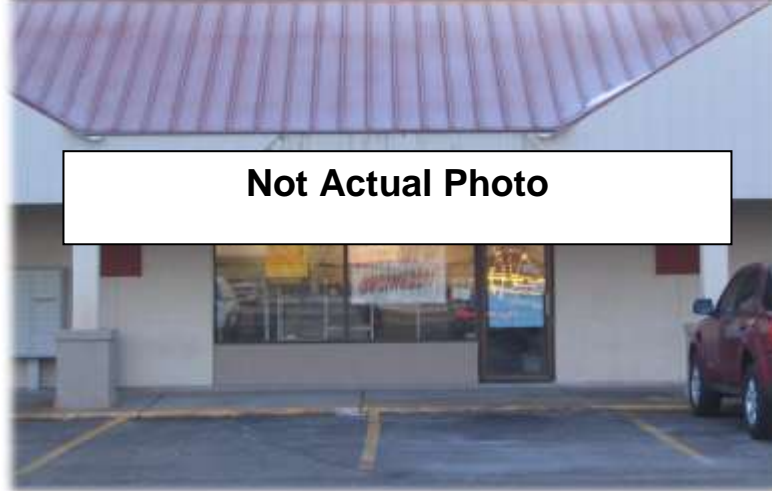


Marketplace Annex
256 - 2nd Avenue South
Waite Park MN 56387



Space: 256

Square Footage: 1472 gsf / 1344 nsf

Base Rent: \$11.00 gsf / \$11.50 / \$12.00 / \$12.50 / \$13.00

2017 CAM/Taxes: \$6.00 gsf

Location Highlights: This location has an open layout with an “inventory room at the back” –it is ready to move in! Located at a highly identifiable center located at the corner of 2nd Street South (major road) and 2nd Avenue South. Ample parking is available. Adjacent to Kohl’s, McDonalds and Fuji Japanese Steakhouse



Sandy Dwyer, Broker

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