

# Vacant Burger King For Sale or Lease

586 SW 1st St  
Montevideo, MN 56265



# Affiliated Business Disclosure & Confidentiality Agreement

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# Offering



## PRICE

\$400,000  
\$121.21 / SF

## FOR LEASE

Contact Broker For Details

## ADDRESS

586 SW 1st St  
Montevideo, MN 56265

## APN

70-818-3183

## BUİDING/LOT SIZE

3,300 SF  
1.87 Acres

## YEAR BUİT

1997

## TYPE OF OWNERSHIP

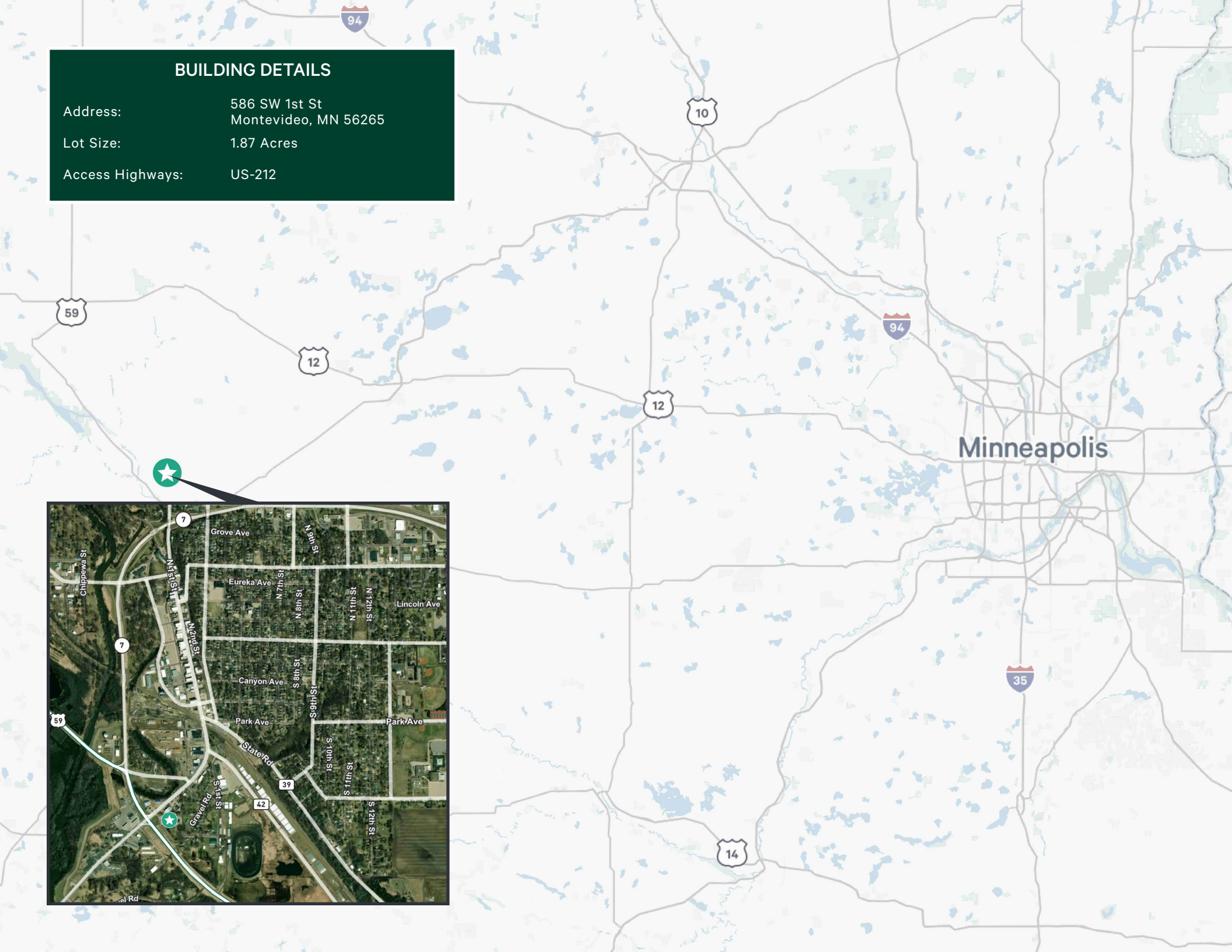
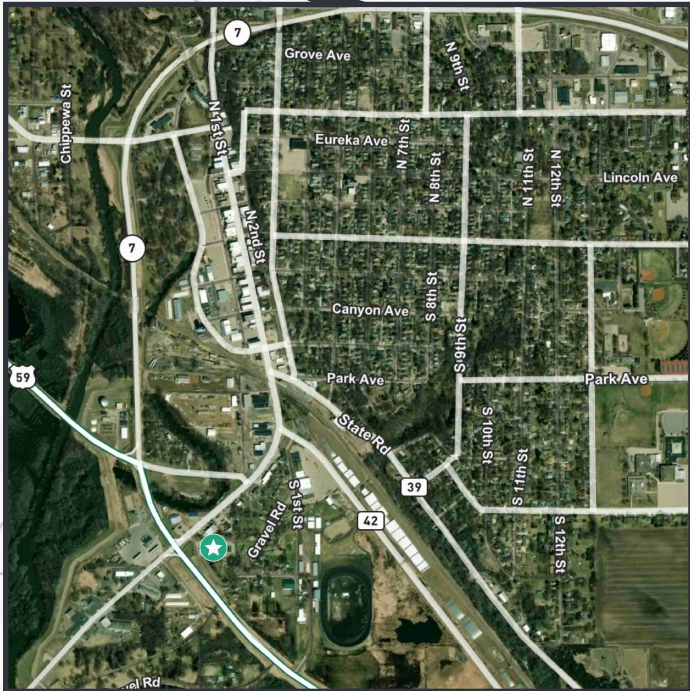
Fee Simple

## BUILDING DETAILS

Address: 586 SW 1st St  
Montevideo, MN 56265

Lot Size: 1.87 Acres

Access Highways: US-212



N 3rd St  
N 4th St  
N 5th St

29



7

Grove Ave



Washington Ave

7

Black Oak Ave



Eureka Ave

Lincoln Ave



N 1st St

N 2nd St

N 8th St

S 11th St

N 12th St

N 17th St

Sheridan Ave



TOPPER'S BAR & GRILL

von Ave

S 8th St

S 1st St

Park Ave

S 19th St

50th Ave SW



Melody Lanes Bowling Alley

S 10th St

S 11th St

S 17th St

15

Park Ave



William Ave

21st St



Subject Property



Vacant

60th St SW

212

39



TOPPER'S BAR & GRILL

Melody Lanes Bowling Alley



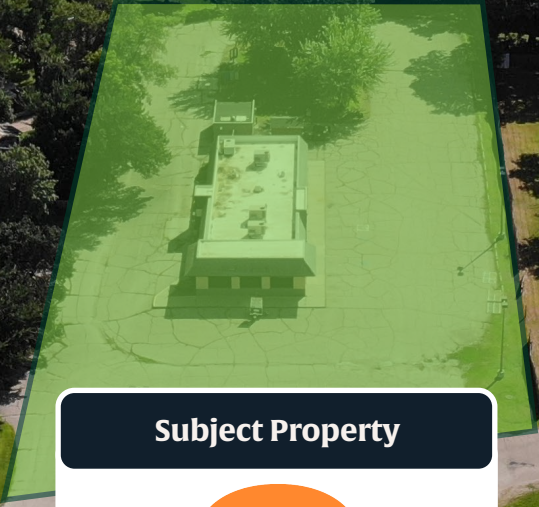
Subject Property



Vacant



Chippewa County Fairgrounds



Subject Property



Vacant





# Demographics

## Montevideo, MN

### 1 Mile

### 3 Miles

### 5 Miles

#### POPULATION

2010 Population	808	6,231	6,774
2020 Population	786	6,202	6,749
2025 Current Year Estimate	833	6,017	6,553

#### HOUSEHOLDS

2010 Households	411	2,661	2,870
2020 Households	403	2,606	2,813
2024 Current Year Estimate	394	2,568	2,776

#### HOUSEHOLD INCOME

2024 Average Household Income	\$84,692	\$84,214	\$84,760
2024 Median Household Income	\$62,980	\$59,147	\$59,755

#### EDUCATION

HS and Associates Degrees	79.32%	71.89%	71.73%
Bachelor's Degree or Higher	14.75%	20.72%	20.81%



## Contact Us

### Sean Doyle

First Vice President  
+1 612 720 3259  
sean.doyle2@cbre.com  
Lic. 20588764

### AJ Prins

First Vice President  
+1 952 210 0484  
aj.prins@cbre.com  
Lic. 20395954

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