



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

WASECA - LTD OFFICE BUILDING

\$1,495,000 OR \$7/SF/NNN

1000 W Elm Ave
Waseca, MN 56093

AVAILABLE SPACE
32,706 SF

FEATURES

- Tranquil location on Loon Lake
- Profession image inside and out
- Ample paved parking lot

AREA

Located on the main thoroughfare through Waseca, this well built office building is on Loon Lake. This tranquil setting offers great views of the lake and wildlife. Great visibility from Elm Ave. and professional image both inside and out. Paved paths and parking lot for clients and employees.



OFFICE

David Schooff CCIM SIOR CPM
507 382 2403
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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



SALE

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1000 W Elm Ave, Waseca, MN 56093



OFFERING SUMMARY

Sale Price: \$1,495,000

Available SF:

Lot Size: 1.9 Acres

Year Built: 1968

Building Size: 32,706 SF

Zoning: Office Transition

Price / SF: \$45.71

PROPERTY OVERVIEW

Located on the main thoroughfare through Waseca, this well built office building is on Loon Lake. This tranquil setting offers great views of the lake and wildlife. Great visibility from Elm Ave. and professional image both inside and out. Paved paths and parking lot for clients and employees. This is an attractive opportunity for any well established office user seeking versatility in a space.

PROPERTY HIGHLIGHTS

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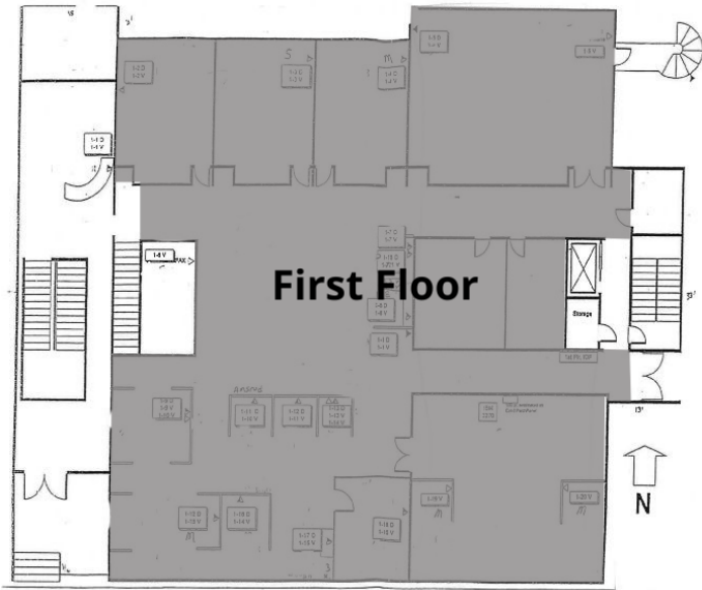


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LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Negotiable



UNAVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
First Floor	-	4,000 SF	NNN	-

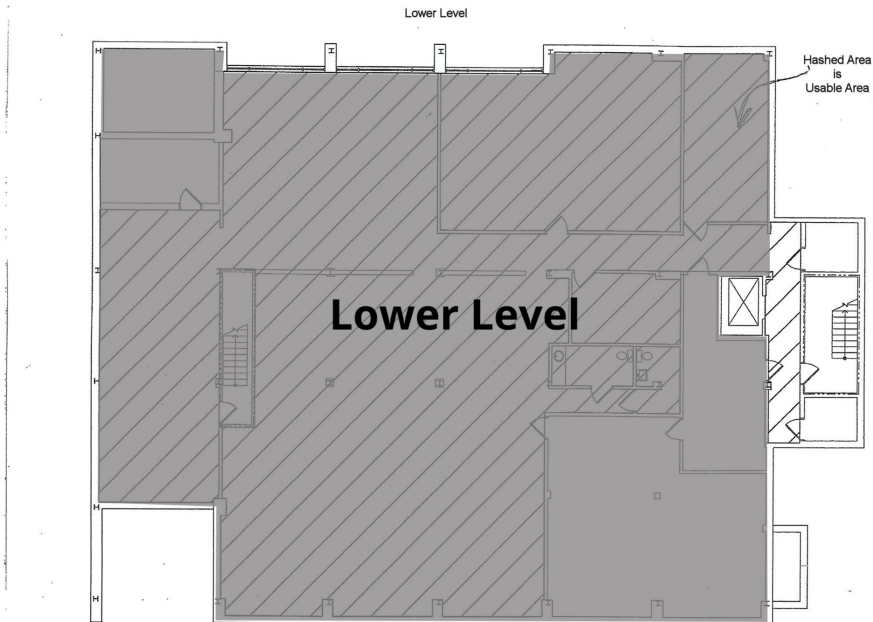


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LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Negotiable



UNAVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Lower Level	-	8,000 SF	NNN	-

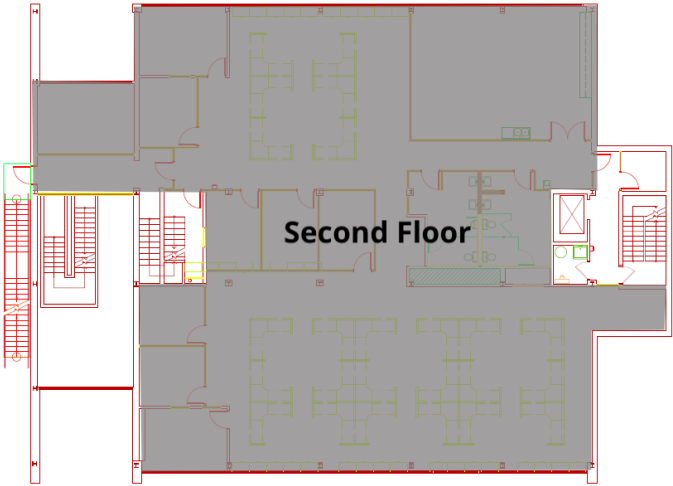


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LEASE TYPE	-	TOTAL SPACE	-	LEASE TERM	Negotiable	LEASE RATE	Negotiable
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					UNAVAILABLE
SUITE	TENANT	SIZE	TYPE	RATE	
Second Floor	-	8,000 SF	NNN	-	

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				UNAVAILABLE
SUITE	TENANT	SIZE	TYPE	RATE
Third Floor	-	8,000 SF	NNN	-



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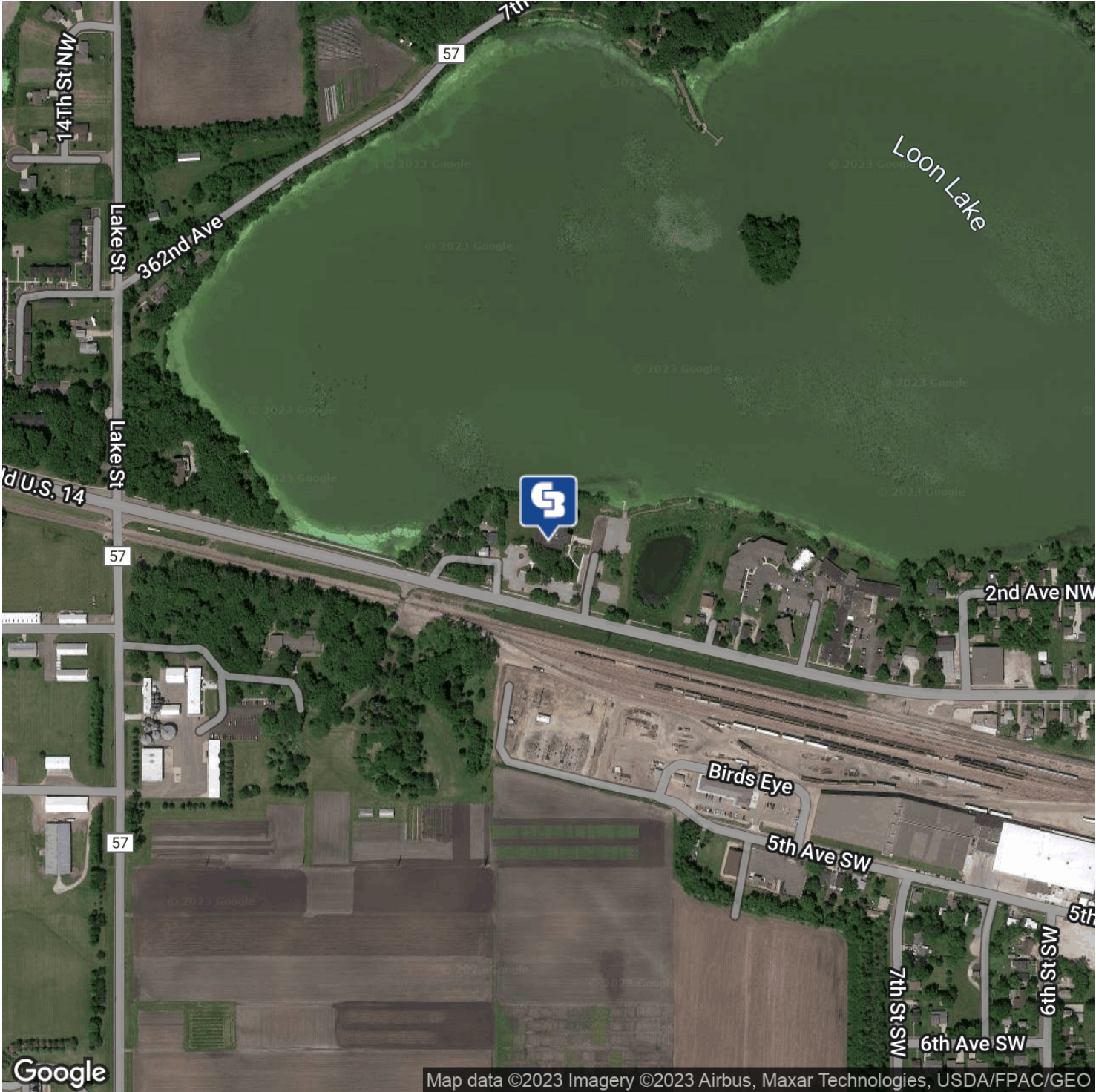
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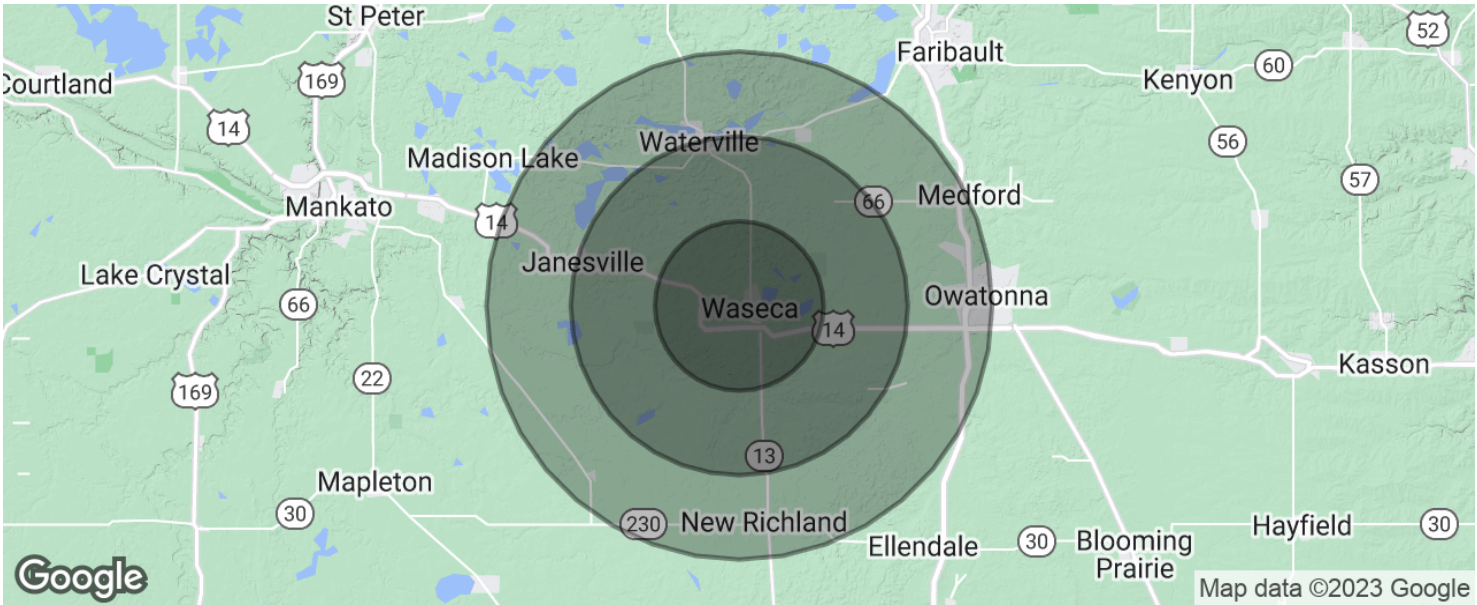
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	16,730	21,752	33,089
Median age	38.7	39.3	40.3
Median age (Male)	38.8	39.1	39.9
Median age (Female)	38.1	39.2	40.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	6,385	8,258	12,661
# of persons per HH	2.6	2.6	2.6
Average HH income	\$55,405	\$58,404	\$61,305
Average house value	\$149,039	\$182,673	\$198,709

* Demographic data derived from 2020 ACS - US Census

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