

SALE

MANHATTAN TOY

480 Park Ave E Eden Valley, MN 55329



OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	128,000 SF
Lot Size:	5.16 Acres
Price / SF:	\$27.34
Cap Rate:	9.07%
NOI:	\$317,365

PROPERTY OVERVIEW

CBC Orion Real Estate Advisors are pleased to offer For Sale the Manhattan Toy Company property located in Eden Valley, MN. The subject property is a single-tenant, 128,000+/- square foot industrial property (8 buildings) – 100% leased by Crown Crafts, Inc (dba Manhattan Toy Company). The investment offers a solid going in Cap Rate of 9%. The lease contains an attractive 6.5% rent increase in July 2025. This property offers qualified investors a strong rental income stream with rental growth.

Offering consists of eight buildings consisting of over 128,000 total SF on approx. 5.15+/- acres. The tenant, Crown Crafts, Inc (S&P BB+ rating), is one of the world's largest infant product manufacturers. Manhattan Toy Company has occupied the property since 1985, originally with one building and underwent numerous expansions in the 1990's and 2000's. Buildings are fully sprinkled and feature 11 loading docks, 4 drive in doors, 3 phase power, several front offices, breakroom/conference room, and more.

SCOTT M. SCHMITT, CCIM
(320)251-1177



**COLDWELL BANKER
COMMERCIAL**
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First time on the market, original owners looking to retire. Excellent opportunity to acquire this fully stabilized 100% occupied single tenant leased investment property. Excellent 1031 exchange opportunity.

LOCATION DESCRIPTION

Property is conveniently located just one block off Highway 55 and in close proximity to Highway 15. Location is approximately 70 miles northwest of the Twin Cities.

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