



Property Description

117 E Washington Street is positioned in Mankato’s Old Town neighborhood, a character-filled commercial pocket just off the main downtown grid. The site combines a clean, updated storefront along E Washington with rear alley access for parking and loading, giving an owner both curb appeal and practical functionality. Businesses here benefit from steady local traffic, proximity to downtown amenities, and quick connections to major city routes, making this a strong home base for a retail, showroom, or service user.

Property Highlights

- Updated Old Town flex/retail building with modern showroom, shop area, and lower-level storage
- Two overhead doors and paved rear drive for loading, small-fleet parking, and easy deliveries
- Recent upgrades to roof, HVAC, electrical, plumbing, insulation, and interior finishes reduce near-term capex
- Existing front tenant on gross lease; seller open to short-term leaseback on rear space for bridge income
- Strong owner-user opportunity for trades, motorsports/outdoor, boutique retail, or studio looking to own their real estate

Offering Summary

Sale Price:	\$299,000
Lot Size:	0.064 Acres
Building Size:	3,264 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	576	1,680	5,212
Total Population	1,044	3,553	11,569
Average HH Income	\$44,481	\$55,337	\$69,435

117 East Washington Street Mankato, MN 56001

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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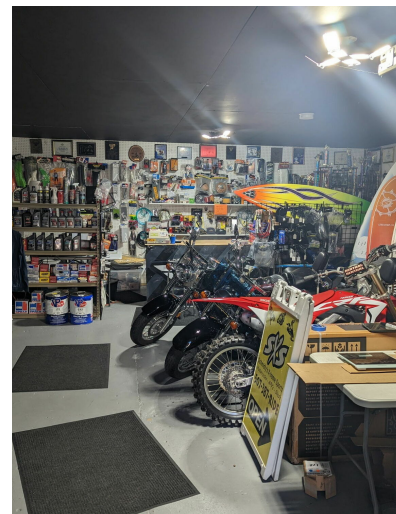
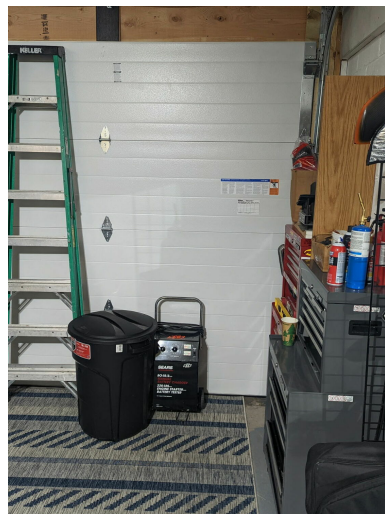
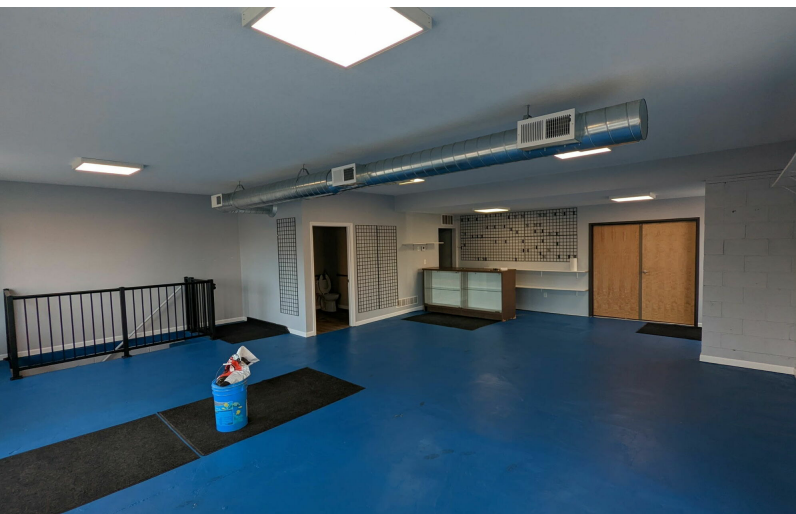
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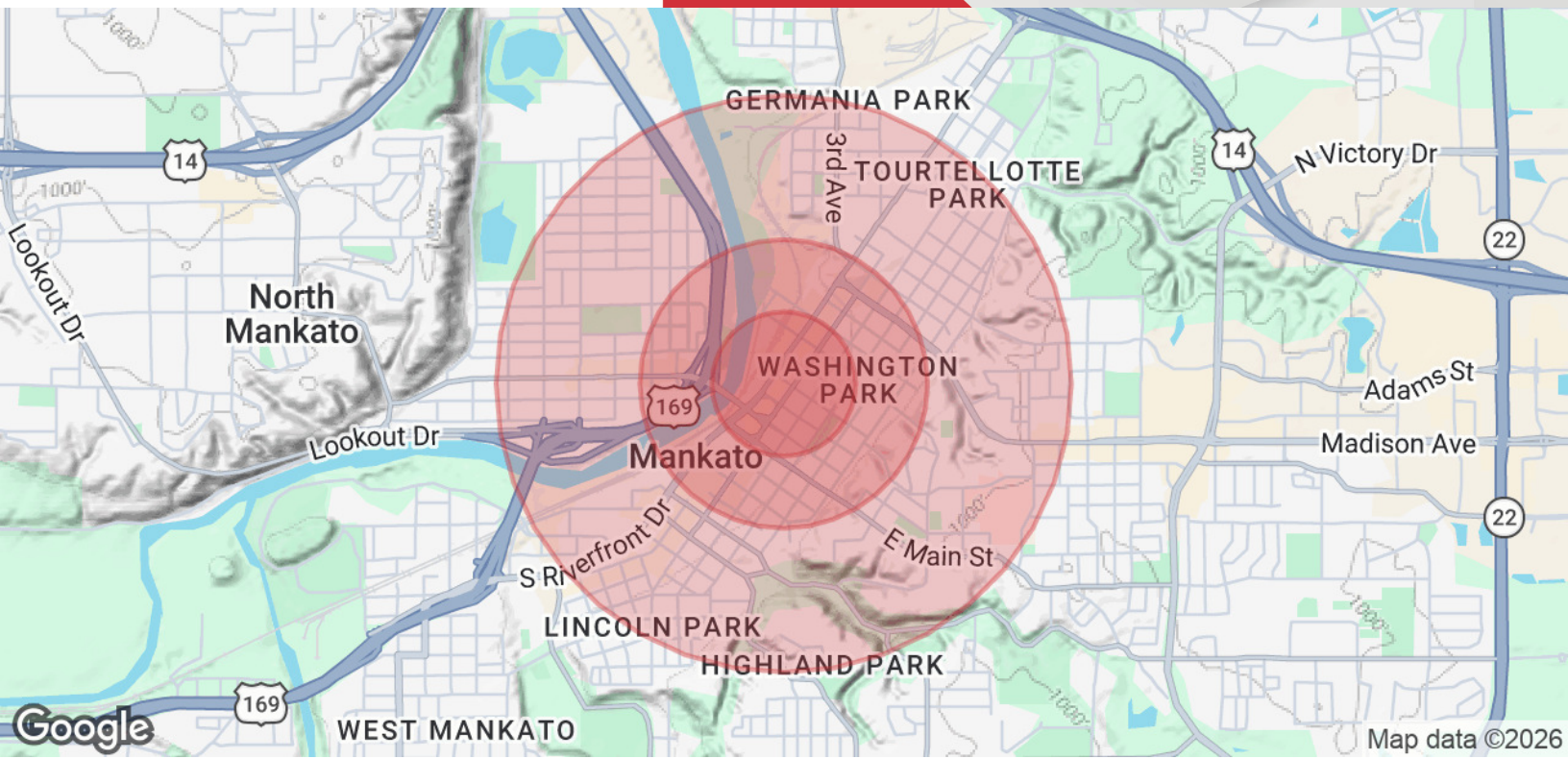
Map data ©2026

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Population

0.25 Miles

0.5 Miles

1 Mile

Total Population	1,044	3,553	11,569
Average Age	33.8	30.9	31.5
Average Age (Male)	34.8	30.8	30.5
Average Age (Female)	35.8	32.9	33.8

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households	576	1,680	5,212
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$44,481	\$55,337	\$69,435
Average House Value	\$102,195	\$154,918	\$189,332

2023 American Community Survey (ACS)

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Brenden Olson

Broker Associate

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Direct: 715.491.3344 | Cell: 715.491.3344

Professional Background

Brenden Olson joins NAI North Star as a Broker Associate, bringing a disciplined mindset, competitive drive, and strong financial foundation to the commercial real estate arena. A 2025 graduate of Minnesota State University, Mankato, Brenden earned his degree in Business Finance while competing at the NCAA Division I level as a member of the Mavericks Men's Hockey team—an experience that sharpened his resilience, leadership, and performance under pressure.

Prior to transitioning into brokerage, Brenden played professional hockey in Slovakia, where he gained invaluable experience navigating high-performance environments and diverse markets. His background reflects a consistent commitment to growth, accountability, and teamwork—traits that directly translate to delivering strategic value for investors, landlords, and business owners.

Brenden's professional experience also includes serving as a bank teller intern at Pioneer Bank, where he developed a strong understanding of financial operations, client service, and capital stewardship. His time as a U14 hockey coach further demonstrates his ability to mentor, communicate clearly, and build trust—core competencies in relationship-driven brokerage.

Originally from Eau Claire, Wisconsin, Brenden brings Midwest values and a relationship-first mindset to every engagement. He is passionate about building long-term partnerships grounded in integrity and performance. Outside of the office, he enjoys spending time with family, deepening his faith, staying connected to the game of hockey, and embracing the outdoors through hunting, fishing, and bonfires. He also plays guitar, reflecting a creative side that complements his analytical training.

As Brenden begins his career in commercial real estate, he is focused on continuous learning, disciplined execution, and creating measurable impact for clients across Southern Minnesota.

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