

**Retail
For Sale**



Offering Memorandum:

Floodwood Grocery Store

810 Hwy 73, Floodwood, MN 55736

RE/MAX
COMMERCIAL[®]

Property Overview



Building Information:

Sale Price:
\$250,000

Building Size:
6850 Sq. Ft.

Lot Size:
0.55 Acres
24,200 Sq Ft.

Zoning:
C1 – Core Commercial

Year Built:
1956

Floors:
2 Floor

Real Estate Taxes:
\$4,216 (2024)

Parking:
Surface Lot (Asphalt)

Heating/Cooling:
Overhead/Central +
Heat Pumps/Reclamation

Construction:
Frame/Wood

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Sale Information

Highlights:

- 6,580 Sq Ft Building
- Large Asphalt Parking Lot (18-24 Spaces)
- Loading Dock
- Sophisticated Cooling & Heat Reclamation System
- Two Bedroom Apartment Upstairs
- Private Office

Here's your chance to own a great property in Floodwood, MN! The Floodwood Grocery Store has served the community for more than 70 years, and is a staple in the area. The property is turn-key as a grocery store, or any number of other possibilities.

The building features 6,580 square feet, a sophisticated cooling system for the numerous coolers, and utilizes a heat reclamation system to offset heating costs in the winter. Additionally, there is a walk-in cooler, tons of storage, a large parking lot as well as a yard, a loading dock, and even a two bedroom, one bathroom apartment upstairs.

Core commercial zoning is flexible and allows for a variety of different uses.

Come make your dream a reality! Call to schedule a tour today!

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Local Area Overview

Floodwood School



SUBWAY



The Grocery Store

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Demographics: Esri Data

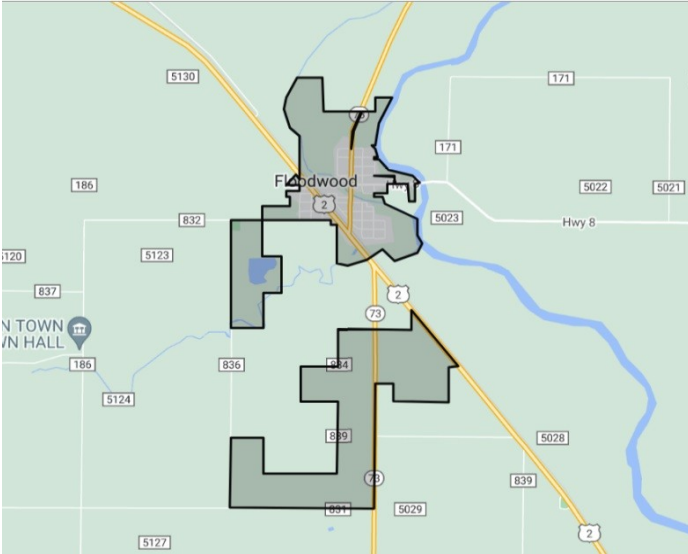
Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$45,768	42.6	567	Heartland Communities

Consumer Segmentation

Life Mode	Urbanization
What are the people like that live in this area?	Where do people like this usually live?
Cozy Country Living	Semirural
Empty nesters in bucolic settings	The most affordable housing—in smaller towns and communities located throughout the country

Top Tapestry Segments	Heartland Communities
% of Households	236 (100.0%)
% of St. Louis County	5,904 (6.8%)
Lifestyle Group	Cozy Country Living
Urbanization Group	Semirural
Residence Type	Single Family
Household Type	Married Couples
Average Household Size	2.35
Median Age	43
Diversity Index	41.1
Median Household Income	\$53,700
Median Net Worth	\$127,100
Median Home Value	\$135,700
Homeownership	72 %
Employment	Professional or Services
Education	High School Diploma
Preferred Activities	Motorcycling, hunting, and fishing are popular . Support their local community.
Financial	Stick to community banks and low-risk investments
Media	Trust TV and newspapers more than any other media
Vehicle	Own domestic truck, SUV



Floodwood, MN

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Interior Photos



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More properties available at:

TwinPortsCommercial.com