

**Retail
For Sale**



Offering Memorandum:

Solid Retail Location

113 W 7th Ave Floodwood, MN 55736

RE/MAX
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Building Overview



Building Information:

Sale Price
\$92,000

Building Size:
1,548 sq. ft

Lot Size:
0.11 Acres

Zoning:
C-1 Core Commercial

Year Built:
1963 (renovated)

Floors:
2 Floors

Parking:
2

Construction
Brick

Heating/Cooling:
Forced Air/ Central Air

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Highlights:

- New Windows
- New Furnace
- Beautiful Hardwood Floors

Unleash your creativity and transform this beautifully renovated building into the space of your dreams! Completely updated from top to bottom, it features expansive storefront display windows, a spacious open floor plan, a dedicated office, a handicap-accessible bathroom, and a generous storage closet on the main level. Downstairs, the full basement is a blank slate, ready for your custom touch. Recent upgrades include a new furnace, updated electrical, new windows, restored original hardwood floors, modern lighting on the main level, a new hot water heater, a brand-new handicap-accessible bathroom, and fresh paint throughout. Whether you're launching a business or designing your ideal workspace, this incredible space is ready for you.

Local Area Overview

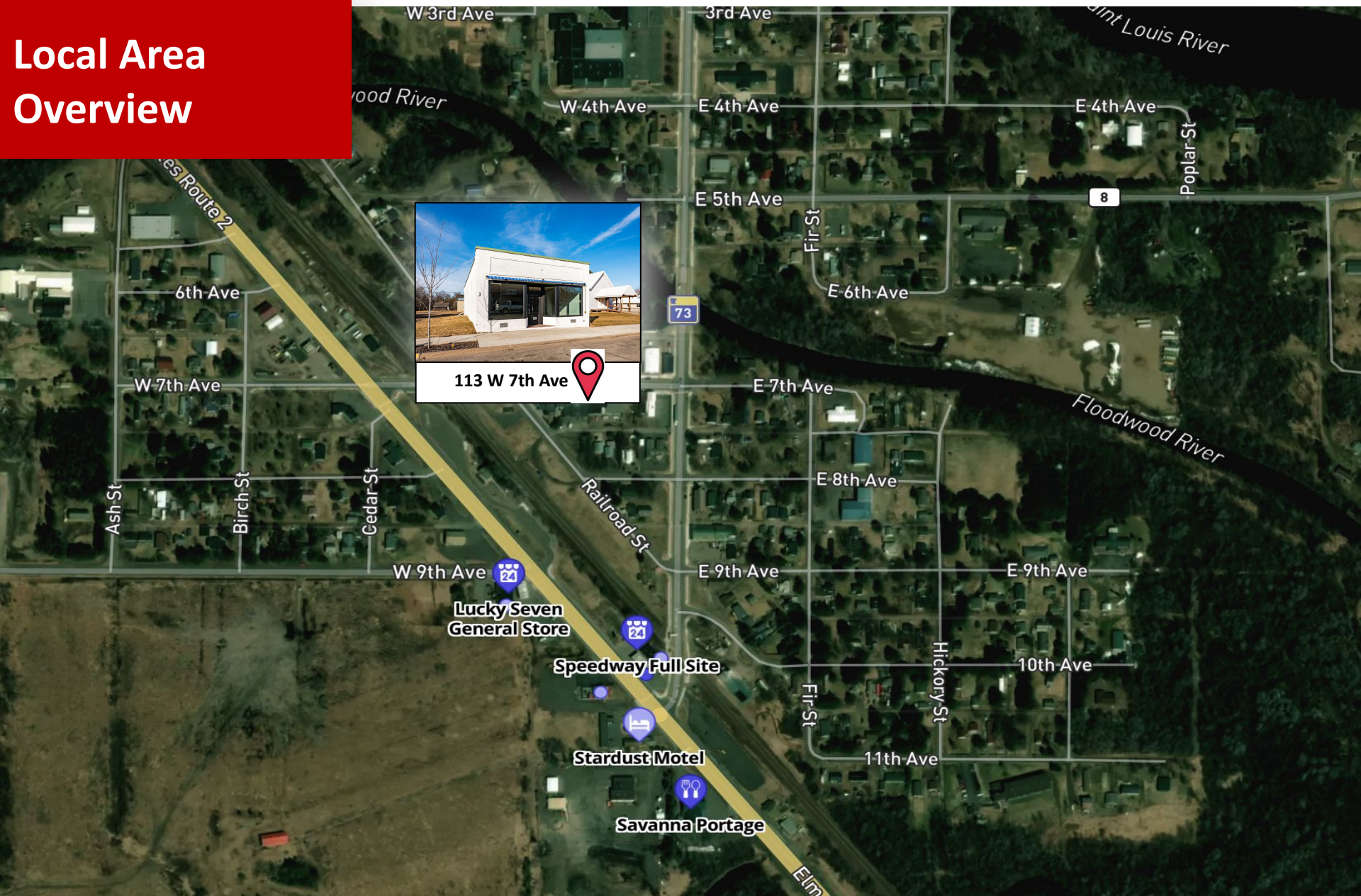


113 W 7TH AVE

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Local Area Overview



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Demographics: Esri Data

Criteria Used for Analysis

Median Household Income
\$52,635

Median Age
47.5

Total Population
1,520

1st Dominant Segment
Heartland Communities

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Cozy Country Living

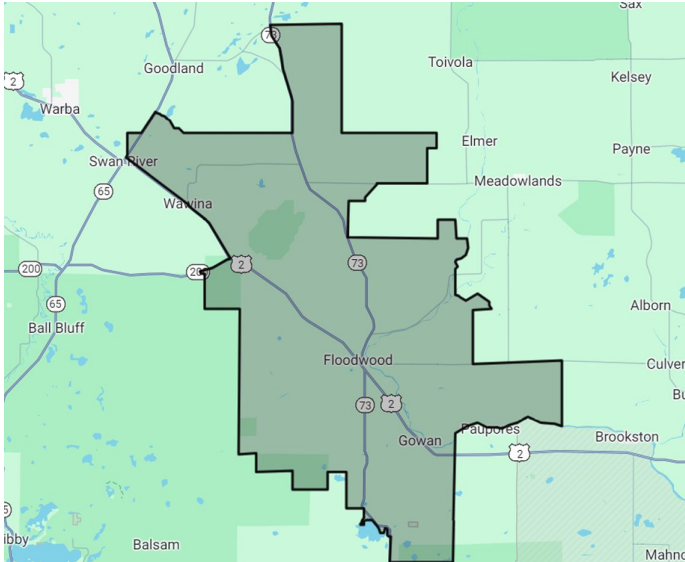
Empty nesters in bucolic settings

Urbanization

Where do people like this usually live?

Semirural

The most affordable housing—in smaller towns and communities located throughout the country



113 W 7th Ave

Top Tapestry Segments

	Heartland Communities	Rural Resort Dwellers	The Great Outdoors
% of Households	364 (58.6%)	212 (34.1%)	45 (7.2%)
% of Floodwood	236 (100.0%)	0 or no data available (0.0%)	0 or no data available (0.0%)
Lifestyle Group	Cozy Country Living	Cozy Country Living	Cozy Country Living
Urbanization Group	Semirural	Rural	Rural
Residence Type	Single Family	Single Family or Seasonal	Single Family
Household Type	Married Couples	Married Couples w/No Kids	Married Couples
Average Household Size	2.35	2.18	2.4
Median Age	43	55.7	48.4
Diversity Index	41.1	30.4	45.4
Median Household Income	\$53,700	\$63,900	\$74,100
Median Net Worth	\$127,100	\$244,900	\$238,700
Median Home Value	\$135,700	\$305,900	\$360,800
Homeownership	72 %	84.8 %	81.4 %
Employment	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Motorcycling, hunting, and fishing are popular. Support their local community.	Spend time with their spouses and maintain a social calendar. Go freshwater fishing, hunting and motorcycling.	Prefer domestic travel to trips abroad. Own pet dogs or cats.
Financial	Stick to community banks and low-risk investments	Shifting to low-risk assets	Do-it-yourself oriented and cost conscious
Media	Trust TV and newspapers more than any other media	Taste in TV shows reflects their hobbies	Watch CMT, History Channel, Fox News
Vehicle	Own domestic truck, SUV	Own older, domestic vehicles	Own 4-wheel drive trucks

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Additional Photos



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Contact Us:

Ryan Bayless
Twin Ports Commercial

(218) 341-5833

ryan@twinportscommercial.com

More properties available at:
TwinPortsCommercial.com