



COMMERCIAL REALTY SOLUTIONS

For Sale / Lease
Industrial
Condo's



WAVERLY

Business Park

Sales Price: \$220,000.00 Lease Rate: \$10.00/psf

Building: 9,000/sf (1,800/sf each)

126 6th St South, Waverly, MN 55390

Sheila Zachman, Broker
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PROPERTY LOCATION

- * South of Highway 12
- * East of County Road 8
- * Businesses in the Area:
Citizens State Bank, Wolf Auto Parts, Waverly City Hall,
US Post Office, Domino's Pizza and more...

TRAFFIC COUNTS - 2025

- * Highway 12 - 8,614 VPD
- * County Road 8 - 2,926 VPD



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PROPERTY OVERVIEW

126 6th Street South, Waverly, MN

Sales Price

\$220,000.00 / 1,800/sf Condo

Lease Rate

\$10.00/psf NNN

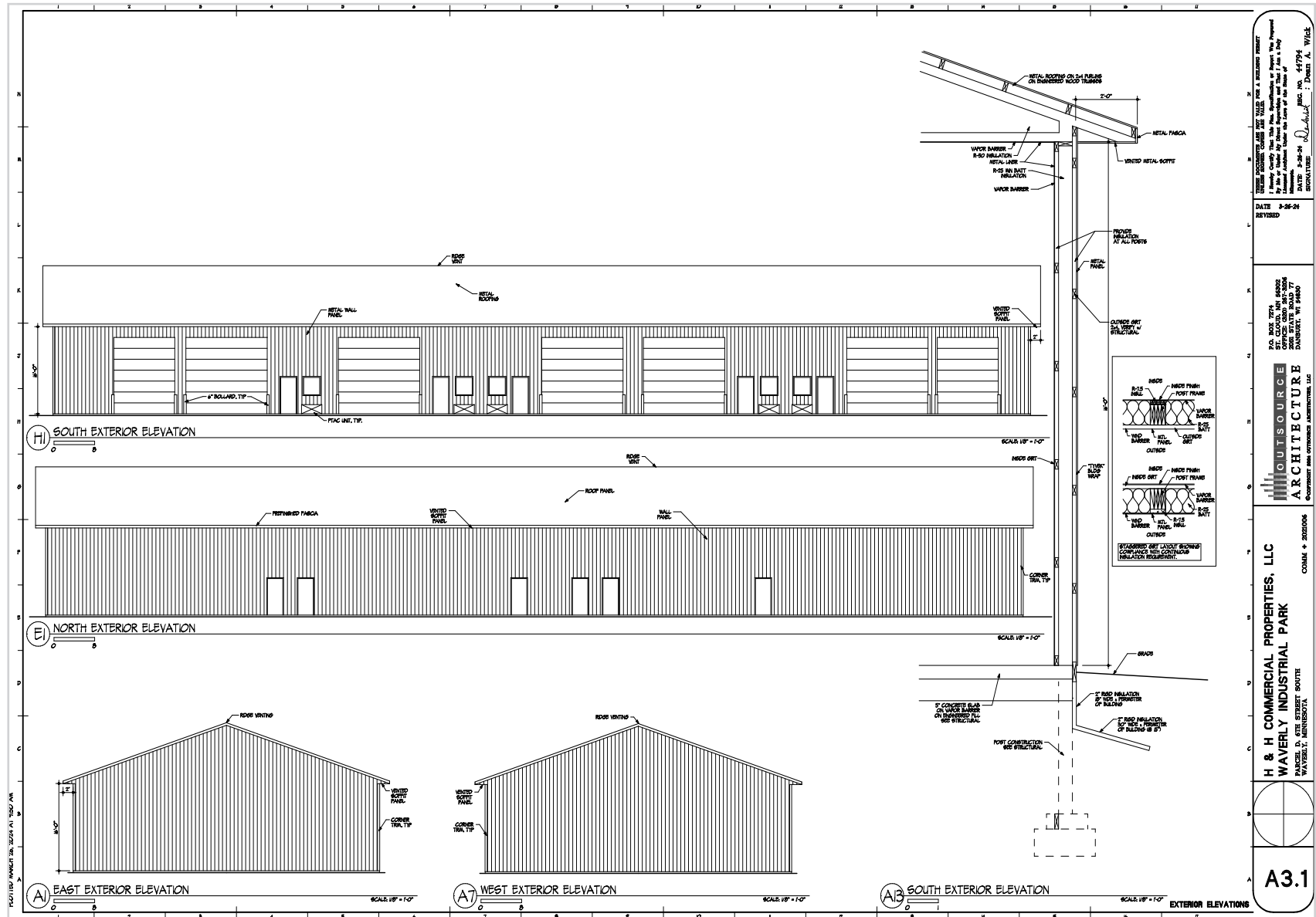
Operating Expenses: \$2.50/psf

Building Size	Building #1 (9,000/sf) Unit 1 (1,800/sf) - Leased Unit 2 (1,800/sf) - Leased Unit 3 (1,800/sf) - Leased Unit 4 (1,800/sf) - Leased Unit 5 (1,800/sf) - Available Building #2 (11,520/sf) Unit 6 (2,880/sf) - SOLD Unit 7 (1,800/sf) - Available Unit 8 (1,800/sf) - Available Unit 9 (1,800/sf) - Available Unit 10 (3,240/sf) - Leased
County	Wright
PIDs	116-043-000001 - \$1,600/mo 116-043-000002 - \$1,600/mo 116-043-000003 - \$1,500/mo 116-043-000004 - \$1,600/mo 116-043-000005 - \$1,600/mo
2026 Taxes	All \$5,246.00 + Assessments \$190.00
Zoned	I-1 Industrial

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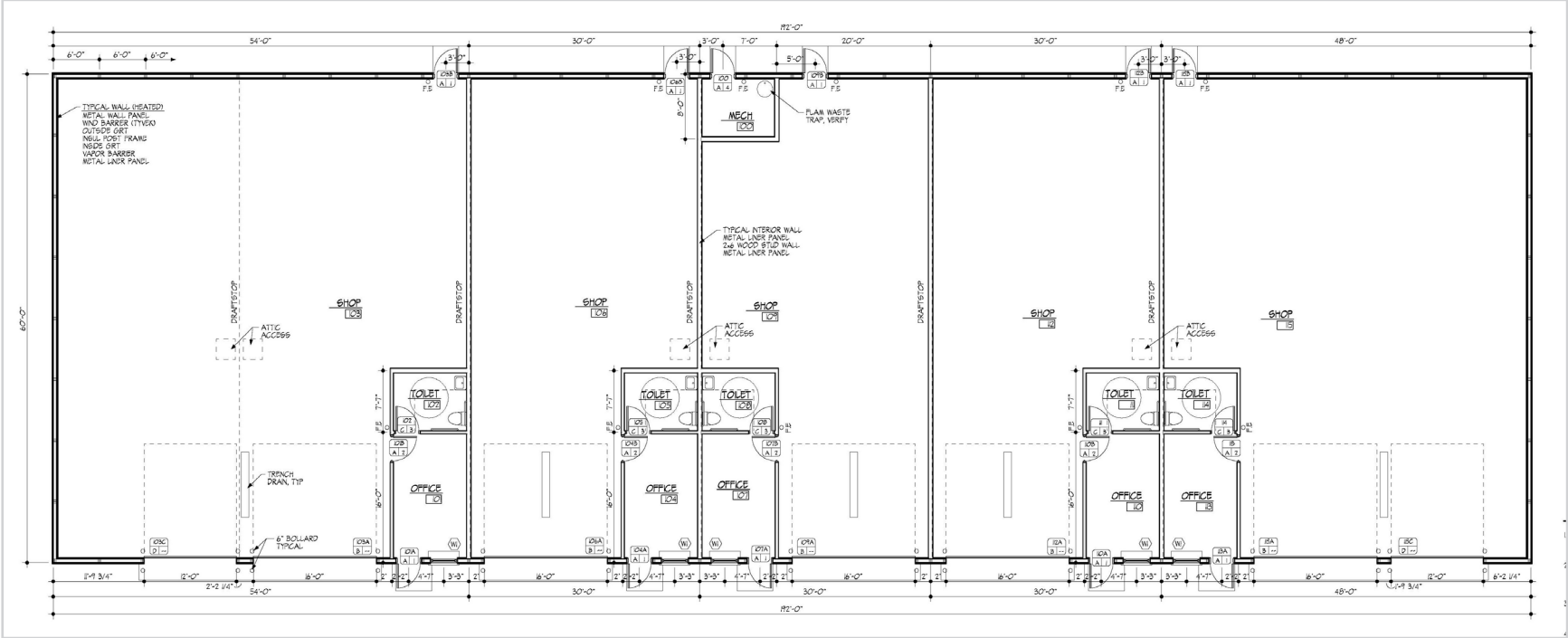


EXTERIOR CONCEPT PLAN - Larger Building



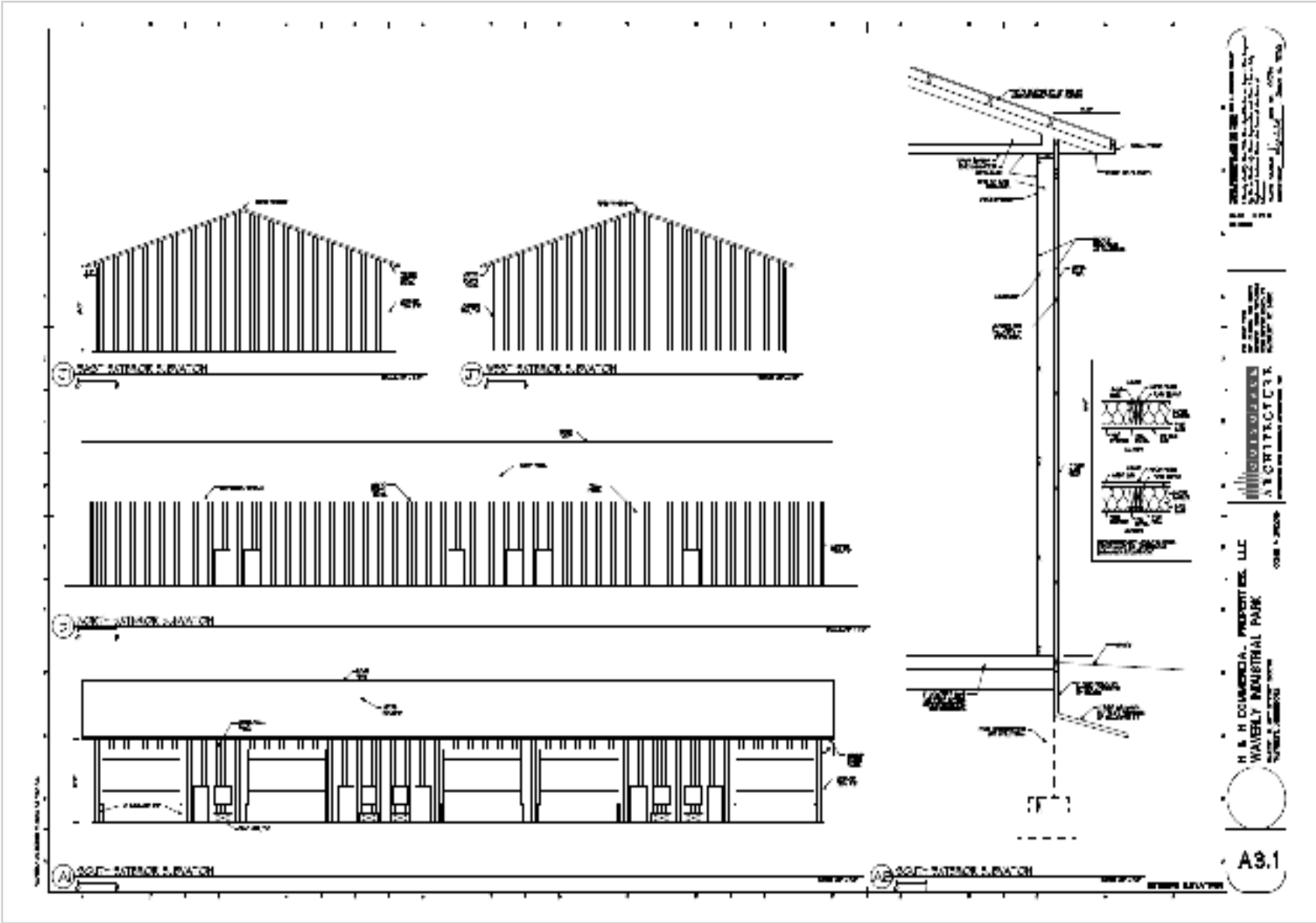
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BUILDING PLAN - Larger Building



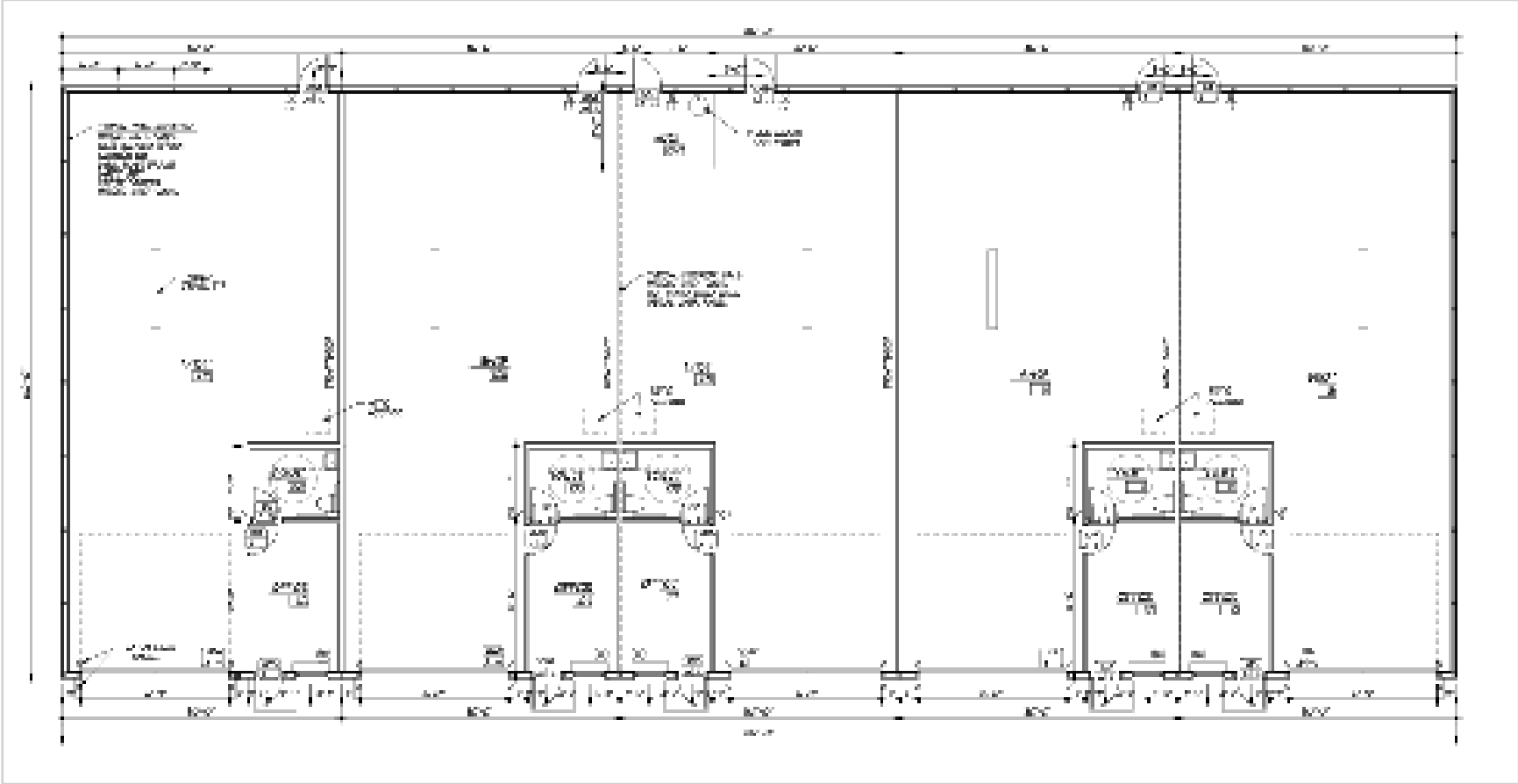
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EXTERIOR CONCEPT PLAN - Smaller Building



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BUILDING PLAN - Smaller Building



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INTERIOR



OFFICE



SHOP

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EXTERIOR



* Building 1	9,000/sf Total	Monthly Rent
Suite 1 (1-1)	1,800/sf	LEASED
Suite 2 (1-2)	1,800/sf	LEASED
Suite 3 (1-3)	1,800/sf	LEASED
Suite 4 (1-4)	1,800/sf	LEASED
Suite 5 (1-5)	1,800/sf	\$1,600/mo
* Building 2	11,520/sf Total	
Suite 6 (2-1)	2,880/sf	SOLD
Suite 7 (2-2)	1,800/sf	\$1,875/mo
Suite 8 (2-3)	1,800/sf	\$1,875/mo
Suite 9 (2-4)	1,800/sf	\$1,875/mo
Suite 10 (2-5)	3,240/sf	Leased
* Building 3		
To Be Built		
* Building 4		
To Be Built		
* Building 5		
To Be Built		
* Building 6		
To Be Built		

PROPERTY INFORMATION

- * Overhead Doors - (1) One 14' Drive-In
- * Clear Height - 16'
- * 5" Concrete Floors
- * Floor Drains with Flammable Waste Trap
- * Unit Heaters in Warehouse (A/C in Office & Restroom Only)
- * Spray Foam (walls R-26) and (ceiling R-54)
- * Mezzanine (23' x 10')
- * Easy Access
- * Second Building is Under Construction
- * Utilities Separately Metered
- * Post Frame Building