

SALE RAPIDAN HIGH SCHOOL - ADAPTIVE REUSE OPPORTUNITY

19157 Rapidan Ave Mankato, MN 56001



PROPERTY DESCRIPTION

Embrace the allure and potential of this charming historic school building constructed in 1922. Spanning across two stories with a basement, this property offers a unique canvas for adaptive reuse. Unlock financial benefits with tax write-offs and explore grant opportunities tailored for this flexible redevelopment venture. Whether you're envisioning an engaging project or a strategic development, this property stands as a promising investment opportunity.

LOCATION DESCRIPTION

Located on Rapidan Ave in the heart of Rapidan Township, Mankato, Minnesota, this property boasts a prime location. Surrounded by local attractions such as Mount Kato, Red Jacket Trail, and Minneopa State Park and Falls, residents enjoy proximity to popular recreational destinations.

PROPERTY HIGHLIGHTS

- Two Story with Basement
- High Visibility
- Strategic Restoration Project Opportunity
- Tax Write Off & Grants Available

OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$265,000 |
| Lot Size: | 202,990 SF |
| Building Size: | 22,840 SF |
| APN: | R48.13.03.351.019 |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 61 | 6,178 | 28,964 |
| Total Population | 154 | 17,041 | 68,029 |
| Average HH Income | \$79,491 | \$80,774 | \$74,086 |

Dain Fisher

Managing Broker | Owner | CCIM
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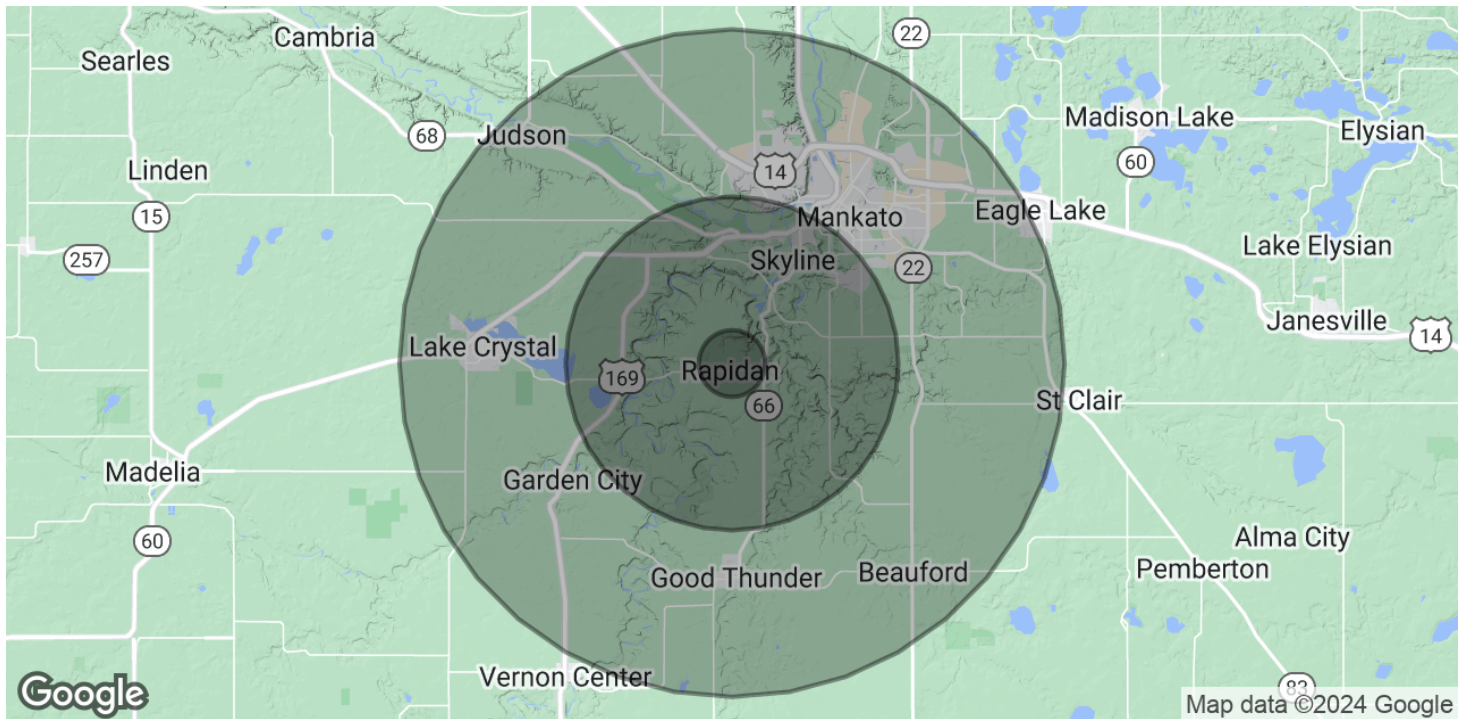
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 154 | 17,041 | 68,029 |
| Average Age | 46.5 | 33.4 | 33.7 |
| Average Age (Male) | 45 | 32.6 | 33.2 |
| Average Age (Female) | 48.2 | 35.5 | 35.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 61 | 6,178 | 28,964 |
| # of Persons per HH | 2.5 | 2.8 | 2.3 |
| Average HH Income | \$79,491 | \$80,774 | \$74,086 |
| Average House Value | \$234,169 | \$228,317 | \$194,718 |

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative—a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

Fisher Group

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