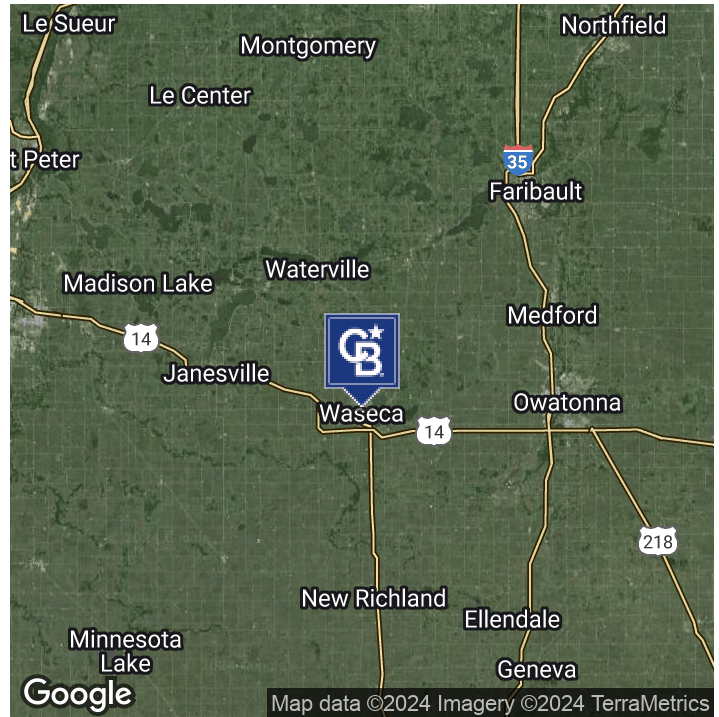


LEASE

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:	\$223,200
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

Commercial Sales and Leasing Agent

507 625 4715

tyler@cbcfishergroup.com



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LEASE

WASECA DOWNTOWN OFFICE | STATE STREET

111 N. State Street Waseca, MN 56093



Entrance



Entrance



Suite 101



suite 103



Suite 105



Second Floor

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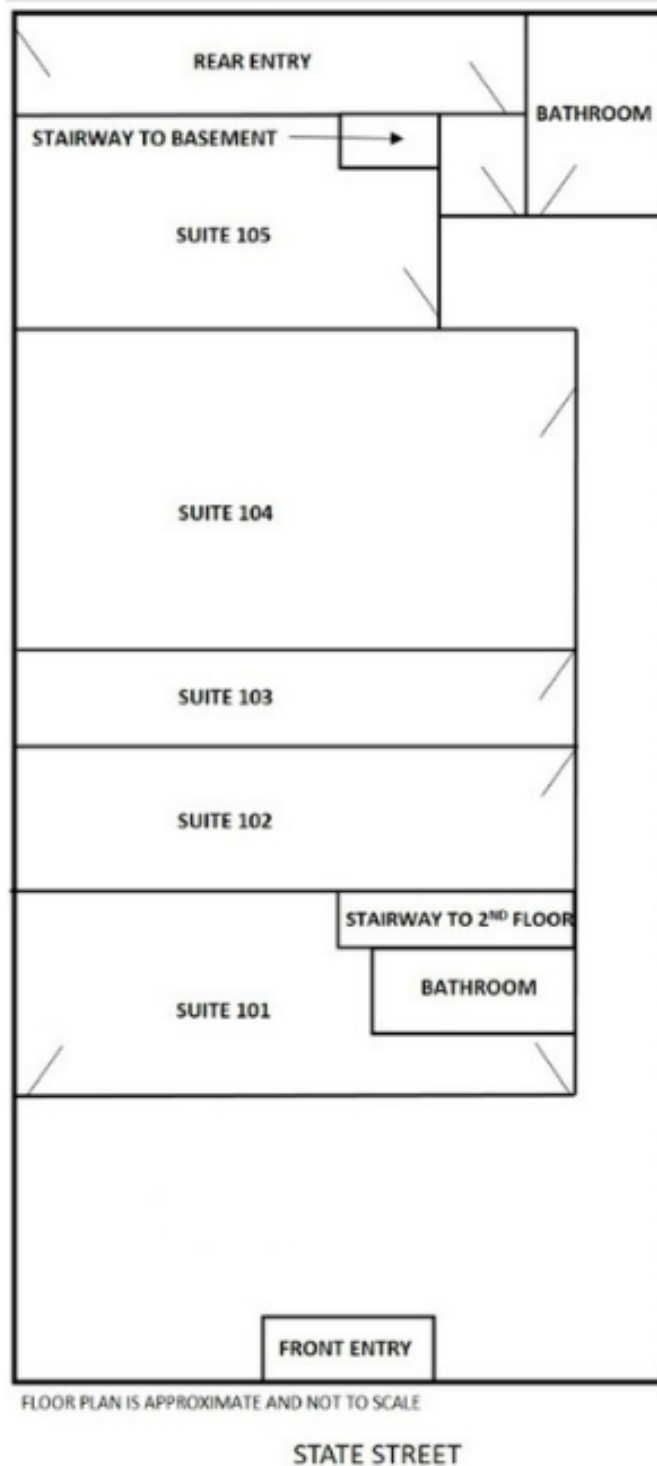


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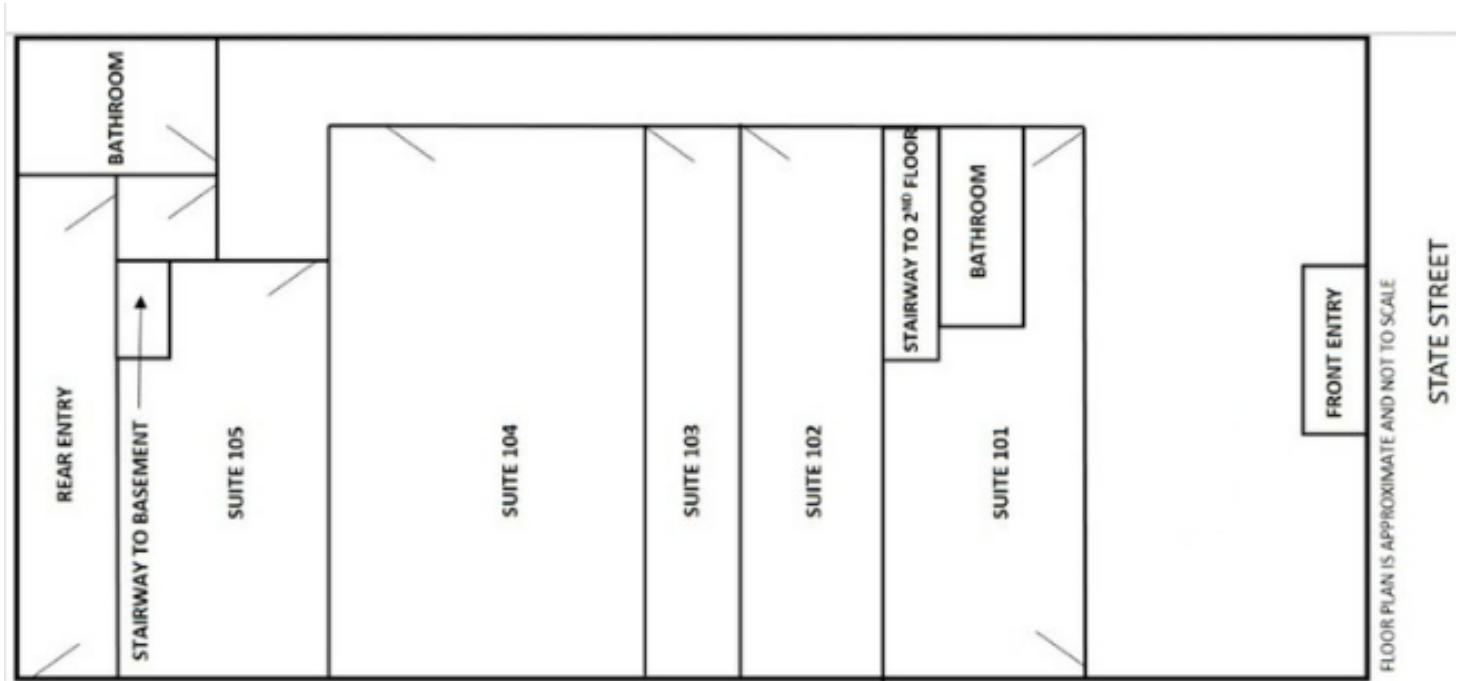


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LEASE

WASECA DOWNTOWN OFFICE | STATE STREET

111 N. State Street Waseca, MN 56093



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	127 - 1,980 SF	Lease Rate:	\$200.00 - \$2,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	240 SF	Gross	\$350 per month
102	Available	220 SF	Gross	\$300 per month
103	Available	175 SF	Gross	\$250 per month
104	Available	360 SF	Gross	\$450 per month
105	Available	127 SF	Gross	\$200 per month
200	Available	1,980 SF	Gross	\$2,500 per month

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WASECA DOWNTOWN OFFICE | STATE STREET

RETAILER MAP



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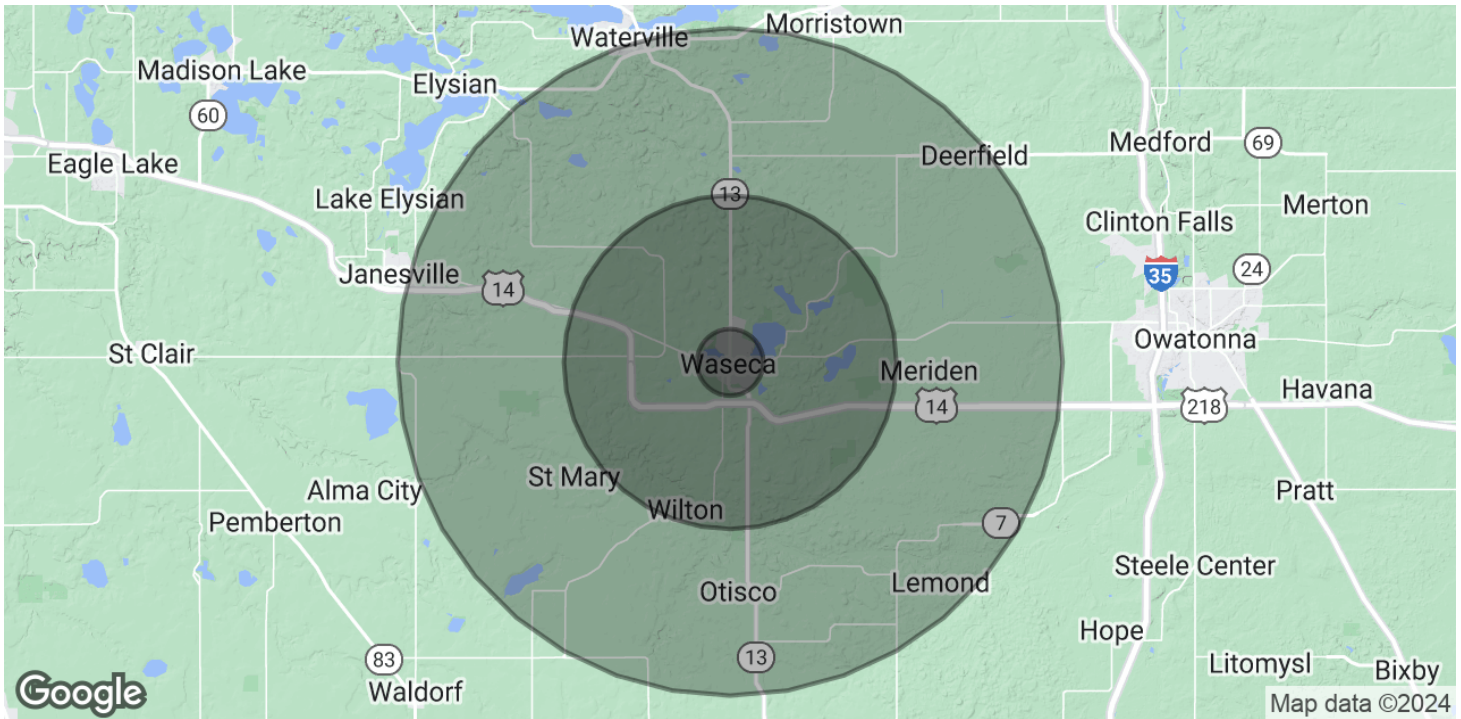
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SALE / LEASE WASECA DOWNTOWN OFFICE | STATE STREET

111 N. State Street Waseca, MN 56093



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

2020 American Community Survey (ACS)

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TYLER MEIHAK

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PROFESSIONAL BACKGROUND

Born and raised in Southern Minnesota, Tyler has a vast knowledge and expertise in the community, its unique areas, its history, and most importantly, its people.

He graduated from Mankato West High School and received a Bachelor's Degree in Urban and Regional Planning from Minnesota State University, Mankato, with minors in both History and Political Science. Studying abroad in both Ghana and South Africa was instrumental in shaping his perspective.

His first real estate deal involved a restoration project at the Union Depot in downtown Mankato, where he played a major role in establishing the number one residential real estate brokerage in Southern Minnesota; True Real Estate. Working as a licensed Realtor, he has sold numerous residential and commercial properties throughout Southern Minnesota, the Twin Cities, and the North Shore of Lake Superior. He has over eight years of experience in real estate and has been involved with nearly one hundred deals.

Tyler has a passion for the great outdoors; kayaking, camping, and hiking, and has a love for traveling, music, photography, history, geography, architecture, urban design, hockey, and above all else, spending time with his wife and children.

His core philosophy in real estate is to be honest and genuine, do the right thing, and advocate for his clients. Tyler loves what he does and is grateful for the opportunity to assist his clients.

Fisher Group

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