

Mankato Post Office Building/Site

11.10.14

Table of Contents
pg1 - Key Features
pg 2 - Basic Building Information
pg 3-5 - Photos

Key Features

Built	1896 as a Post Office and Federal Courthouse
Historic Value	approved in 1980 to the National Register of Historic Places
Federal Courtroom	in limited operation
1st Floor	public sales counter, PO Boxes and mail processing (est. 26,000sq/ft)
2nd Floor	Federal Courthouse and mostly office rooms (est. 8,700 sq/ft)
3rd Floor	mostly closed and presently unusable (area: unknown but smaller than 2nd lvl)
Basement	10-11 ft ceilings, mail processing, boiler room (est. 20,000 sq/ft)
Structure	structural columns spaced approx 18' apart throughout building
Public Lobby	Post Office commercial operations
PO Boxes	In use and a unique architectural feature
Glass floor	3rd level has a partial glass floor (closed off) to the 2nd level ceiling
Architecture	Richardsonian Romanesque style in an uncustomary light color stone
Additions	added on to in 1932 and 1965
Historic Covenants	being assessed
Parking	30,000+ sq/ft asphalt parking
Loading Docks	rear parking lot also has various loading docks
Elevator	limited known: 1 people & 1 freight, older but operational
Sale Price	Post Office noted they would seek a fair market value which is TBD

information based on incomplete research and is thus deemed reliable but not guaranteed

Owners

United States Post Office

405 S 2nd St
Mankato MN 56001

Land

Lot Dimensions Regular Lot: 198.00 x 330.00
Lot Area 1.50 Acres; 65,340 SF

Commercial Buildings

Building 1: Office - General, 3 Story, Built, 4008 SF, Bsmt - 4008 SF,
Addition 1: Office - General, , 2 Story, Built, 9266 SF, Bsmt - 9266 SF
Addition 2: Office - General, , 1 Story, Built, 54 SF, Bsmt - 54 SF
Addition 3: Office - General, , 1 Story, Built, 54 SF, Bsmt - 54 SF
Addition 4: Manufacturing (Light), 1 Story, 960 SF, Bsmt - 960 SF
Addition 5: Manufacturing (Light), 1 Story, 2068 SF, Bsmt - 2068 SF
Addition 6: Manufacturing (Light), 1 Story, 7234 SF, Bsmt - 0 SF

Yard Extras Paving - Asphalt 30,475 SF, Asphalt Parking

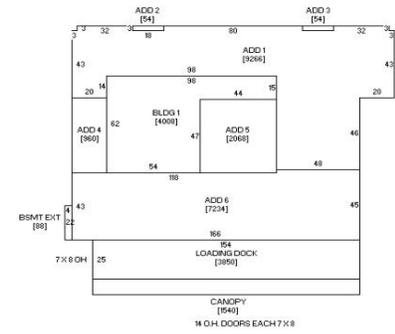
2014 Values

EMV Improvement	\$1,105,100
EMV Land	\$356,400
EMV Machine	\$0
EMV (Estimated Market Value) Total	\$1,461,500
LMV (Limited Market Value) Total	\$0
Green Acres Value	\$0



^ Front (Free Press)
 < Site overview

BLDG 1& ADD 1 HAS 1/2 FINISHED 3RD FLOOR
 FLOORS 1& 2 HAVE 14' SIDEWALLS
 UNSURE OF ACTUAL AGES OF ADDITIONS



Sketch by www.camavision.com

Blue Earth County: Property, Taxes and Maps division, www.beacon.com



^ Additions
 < Back



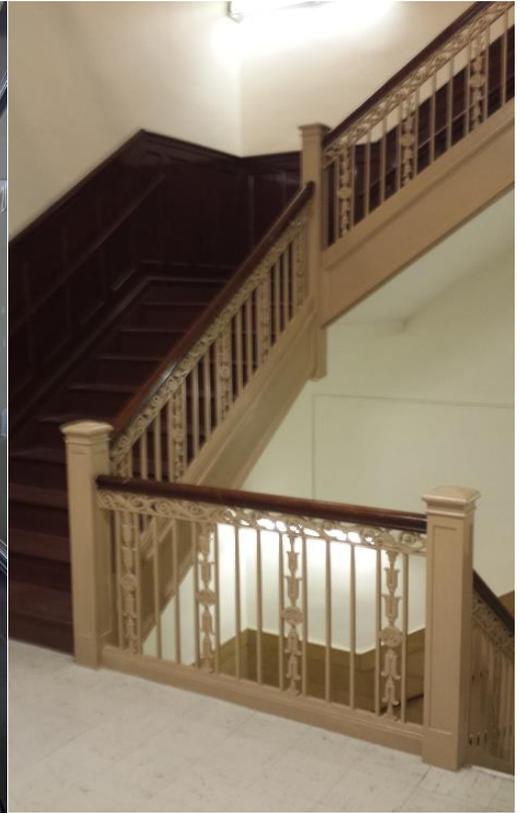
< Lobby



^ PO Boxes



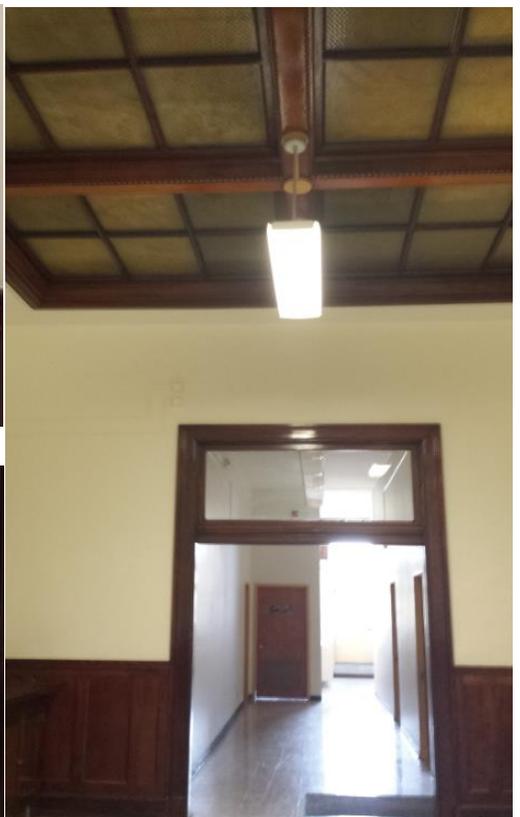
^ Jackson St side
2nd Flr office >



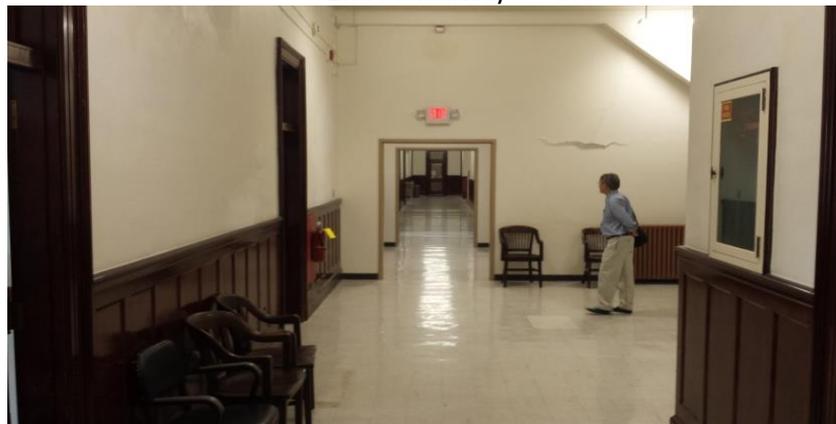
^ 2nd Flr staircase



^ 2nd Flr hallway



^ 2nd Flr (to 3rd) glass
ceiling/floor



^ 2nd Flr hallway



^ Federal Courtroom (2nd Flr)