

SALE

WASECA DOWNTOWN OFFICE | STATE STREET

111 N. State Street Waseca, MN 56093



PROPERTY DESCRIPTION

Main Street Property for Sale!

Formerly a lease-only opportunity now on-market. This Waseca building has tons of charm and turnkey office/storefront space for the next owner to acquire. Tall tin ceilings, large windows and open space upstairs would make an excellent studio. Sublease to other tenants for potential cash flow.

LOCATION DESCRIPTION

Located in downtown Waseca, Minn., this historic office building has high traffic counts and is on the main commercial thoroughfare. Waseca is only 30 minutes from Mankato, Minn. and 45 minutes from Rochester, Minn. (home of the Mayo Clinic). With a population just under 10,000 -- Waseca is a quaint town to live and work in.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,135	6,197	8,161
Total Population	2,919	16,250	21,555
Average HH Income	\$54,634	\$55,433	\$58,505

PROPERTY HIGHLIGHTS

- Affordable Rent
- High Traffic Counts
- Located on Main Commercial Thoroughfare
- Downtown Storefront in Waseca
- Excellent shape for turnkey office or retail space
- Large upstairs with open floor plan and original features

OFFERING SUMMARY

Sale Price:	\$300,000
Lease Rate:	\$200.00 - 2,500.00 per month (Gross)
Available SF:	127 - 1,980 SF
Lot Size:	2,925 SF
Building Size:	4,796 SF
Zoning:	Commercial

Tyler Meihak

Comm Sales Associate

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tyler@cbcfishergroup.com



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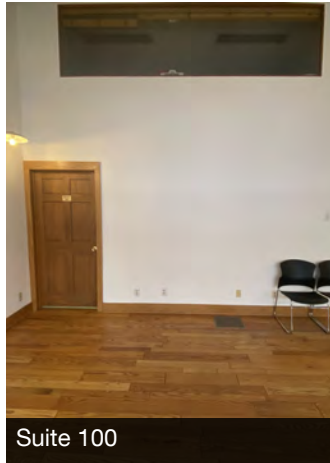
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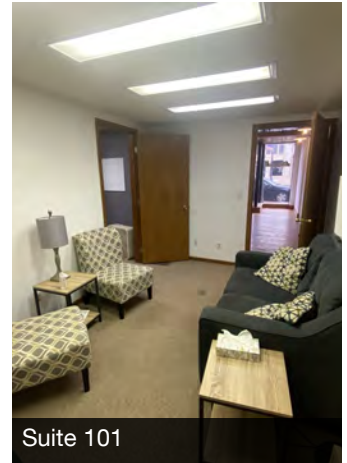
Entrance



Suite 100



Suite 100



Suite 101



Suite 103



Suite 105



Suite 105



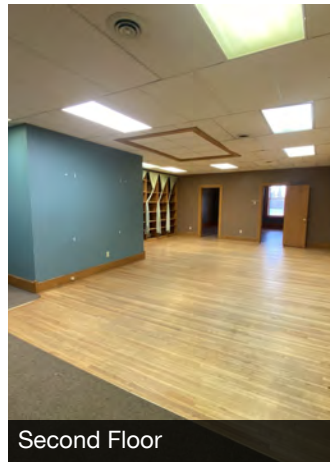
Second Floor Restroom



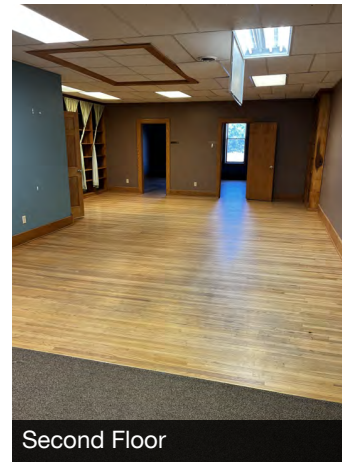
Second Floor



Second Floor



Second Floor



Second Floor

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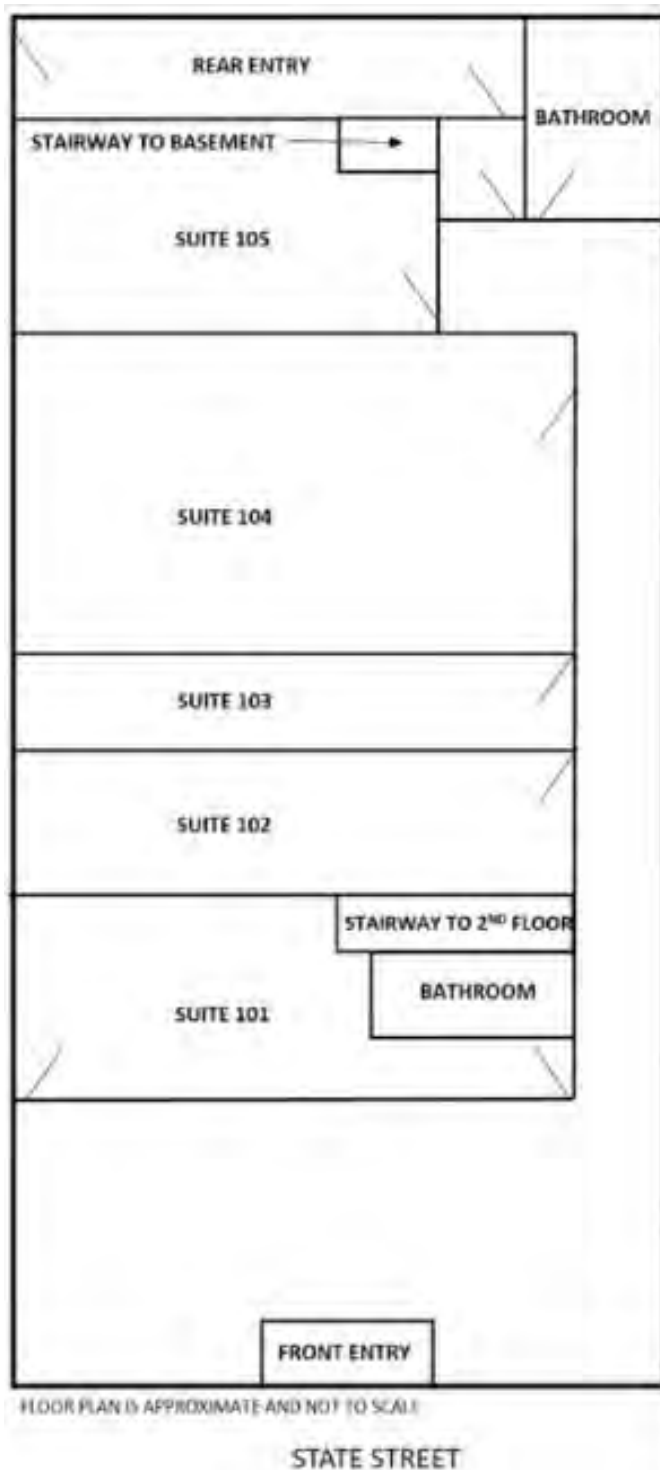


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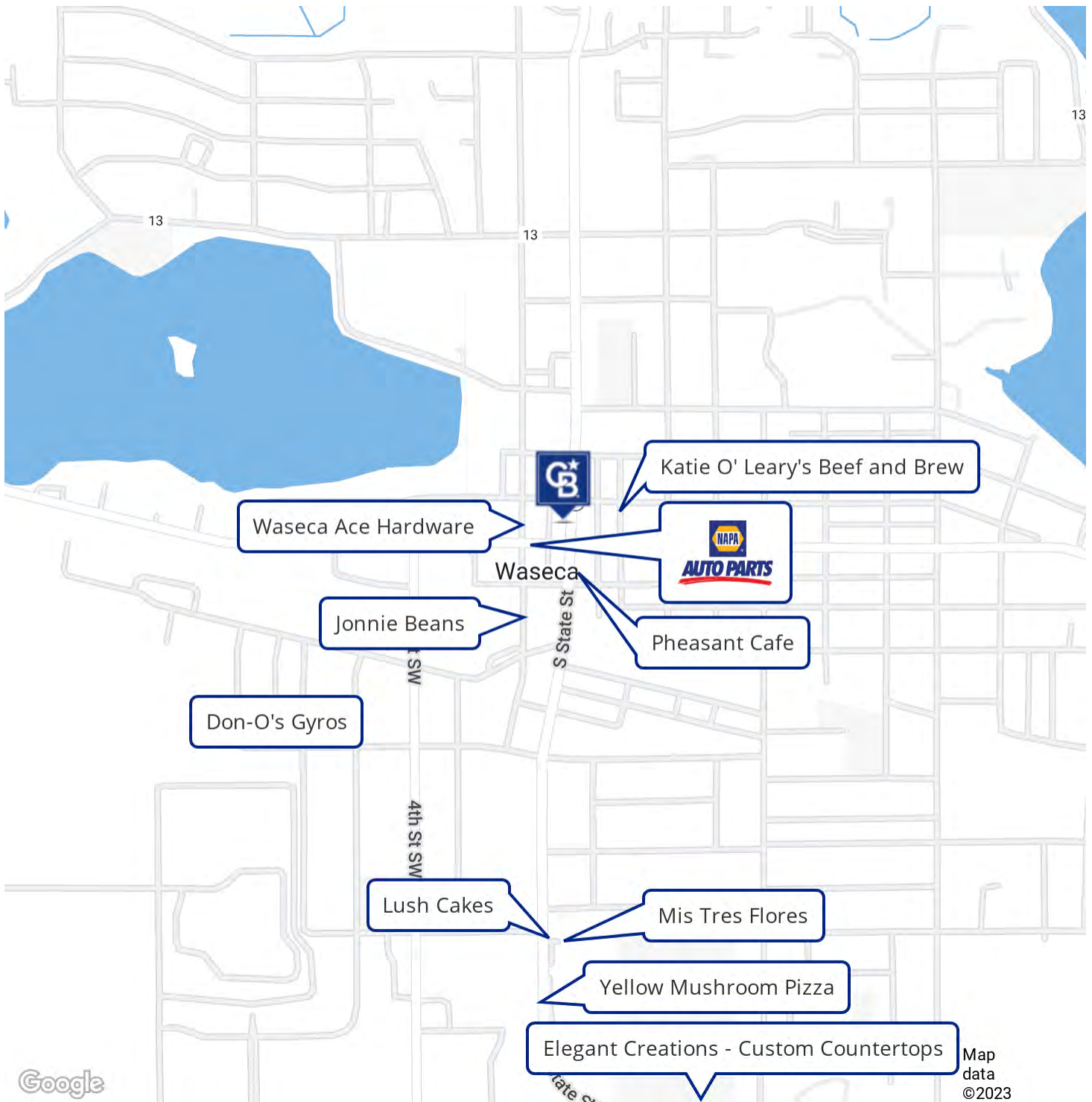


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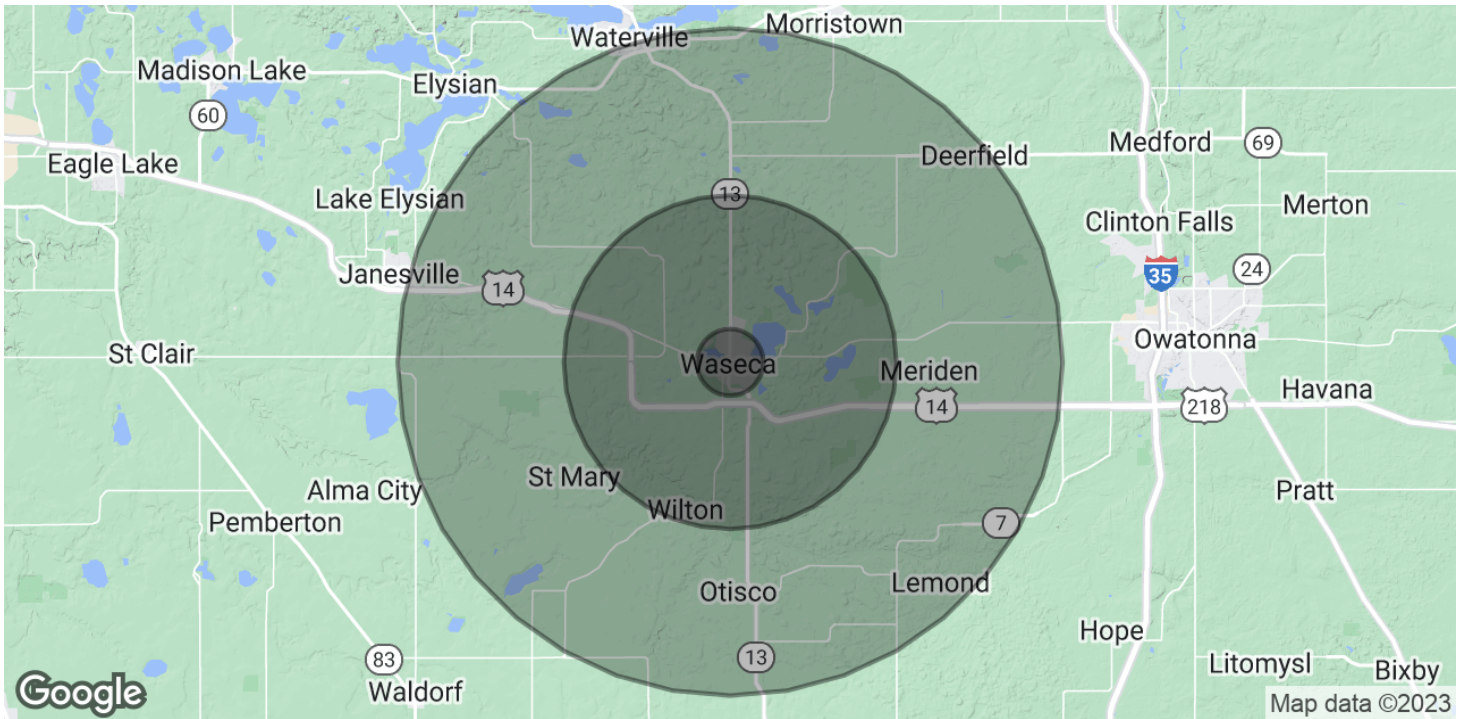


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,919	16,250	21,555
Average Age	38.9	38.7	39.2
Average Age (Male)	39	38.9	39.1
Average Age (Female)	38.4	38.1	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,135	6,197	8,161
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$54,634	\$55,433	\$58,505
Average House Value	\$133,124	\$149,048	\$182,295

* Demographic data derived from 2020 ACS - US Census

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