

**Retail
For Sale**



Offering Memorandum:

Former Family Dollar

704 W 3rd Ave, Aurora, MN 55705

RE/MAX
COMMERCIAL[®]

Property Overview



Building Information:

Sale Price:
\$199,000

Building Size:
8,346 Sq. Ft.

Lot Size:
0.57 Acres
31 Parking Spaces

Zoning:
C-1 Commercial

Year Built:
2007

Floors:
1 Floor

Real Estate
Taxes:
\$15,788.00
(2024)

Parking:
Surface Lot (Asphalt)

Heating/Cooling:
Forced Air/Central Air

Construction:
Concrete Block /
Steel

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Sale Information

Highlights:

- Great Condition
- Mast Sign
- 31 Space Parking Lot
- Maintenance-Free Siding and Roof
- Flexible Zoning

Discover a great commercial opportunity in Aurora, MN, with this 8,346-square-foot former Family Dollar location. Boasting a spacious retail floor, a dedicated storage room, an office, and two single-stall restrooms, this property is well-suited for a variety of business ventures. The asphalt parking lot, offering 31 spaces, ensures ample convenience for customers and staff, while the durable metal roof and steel siding keep maintenance needs to a minimum.

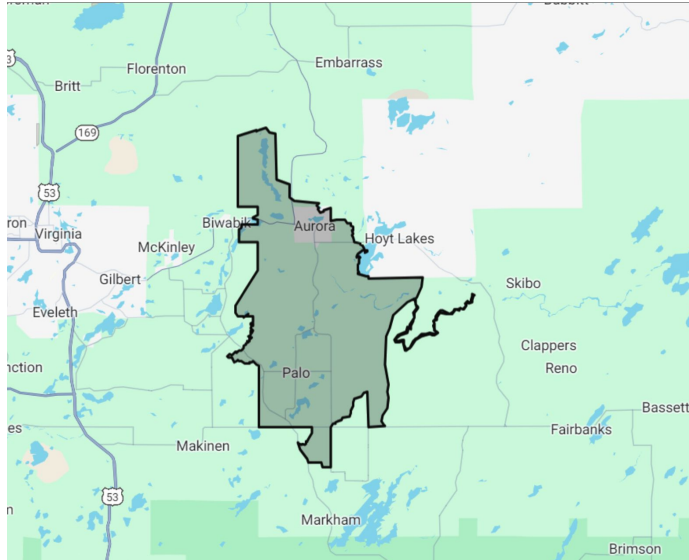
With excellent visibility on Minnesota 135 featuring 4,693 AADT and a prominent mast sign, your business will stand out to passing traffic. Zoned for commercial use, the property provides flexibility for a variety of different uses. Call to schedule a tour today and seize this exceptional opportunity!

Local Area Overview



704 W 3rd Ave, Aurora, MN 55705

Demographics: Esri Data



Aurora, MN

Criteria Used for Analysis

Median Household Income
\$52,607

Median Age
52.2

Total Population
3,202

1st Dominant Segment
The Great Outdoors

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Cozy Country Living
Empty nesters in bucolic settings

Urbanization

Where do people like this usually live?

Rural

Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments

	The Great Outdoors	Small Town Sincerity	Economic BedRock	Rural Resort Dwellers	Salt of the Earth
% of Households	629 (43.9%)	534 (37.3%)	224 (15.6%)	25 (1.7%)	20 (1.4%)
% of Aurora	0 or no data available (0.0%)	534 (70.4%)	224 (29.6%)	0 or no data available (0.0%)	0 or no data available (0.0%)

Lifestyle Group	Cozy Country Living	Hometown	Rustic Outposts	Cozy Country Living	Cozy Country Living
Urbanization Group	Rural	Semirural	Rural	Rural	Rural
Residence Type	Single Family	Single Family	Single Family ; Mobile Homes	Single Family or Seasonal	Single Family
Household Type	Married Couples	Singles	Married Couples	Married Couples w/No Kids	Married Couples
Average Household Size	2.4	2.24	2.48	2.18	2.52
Median Age	48.4	41.8	42.3	55.7	45
Diversity Index	45.4	58.8	50.5	30.4	28.3
Median Household Income	\$74,100	\$39,900	\$48,500	\$63,900	\$72,300
Median Net Worth	\$238,700	\$31,600	\$116,300	\$244,900	\$231,300
Median Home Value	\$360,800	\$127,800	\$128,100	\$305,900	\$220,300
Homeownership	81.4 %	53 %	77.5 %	84.8 %	85.4 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Prefer domestic travel to trips abroad. Own pet dogs or cats.	Community-oriented residents . Enjoy outdoor activities like hunting and fishing.	Budgeted vacations are taken within the US . Hunting, yard work and gardening are popular.	Spend time with their spouses and maintain a social calendar . Go freshwater fishing, hunting and motorcycling.	Spending time with family is their top priority . Outdoor sports and activities.
Financial	Do-it-yourself oriented and cost conscious	Price-conscious consumers that shop accordingly	Make purchases for today because tomorrow is uncertain.	Shifting to low-risk assets	Prefer to conduct business in person
Media	Watch CMT, History Channel, Fox News	Rely on television or newspapers to stay informed	TV is the main source of information, news and entertainment	Taste in TV shows reflects their hobbies	Satellite dishes and high speed internet through DSL
Vehicle	Own 4-wheel drive	Own, maintain	Own domestic truck,	Own older, domestic	Own truck, ATV

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Interior Photos



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More properties available at:
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