

OFFICE FOR SALE

105 23rd St W, Hastings, MN 55033



SALE PRICE:	\$375,000
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PRICE PER UNIT:	-
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BUILDING SIZE:	4,400 SF
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BUILDING CLASS:	B
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PROPERTY OVERVIEW

Great 2,000 sf Owner/User building with private offices, a reception, and 2 baths. An additional 2,400 sf 2/3 heated garage with 3 stalls & storage. This building is in great condition and has been maintained very meticulously.

PROPERTY FEATURES

- 2,000 sf Office with 2 baths
- 2,400 sf Garage with 3 stalls plus storage
- Approximately 2/3 heated garage
- Well maintained buildings
- Good mix of local retailers nearby

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

BRIAN ERTEL
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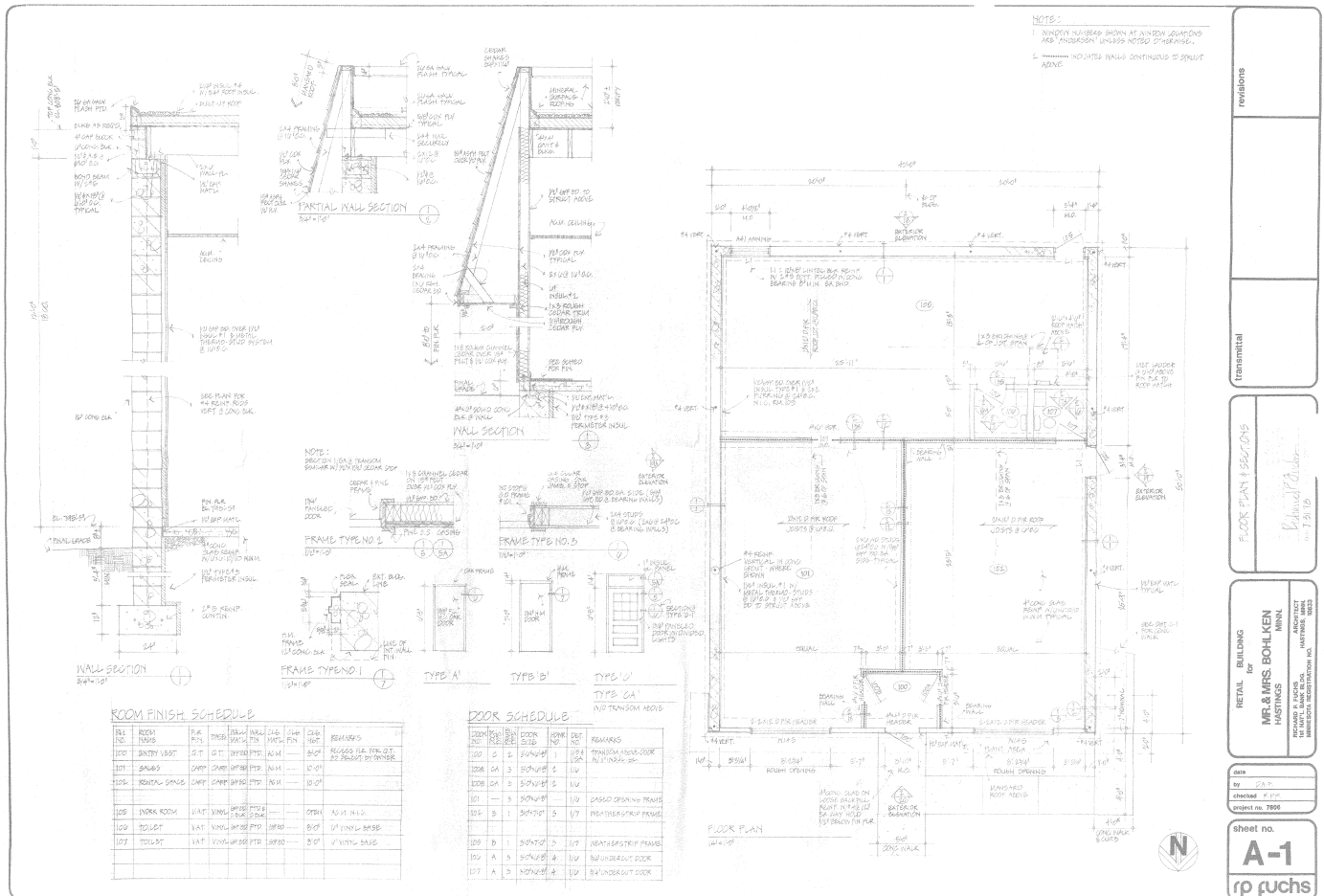


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PLANTING SCHEDULE

VARIETY	SIZE PLANTED	SIZE MATURE	QUANTITY	FO
JUNIPER HUGHES	18" DIA	48" DIA	12	PD

LEGAL

LEGAL DESCRIPTION - LOT 14, BLOCK 4, VERMILION ADDITION TO CITY OF HASTINGS, MINNESOTA.

NOTES

1. PARKING ANALYSIS: 1 CAR PER 100 SF RETAIL AREA = 1000 SF CARP; 2 CARS OUTSIDE PARKING; 4 CARS INSIDE PARKING; BRIST GARAGE = 4 TOTAL.

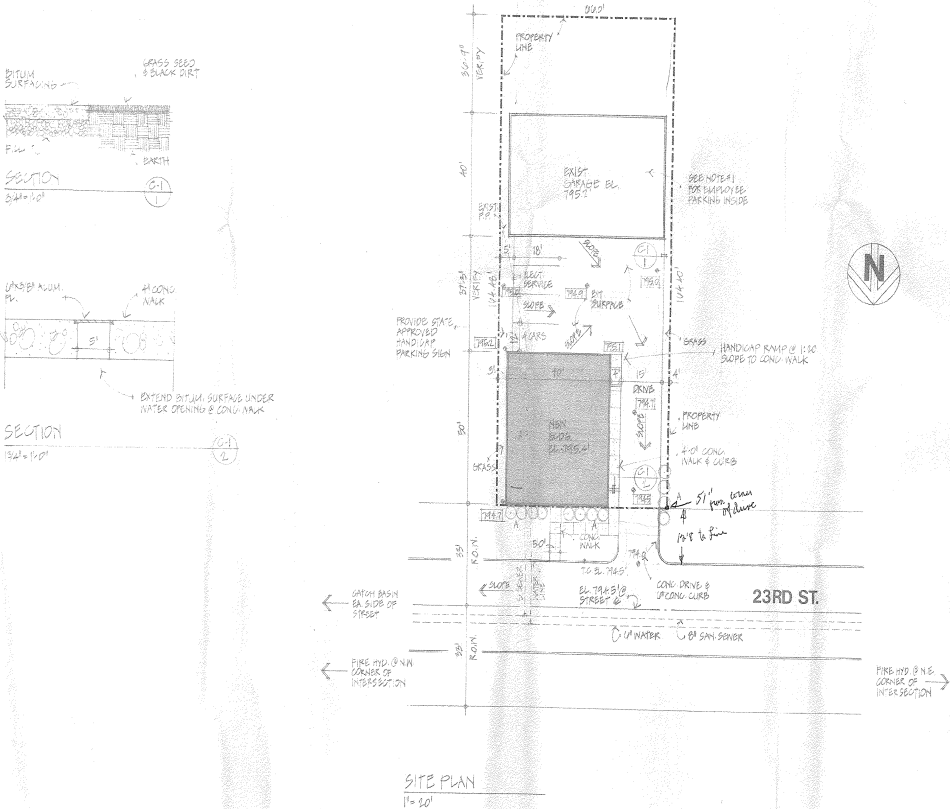
2. ELEVATIONS: ELEVATIONS CIRCLED INDICATE NEW ELEVATIONS.

3. NEW BLDG. 100' FLOOR BL. 793.4'

INDEX OF DRAWINGS

S-1	SITE PLAN
A-1	FLOOR PLAN & SECTIONS
A-2	EXTERIOR ELEVATIONS
M-1	MECHANICAL DRAWINGS
E-1	ELECTRICAL DRAWINGS
E-2	ELECTRICAL SPECIFICATIONS

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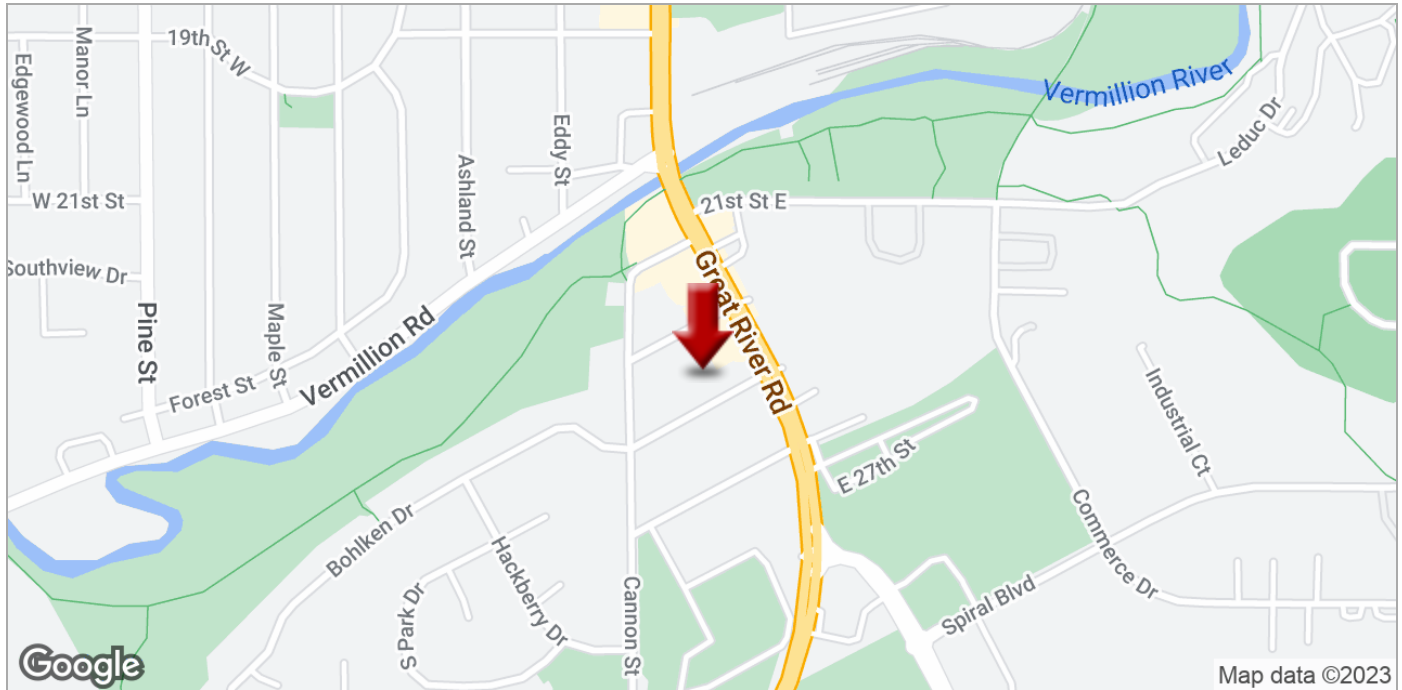
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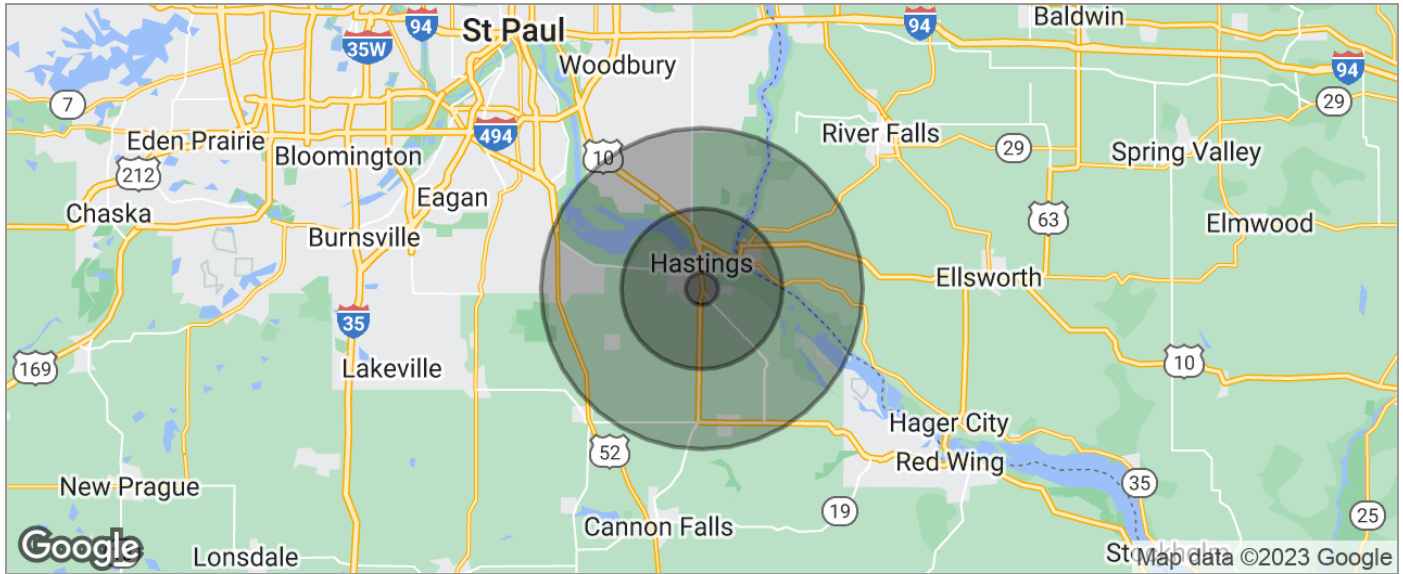
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,003	34,821	76,028
MEDIAN AGE	38.4	37.5	36.9
MEDIAN AGE (MALE)	36.6	35.7	36.0
MEDIAN AGE (FEMALE)	40.5	39.6	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,518	13,253	27,273
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$72,774	\$74,191	\$83,674
AVERAGE HOUSE VALUE	\$221,001	\$268,890	\$291,534
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.5%	95.6%	93.1%
% BLACK	0.2%	0.7%	2.0%
% ASIAN	0.8%	0.9%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.1%	0.3%
% OTHER	0.6%	1.4%	1.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.9%	3.1%	3.2%

* Demographic data derived from 2020 ACS - US Census

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