

For Sale

Laketown Home & Garden Building

24 1st Street West , Waconia, MN 55387

 **LAKETOWN**
home & garden

NALLegacy

Property Summary



PROPERTY DESCRIPTION

Embrace the allure of history with this charming property nestled in the heart of Downtown Waconia, MN. This unique gem boasts timeless character and a prime location, offering a rare opportunity to own a piece of the town's rich heritage. With its historic charm and proximity to local attractions, this property presents the perfect canvas for creating an enchanting retail or office space in this growing community.

PROPERTY HIGHLIGHTS

- Sale Price: \$475,000
- Prime Retail/Office/Shop Opportunity
- Versatile Space
- Convenient Access
- High Foot Traffic
- Local Businesses
- High Visibility

OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	± 0.12 Acres
Building Size:	± 3,178 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,307	7,824	36,898
Total Population	5,578	21,397	94,082
Average HH Income	\$90,186	\$119,976	\$128,707

Property Details

Sale Price	\$475,000
------------	-----------

LOCATION INFORMATION

Building Name	Laketown Home and Garden Building
Street Address	24 1st Street West
City, State, Zip	Waconia, MN 55387
County	Carver
Market	West Metro
Sub-Market	Downtown Waconia
Cross-Streets	Between S Olive St & Elm Street
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	MN State Hwy 5
Nearest Airport	Minneapolis - St. Paul International Airport

BUILDING INFORMATION

Building Size	± 3,178 SF
Tenancy	Single
Number of Floors	1 + Basement
Year Built	1905

PROPERTY INFORMATION

Property Type	Retail/Office
Property Subtype	Street Retail
Zoning	B-3 (Central Business District)
Lot Size	± 0.12 Acres
APN #	75.0502670
Lot Frontage	± 40 ft
Lot Depth	± 155 ft
Traffic Count	± 4,400 VPD
Traffic Count Street	S Olive St

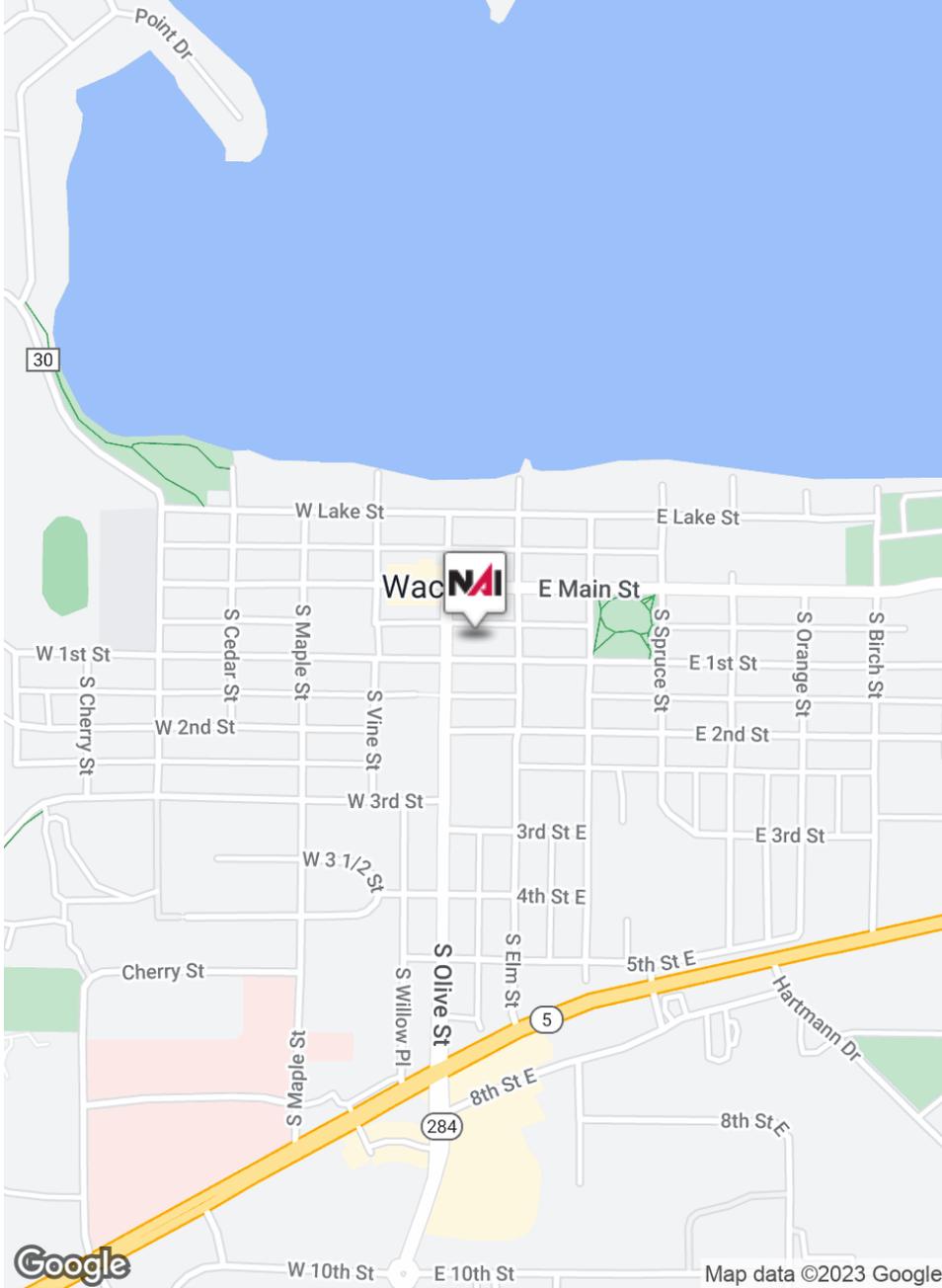
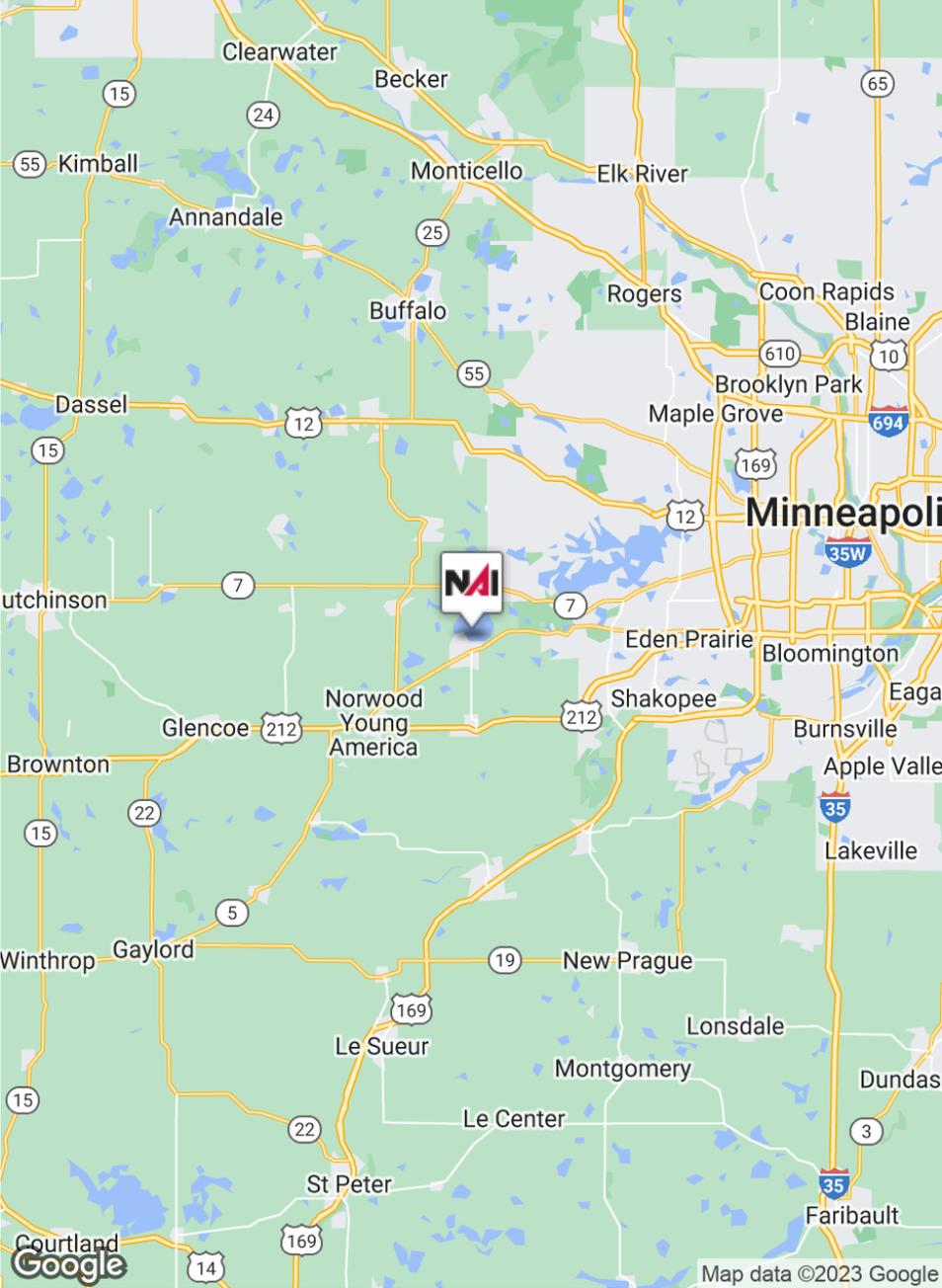
PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Other Parking	Off-Street Parking in Rear

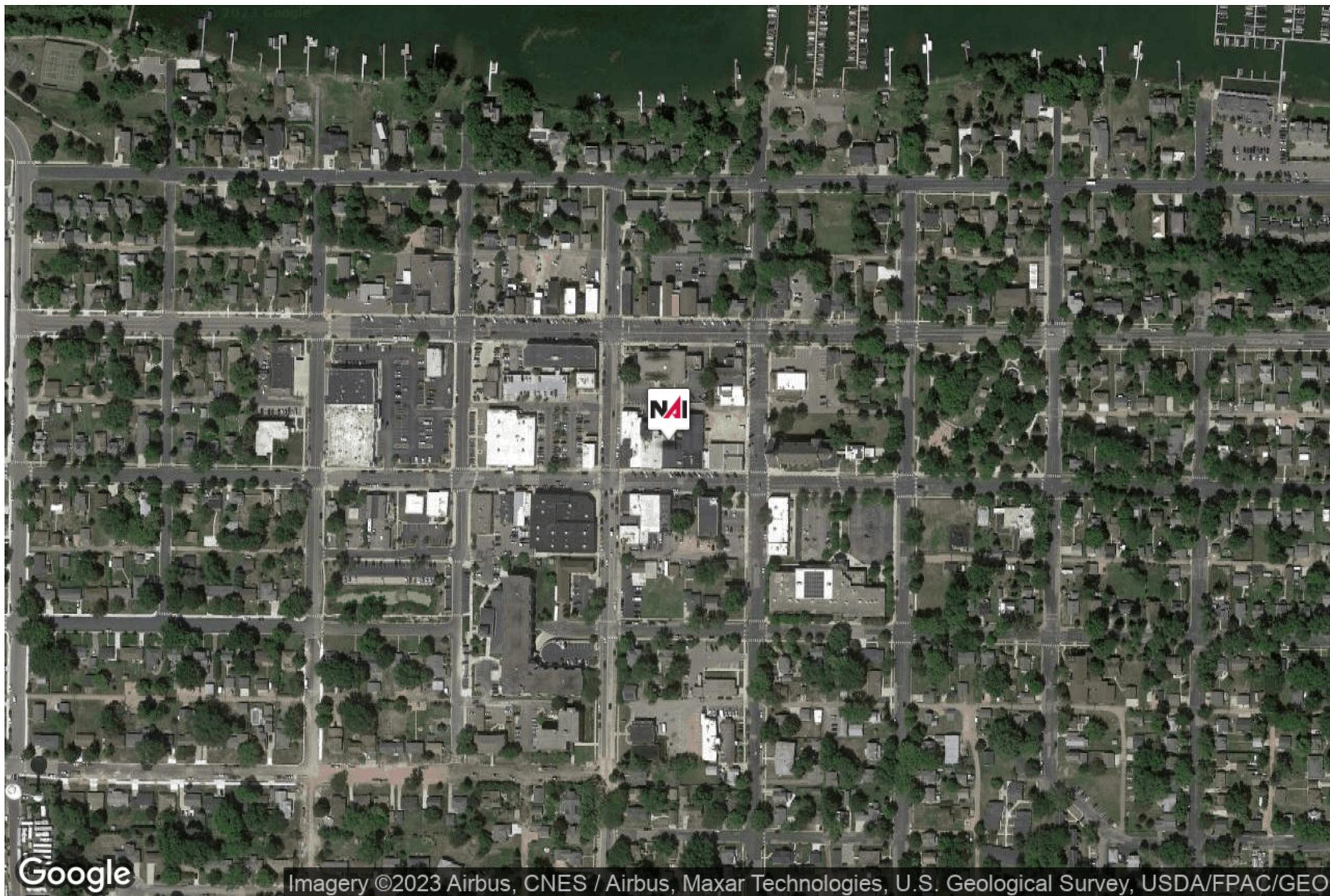
Additional Photos



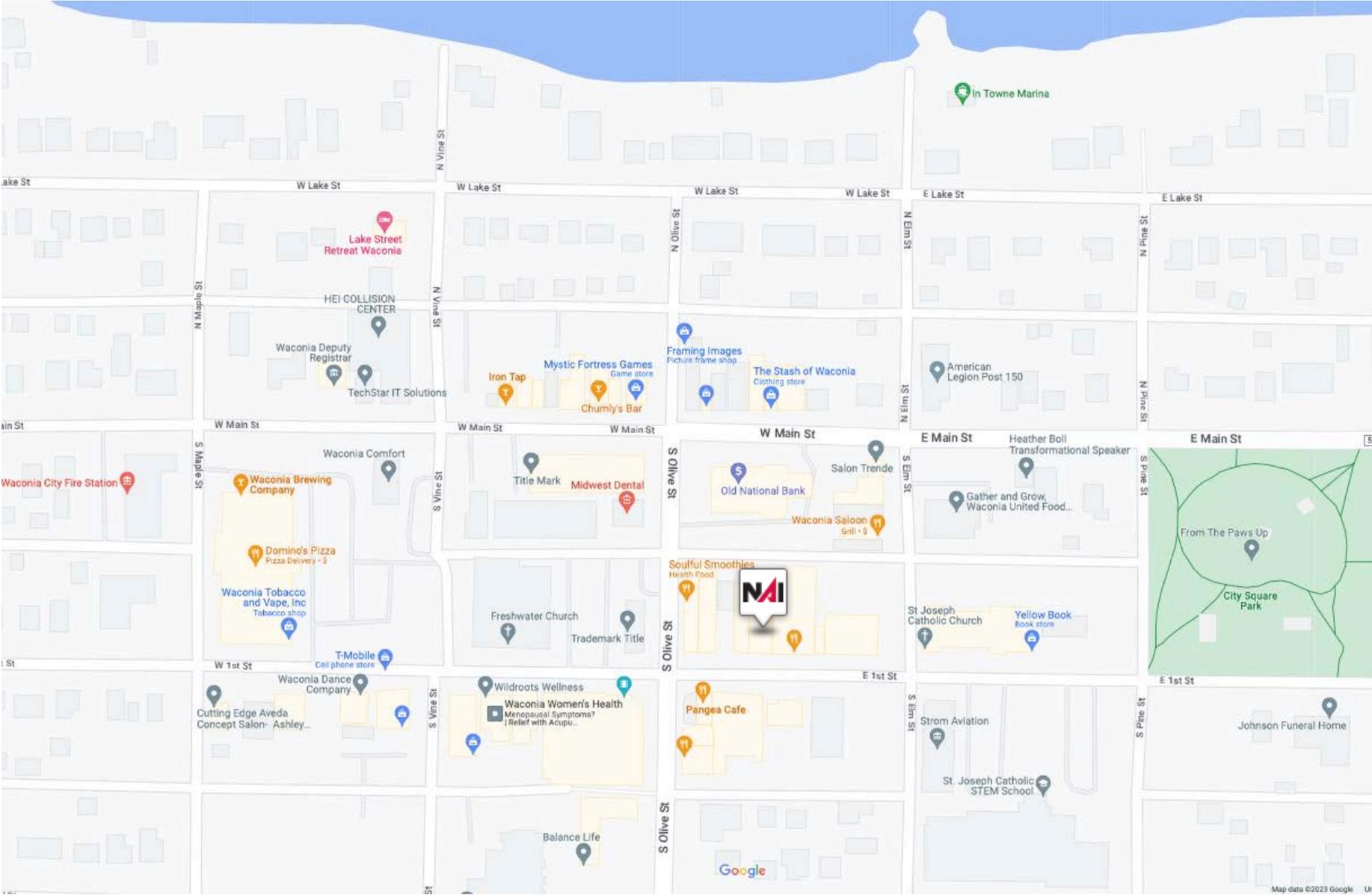
Location Map



Aerial Map



Retailer Map

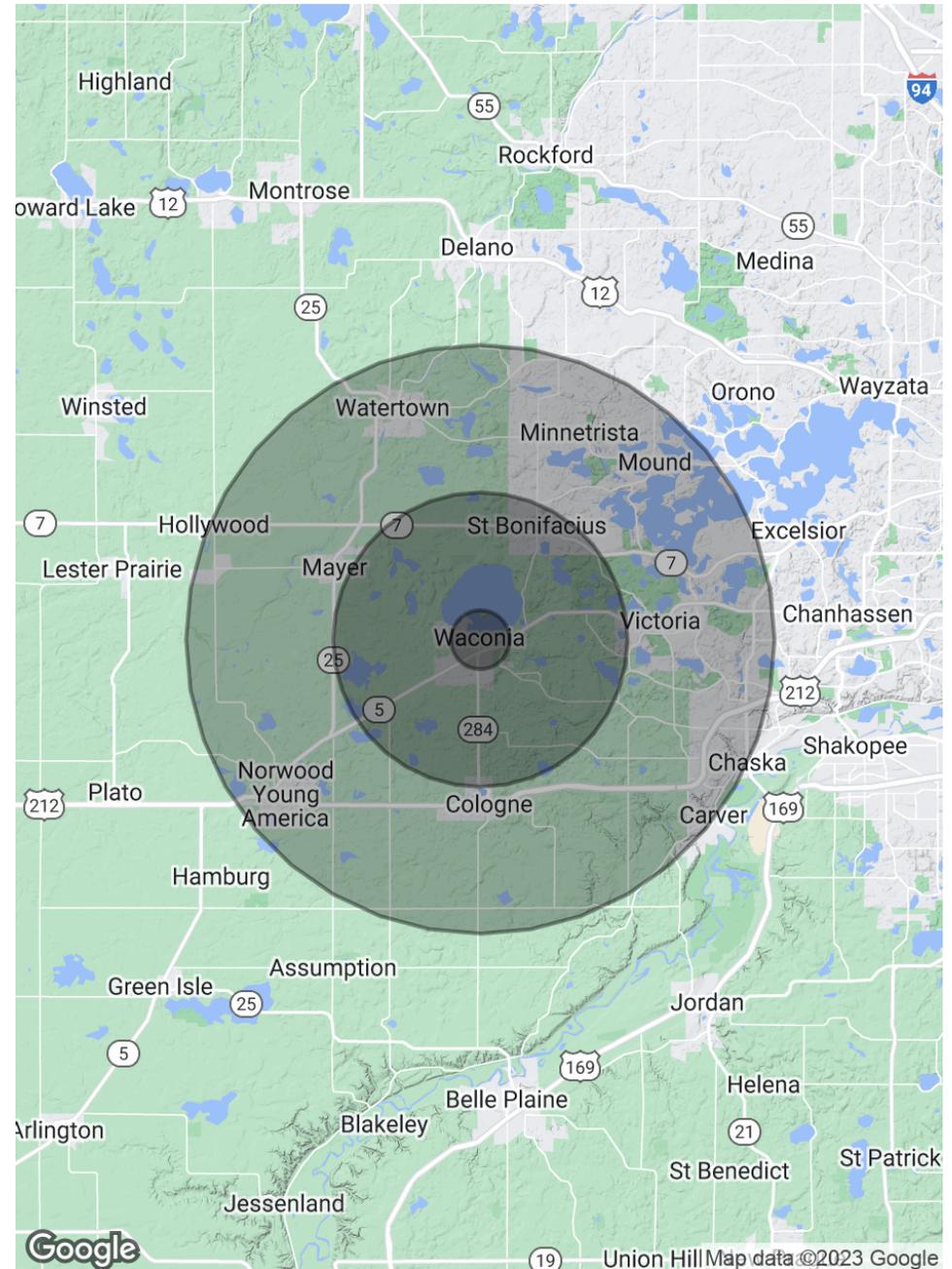


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,578	21,397	94,082
Average Age	43.6	38.3	40.3
Average Age (Male)	35.7	35.3	38.8
Average Age (Female)	45.4	39.0	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,307	7,824	36,898
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$90,186	\$119,976	\$128,707
Average House Value	\$319,921	\$350,518	\$381,472

* Demographic data derived from 2020 ACS - US Census



MEET THE
THE NAI TEAM



AMELIA BJORKLUND

INVESTMENT ANALYST / ASSOCIATE BROKER

At NAI Legacy, Amelia Bjorklund is a marketing and investment sales specialist, specifically concerning net leased and retail properties. She has contributed towards the leasing, acquisition, marketing, and syndication of over \$270M of properties since graduating. Amelia is skilled at the use of real estate technology and 'guerilla' marketing.

Amelia graduated from Gustavus Adolphus College in the Spring of 2021 with a degree in Biology and Psychology. She earned high levels of success by gaining acceptance in Beta Beta Beta, Psi Chi, and Phi Beta Kappa – the biology and psychology honors society as the liberal arts & sciences honors society, respectively. She also exhibited athletic excellence earning multiple All-American recognitions.

AMELIA BJORKLUND
INVESTMENT ANALYST / ASSOCIATE BROKER

amelia@nailegacy.com

952-491-3069 (Cell)

License:

MN #40825587

MEET THE THE TEAM



**MICHAEL HOUGE, CCIM, SIOR,
MANAGING DIRECTOR**

michael@nailegacy.com

612 383 2589 (Direct)

612 701 7454 (Cell)

License:

MN #86083

ND #7909

MICHAEL HOUGE, CCIM, SIOR

MANAGING DIRECTOR

Mr. Houge has over thirty-five years of experience in Commercial Real Estate sales & leasing and investment property sales. Michael is a specialist in the purchase and/or sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and Commercial Real Estate in the Bakken shale markets and greater North Dakota. Michael has sold over a billion dollars of commercial properties. Michael has also leased over a million square feet as a landlord and tenant representative and is a significant contributor and author in various real estate trade publications; he frequently speaks on panels and in conferences on investment sales, capital markets, marketing, the Net-Lease industry, 1031 Tax-Deferred Exchanges, and North Dakota real estate.

In addition to his BA Degree from the University of Minnesota, Houge has earned the two most prestigious designations in the Commercial Real Estate industry:

- Certified Commercial Investment Member (CCIM)**
- The Society of Industrial and Office Realtors (SIOR)**

Obtaining both designations is rare since only approximately 850 of the more than 1.6 million REALTORS® hold both. Michael has served as the President of the Minnesota-Dakotas Chapter of both organizations and is currently on the Board of Directors for the Minnesota Commercial Association of REALTORS® (MNCAR).

Specialties and Expertise:

1031 Tax Deferred Exchanges | Net-Leased (NNN) Properties | Commercial Real Estate Investments | CRE Tax-Advantaged Strategies | Energy (Oil Field) Related Real Estate | Real Estate Technology and Innovation | Office and Retail Properties | Industrial Real Estate | Land Sales | Commercial Real Estate Financing | Property Sales and Acquisitions | Consulting for Real Estate Projects | Commercial Real Estate Markets | “Guerilla” Marketing