



## 327 N Riverfront Drive

Mankato, Minnesota 56001

### Property Highlights

- 1,540 Square Feet
- 4 Private Offices and Large Reception
- \$2,750/Month (NNN)
- Lease Term + Rents Negotiable
- Owner-User Investment Opportunity
- Fully Leased Apartment
- New Roof (2024)
- Exceptional Updates and Finishes Throughout



### Offering Summary

|                       |                         |
|-----------------------|-------------------------|
| <b>Sale Price:</b>    | \$499,000               |
| <b>Lease Rate:</b>    | \$2,750 per month (NNN) |
| <b>Building Size:</b> | 2,640 SF                |
| <b>Available SF:</b>  | 1,540 SF                |

### For More Information

**Cate DeBates**

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## Lease Information

|                     |          |                    |                   |
|---------------------|----------|--------------------|-------------------|
| <b>Lease Type:</b>  | NNN      | <b>Lease Term:</b> | Negotiable        |
| <b>Total Space:</b> | 1,540 SF | <b>Lease Rate:</b> | \$2,750 per month |

## Available Spaces

| Suite                  | Tenant    | Size (SF) | Lease Type | Lease Rate        |
|------------------------|-----------|-----------|------------|-------------------|
| 327 N Riverfront Drive | Available | 1,540 SF  | NNN        | \$2,750 per month |

## Investment Overview

|                            |           |
|----------------------------|-----------|
| Price                      | \$499,000 |
| Price per SF               | \$189     |
| Price per Unit             | \$249,500 |
| GRM                        | 8.85      |
| CAP Rate                   | 7.41%     |
| Cash-on-Cash Return (yr 1) | 7.41%     |
| Total Return (yr 1)        | \$36,997  |

## Operating Data

|                        |          |
|------------------------|----------|
| Gross Potential Income | \$56,400 |
| Operating Expenses     | \$19,403 |
| Net Operating Income   | \$36,997 |
| Pre-Tax Cash Flow      | \$36,997 |

## Financing Data

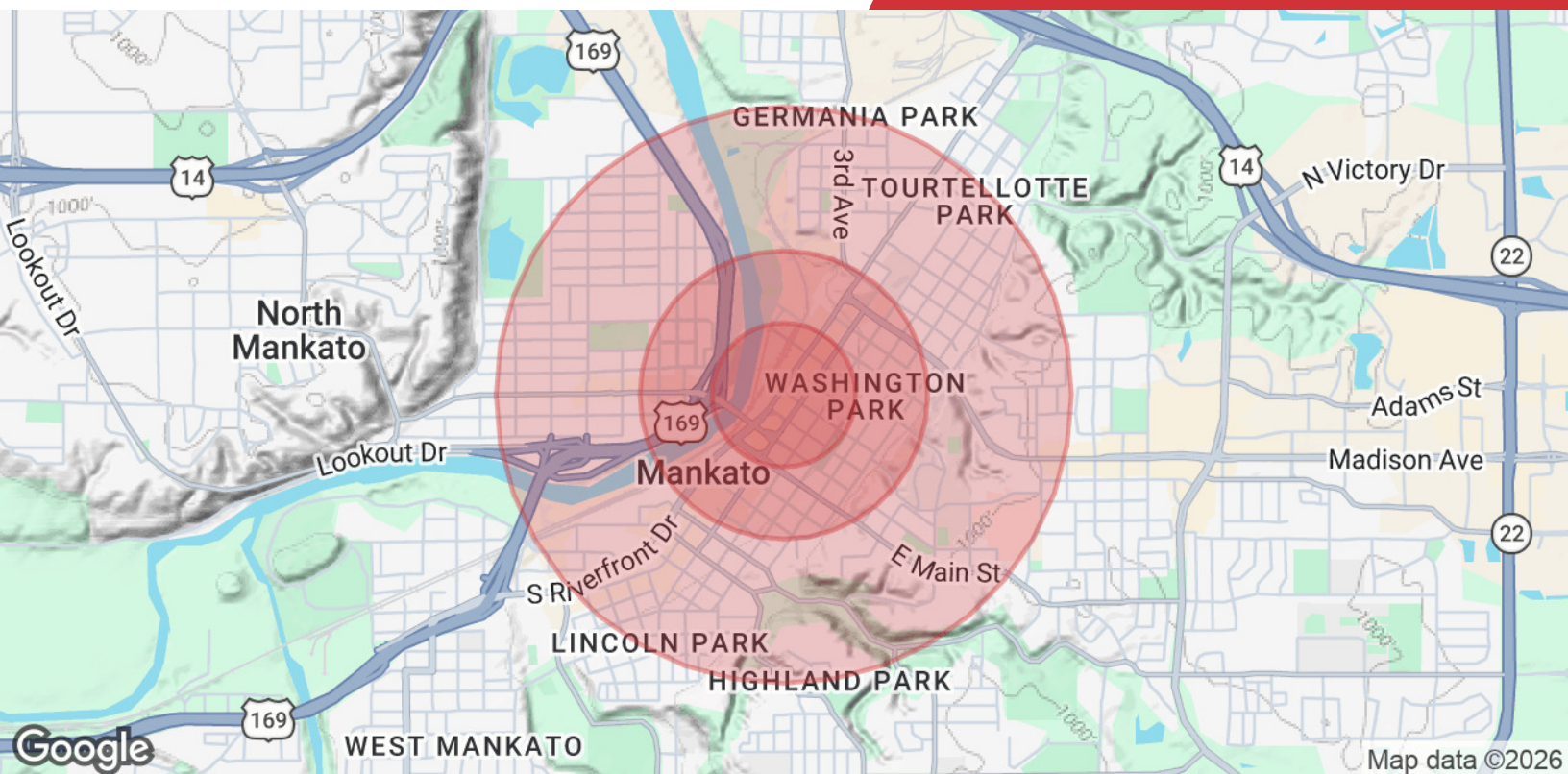
|                          |              |
|--------------------------|--------------|
| Sale Price               | \$499,000    |
| Down Payment (75/25 LTV) | \$124,750.00 |

Current Commercial Tenant (Lau Insurance) will leaseback through August/September of 2026. Rents are currently \$3,500/month NNN. Commercial Tenant (Owner/User) currently pays all utilities. Apartment Tenant pays separate internet/telecom services, but is otherwise a gross lease. Next owner could impose a utility fee for the upstairs tenant or opt to separately meter the spaces.









### Population

|                             | 0.25 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|------------|-----------|--------|
| <b>Total Population</b>     | 956        | 3,528     | 11,512 |
| <b>Average Age</b>          | 33.9       | 31.1      | 31.6   |
| <b>Average Age (Male)</b>   | 34.9       | 30.9      | 30.6   |
| <b>Average Age (Female)</b> | 35.9       | 33.2      | 33.8   |

### Households & Income

|                            | 0.25 Miles | 0.5 Miles | 1 Mile    |
|----------------------------|------------|-----------|-----------|
| <b>Total Households</b>    | 521        | 1,669     | 5,187     |
| <b># of Persons per HH</b> | 1.8        | 2.1       | 2.2       |
| <b>Average HH Income</b>   | \$45,318   | \$55,445  | \$69,629  |
| <b>Average House Value</b> | \$111,747  | \$155,356 | \$189,369 |

2023 American Community Survey (ACS)





## Cate DeBates

Chief Strategy Officer | Broker

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## Professional Background

Cate DeBates is a dynamic commercial real estate visionary and the Chief Strategy Officer and Principal Broker at NAI North Star, where she spearheads firm-wide growth initiatives and leads the sales and leasing practice across Southern Minnesota's most impactful market sectors. With more than six years of high-velocity commercial brokerage experience, Cate has consistently delivered measurable value for investors, landlords and occupiers across industrial, land, office, retail and multifamily property types.

In her dual role as a strategic leader and transaction specialist, Cate integrates deep market intelligence with purpose-driven execution to optimize outcomes for clients. Her leadership in design-to-delivery marketing and brand strategy at NAI North Star fortifies the company's market reputation and strengthens deal flow and visibility in competitive environments. Cate's ability to align brand narrative with transactional execution enables stakeholders to engage with confidence throughout the asset lifecycle.

Prior to launching NAI North Star's impactful presence in the region, Cate built her foundation in commercial brokerage at Coldwell Banker Commercial, where she was recognized with the Global Pathfinder in Innovation Award—a testament to her creative deal structuring and client-centric approach. Her background also encompasses executive leadership in marketing and sales for the top-performing office in Minnesota, solidifying her expertise in driving performance both on the brokerage floor and through strategic brand positioning.

Cate's transactional achievements include closing in excess of \$20M in brokerage transaction volume and shepherding the leasing of more than 500,000 square feet of commercial space—benchmarks that underscore her capacity to close complex deals and unlock value across asset classes.

Beyond brokerage performance, Cate champions community engagement and thought leadership. She serves on local boards and advisory committees—ranging from economic development initiatives to philanthropic efforts—furthering connectivity between commercial real estate, civic growth and sustainable market development.

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