



## 1230 S Victory Office Sale - Owner/User

1230 S Victory Dr  
Mankato, Minnesota 56001

### Property Overview

Located at 1230 S Victory Drive in Mankato, Minnesota, this versatile commercial property offers an ideal setup for a range of businesses. The building features a functional layout designed to accommodate both office and retail operations, making it perfect for industries such as agriculture, specialty markets, or professional services.

The property includes ample parking for employees and customers, with easy accessibility from S Victory Drive, one of Mankato's prominent commercial corridors. Inside, the building offers a clean, well-maintained space to support a variety of needs. The neighboring tenant is a medical transportation service.

Whether you're looking to expand your business, start a new venture, or invest in a prime commercial property, 1230 S Victory Drive presents a fantastic opportunity in the heart of Mankato's business

### Property Highlights

- Affordable Gross Lease/Purchase Price
- Tenant Build Out Negotiable
- Ample Parking
- Ease of Access from Highway 22, Victory Drive and Stadium (University Connection)
- Stand Alone Building
- Minimal Common Area Maintenance
- Ease of Access from Highway 22, Victory Drive and Stadium (University Connection)

### For More Information

#### Cate DeBates

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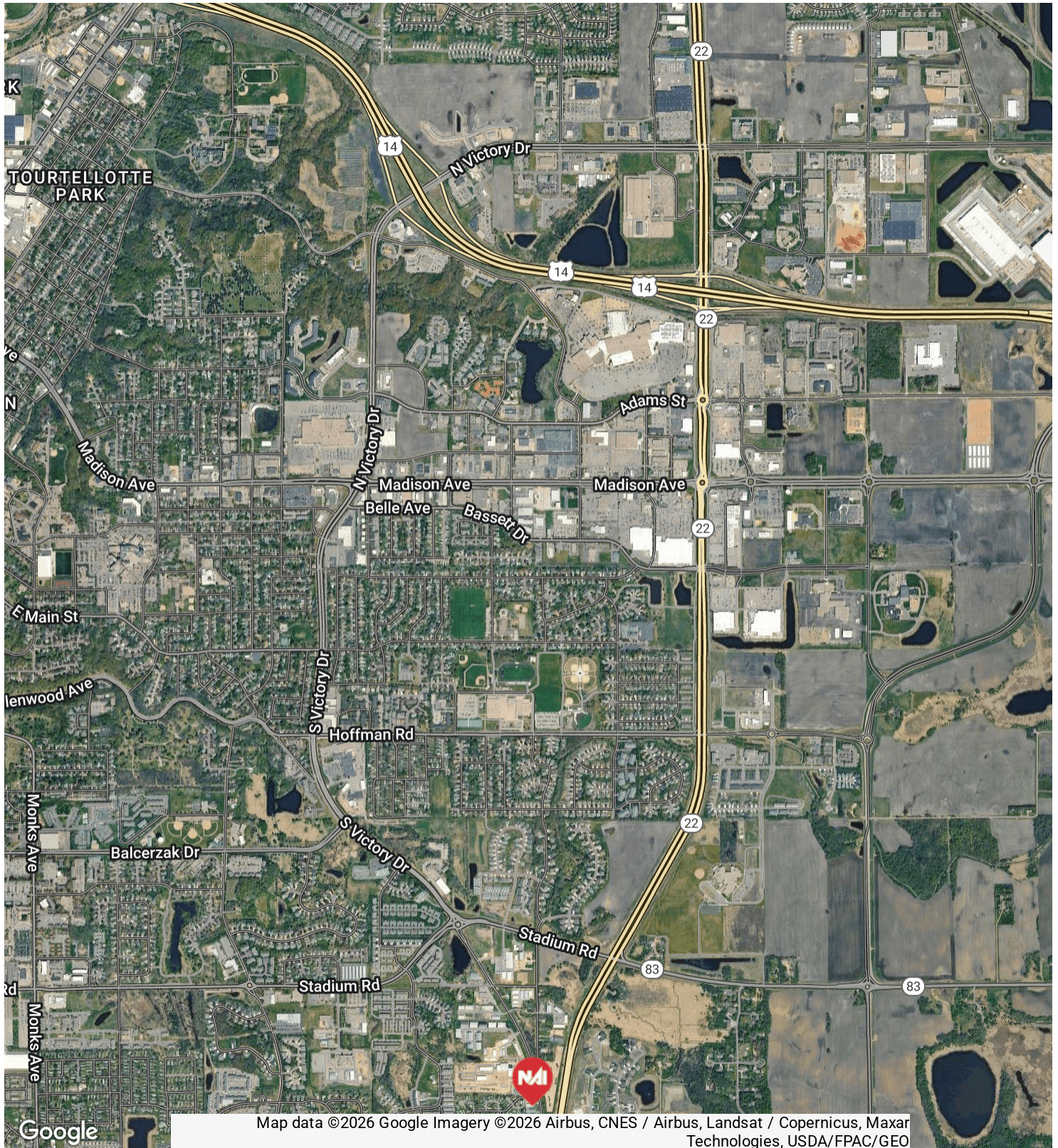


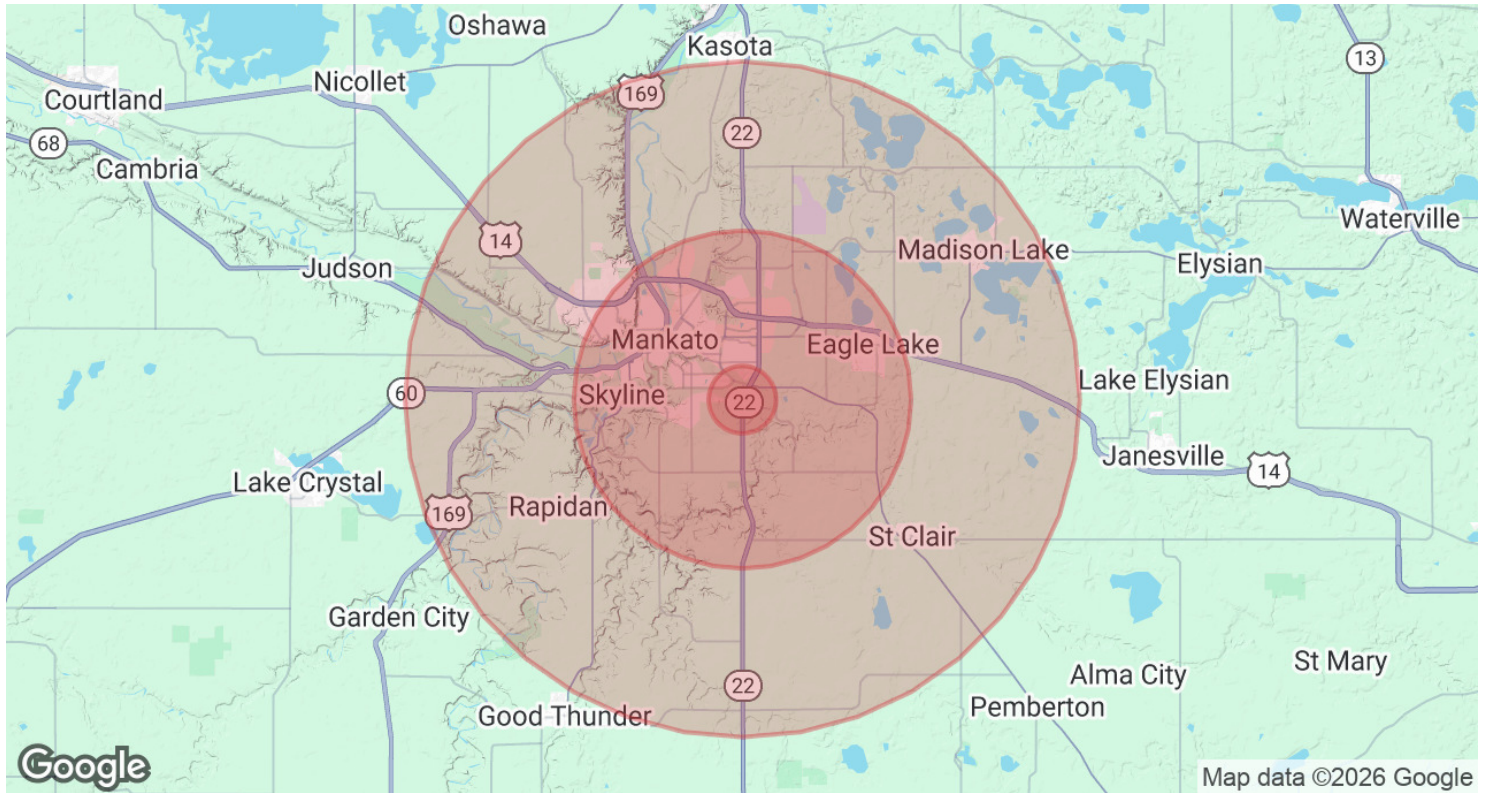
Lease Information

|              |          |             |                      |
|--------------|----------|-------------|----------------------|
| Lease Type:  | Gross    | Lease Term: | Negotiable           |
| Total Space: | 1,650 SF | Lease Rate: | \$2,500.00 per month |

Available Spaces

| Suite   | Tenant    | Size (SF) | Lease Type | Lease Rate        |
|---------|-----------|-----------|------------|-------------------|
| Suite 1 | Available | 1,650 SF  | Gross      | \$2,500 per month |





| Population           | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population     | 2,507  | 56,320  | 74,313   |
| Average Age          | 31.0   | 31.9    | 33.7     |
| Average Age (Male)   | 37.3   | 32.6    | 34.0     |
| Average Age (Female) | 29.9   | 33.2    | 34.9     |

| Households & Income | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 983       | 22,356    | 29,369    |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$100,798 | \$88,603  | \$96,304  |
| Average House Value | \$301,619 | \$276,011 | \$299,828 |

2023 American Community Survey (ACS)



For Sale & Lease

1,650 SF | \$499,000

Office Space



Cate DeBates

CSO | Principal Broker

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## Professional Background

Early in her career Cate has closed more than \$11M in transactions from 2021- 2023 and sold or leased 250000+ square feet of commercial space. A member of the CBC Worldwide Circle of Distinction she was also the 2022 Global Pathfinder in Innovation Award honoree. Before becoming a Broker she was the Vice President of Marketing and Sales for the #1 performing Coldwell Banker Commercial office in Minnesota. Cate has been an active commercial agent for more than 6 years and is now the Principal Broker of NAI North Star. She leads the sales and leasing team across Southern Minnesota including industrial land office and retail space. Cate attributes her early successes to learning the business through the eyes of her clients. Before becoming a Broker with CBC Realty she was the Vice President of Marketing and Sales at a CBC affiliate office handling the brand and marketing strategy for the #1 performing sales office in Minnesota. Cate has been a leader in the Greater Mankato community volunteering her professional skills and time to many organizations including the City Center Partnership Board of Directors a founding member of the Women's Giving Circle Mankato Area Foundation Marketing Committee Hockey Day Minnesota 2021 Committee and was the 2019-2021 Minnesota Chamber of Commerce Leaders Lab Chairperson. Cate is also the managing partner for Hospitality Ventures a woman-owned independent hotel development group and in the process of developing two new boutique hotel concepts in Mankato. On the rare chance Cate isn't working you can find her at her lake home with her husband Gregory crossing off a long list of house projects. A Minnesota State Mankato graduate she also enjoys cheering on Maverick hockey antiquing and spending time with their dogs Frank and Clark. MRCI Office/Industrial Sales: \$10.9M (2022) Hotel Development/Office Reuse; 33000 SF (2023-24)

## Education

M.S. Minnesota State University - Educational Leadership B.S. Minnesota State University - Public Relations CCIM 101 CCIM 102

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