



TRANSWESTERN

REAL ESTATE
SERVICES

12

Emerson Ave SW

1.34
ACRES

1.99
ACRES

4439 US HWY 12 SW
FOR SALE OR LEASE

WAVERLY, MN 55390

PROPERTY SPECIFICATIONS



PROPERTY

- Address: 4439 US HWY 12 SW, Waverly, MN
- Property Size: 18,600 SF
- Land Size: 1.99 acres
- Zoning: I-1, Industrial District
- Outside storage (roughly 1/3 acre)
- Seller willing to sell vacant land and existing building/land separately

PRICING

- Sale Price: \$1,300,000
- Lease Price: Negotiable

BUILDING HIGHLIGHTS

- 4 drive in doors with 1 drive-thru, 14' clear height
- 45 minutes west of Minneapolis
- Space includes mezzanine, kitchen, 2 bathrooms in office area, 2 bathrooms and shower in warehouse, 4 offices, 1 lounge, and 1 conference room

DEMOGRAPHICS (5 MILES)

- Population: 11,332
- Households: 4,210
- Median Age: 37.8
- Median HH Income: \$84,263

60th St SW

County Rd 8 SW

Elm Ave

Lakeshore Dr

9,901 VPD

12

12

RED LODGE GRILL

Summerfield Dr

Waverland Ln

Emerson Ave SW

SITE

1.34 ACRES 1.99 ACRES



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THINKING BEYOND THE OBVIOUS

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