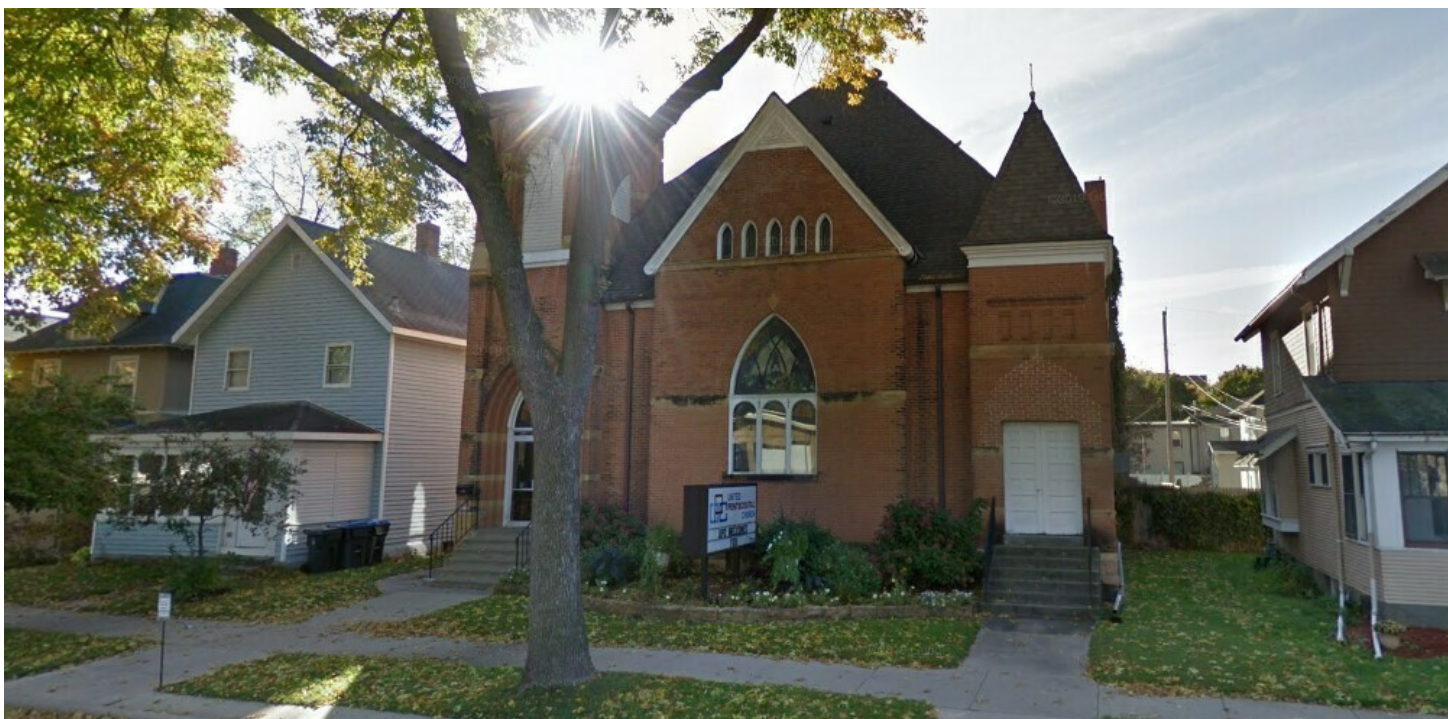


SALE

119 STATE STREET CHURCH

119 State Street Mankato, MN 56001



PROPERTY DESCRIPTION

Turnkey Church or could be repurposed for office, daycare, event or community space. Historic charm with lots of potential for re-use. Fully finished basement with restrooms, offices and full kitchen space. 7*10 parking spots included in private lot with alley access. Alley improvements made in 2020 - special assessments \$1,231.04 (\$646.58/year)

LOCATION DESCRIPTION

Located downtown in a quiet neighborhood setting. Easy access to Front Street retailers, close to West Mankato and Stoltzman Road (University Connection) and Highway 169.

PROPERTY HIGHLIGHTS

- Turnkey Church Building
- Quiet Downtown Location
- 7-10 Parking Spots
- 5,000+ square feet

OFFERING SUMMARY

Sale Price:	Price Upon Request
Lot Size:	0.21 Acres
Building Size:	7,612 SF
APN:	R01.08.13.287 .023

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	597	1,700	5,361
Total Population	1,132	3,445	12,783
Average HH Income	\$49,663	\$47,988	\$53,303

Cate DeBates
507 676 4327

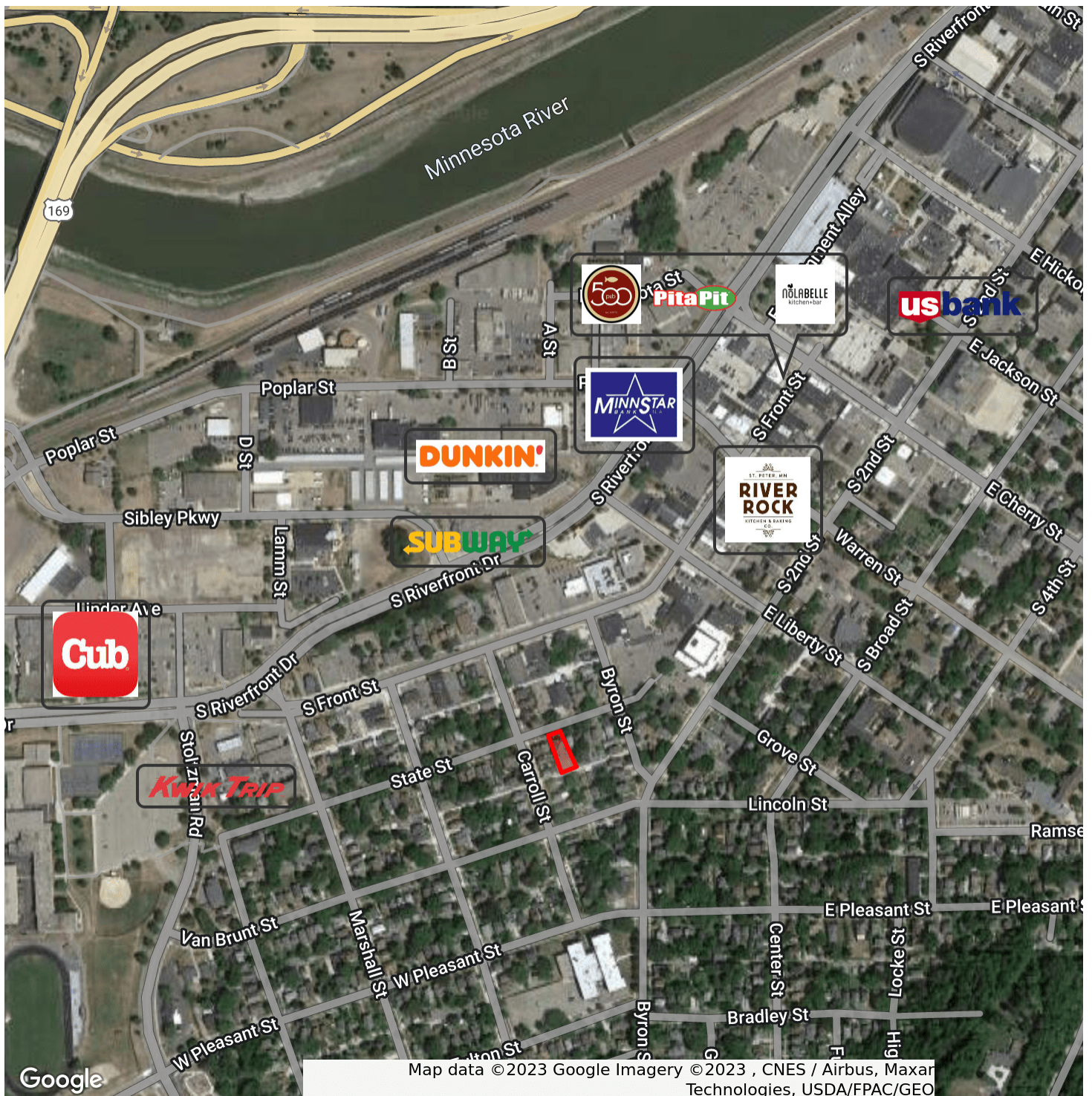


**COLDWELL BANKER
COMMERCIAL**
FISHER GROUP

SALE

119 STATE STREET CHURCH

RETAILER MAP



Cate DeBates
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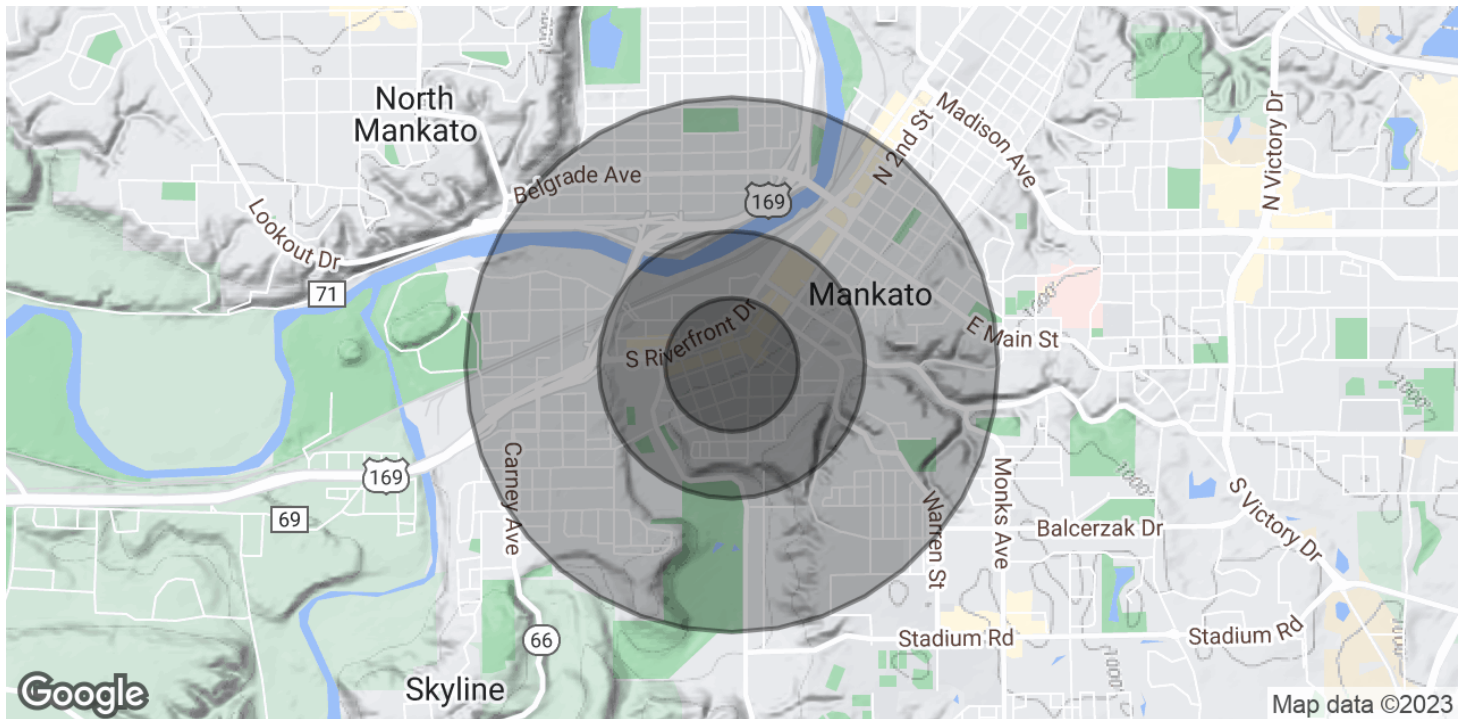


**COLDWELL BANKER
COMMERCIAL**
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SALE

119 STATE STREET CHURCH

DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,132	3,445	12,783
Average Age	25.4	25	27.3
Average Age (Male)	25.8	25.3	27.3
Average Age (Female)	27	27.5	29.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	597	1,700	5,361
# of Persons per HH	1.9	2	2.4
Average HH Income	\$49,663	\$47,988	\$53,303
Average House Value	\$140,960	\$141,751	\$149,576

* Demographic data derived from 2020 ACS - US Census

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**COLDWELL BANKER
COMMERCIAL
FISHER GROUP**

SALE

119 STATE STREET CHURCH

119 State Street Mankato, MN 56001



CATE DEBATES

Vice President | Agent

cate@cbcfishergroup.com

Direct: 507.676.4327

MN #40646167

PROFESSIONAL BACKGROUND

Cate is the Vice President for Coldwell Banker Commercial Fisher Group, positioning our company as the #1 commercial real estate office in the marketplace, handling our brand and marketing strategy, while engaging new and existing clients. Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$10.9M in transactions and sold or leased 231,000+ square feet in 2021. Cate continues to help our sales team grow our portfolio of satisfied owners and tenants. A member of the CBC Worldwide Circle of Distinction, she was also the recipient of the 2021 Pathfinder in Innovation Award. This award is presented annually to the owner, manager, sales professional or Coldwell Banker Commercial affiliate company employee who found an innovative solution to guide their clients or their business to achieve exceptional outcomes in 2021.

Cate is active in the Greater Mankato community, affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including the City Center Partnership Board of Directors, Twin Rivers Council for the Arts Board of Directors, is a founding member of the Women's Giving Circle, Volunteers with the Mankato Area Foundation and was the 2019-2021 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University, Mankato with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Minnesota State alumna, you can often find her at a Maverick Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their extremely large loveable dogs, Frank and Clark.

Cate's favorite quote:

"A good leader is a person who takes a little more than their share of the blame and a little less than their share of the credit."

— John C. Maxwell

Fisher Group

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Mankato, MN 56001
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507 676 4327



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