



COMMERCIAL REALTY SOLUTIONS

For Pre-Lease
Commercial
New Development



WAVERLY

Commercial New Construction

Lease Rate: \$18.00 NNN

Building: 7,920/sf (Minimum Divisible 1,200/sf - 7,920/sf)
6000 Dempsey Ave SW, Waverly, MN 55390

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PROPERTY LOCATION

- * South of Highway 12
- * East of Dempsey Avenue
- * Great Highway Visibility
- * Easy Access
- * Construction to Begin after Securing Tenant
- * Businesses in the Area:
 Purcell Tax Service, Remark Financial & Insurance,
 U.S. Post Office, Wolf Auto Parts, Pro PDR Solutions,
 Domino's Pizza, Waverly City Hall, Citizens State Bank and more...

TRAFFIC COUNTS - 2025

* Highway 12 - 8,614 VPD



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PROPERTY OVERVIEW

6000 Dempsey Ave SW, Waverly, MN

Lease Rate
\$18.00 NNN

Operating Expenses	\$6.00/psf
Building Size	7,920/sf - Multi-Tenant (Min. Div. 1,200/sf - 7,920/sf)
Wright County	PID 116-036-001010
2026 Taxes	\$752.00 + Assessments \$457.10
Zoned	Commercial



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RENDERINGS



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