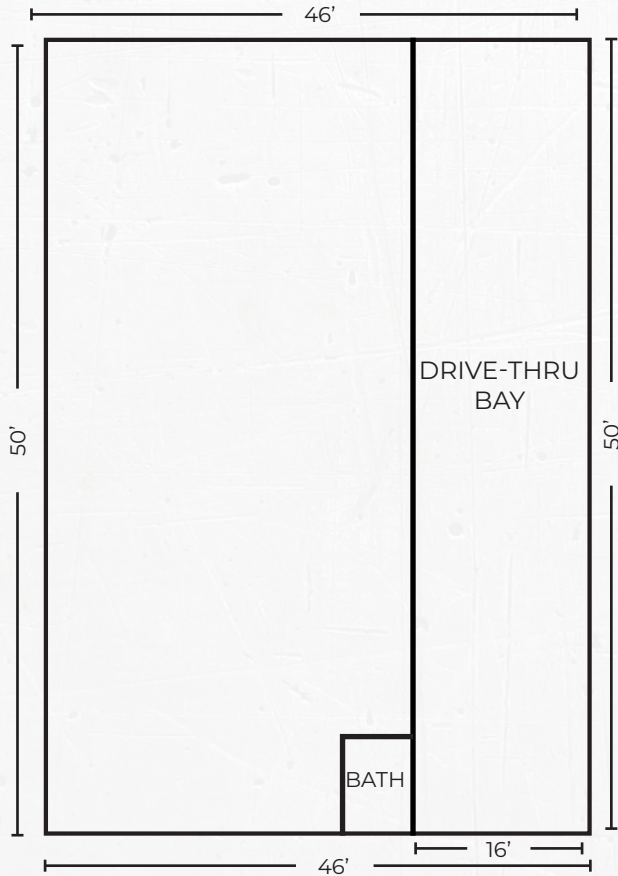
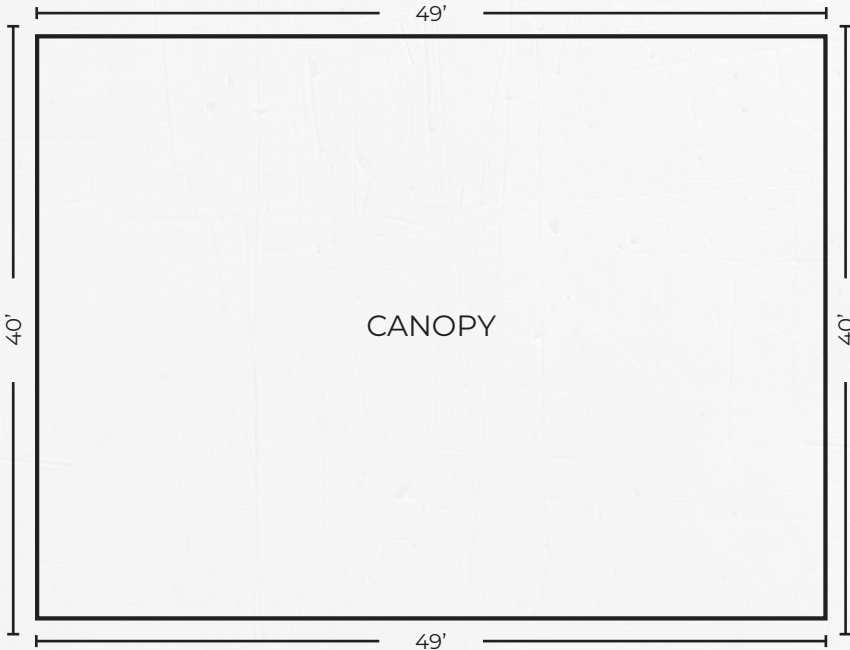
NEWPORT HOUSING PROFILE



INCOME



FLOOR PLANS



2030 HASTINGS AVE

Total SF:	2,300
Canopy SF:	1,960
Loading:	1 Drive-In
Parking:	5 Surface

727 20TH STREET

Total SF:	3,110
Service Bay SF:	2,120
Loading:	4 Drive-Ins
Parking:	15 Surface

THINKING BEYOND THE OBVIOUS



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