



330 2ND ST W

Wabasha Eagles Nest Coffee and Quilt Shop

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330 2ND ST W

Table of Contents

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CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
DEMOGRAPHICS	10
ADVISOR BIOS	12

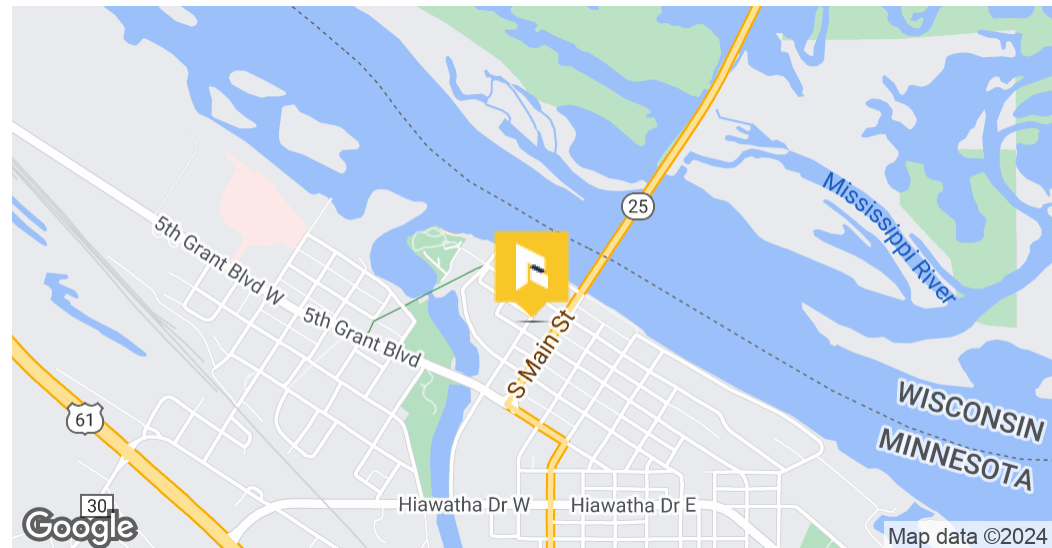
Section 1

PROPERTY INFORMATION



330 2ND ST W

Executive Summary



Sale Price

\$370,000

OFFERING SUMMARY

Building Size:	2,776 SF
Lot Size:	8,340 SF
Number of Units:	1
Price / SF:	\$133.29
Year Built:	1926
Zoning:	Commercial

PROPERTY OVERVIEW

Own a spectacular building in the heart of the river valley! Wabasha is known for its great locally-owned business and this building has featured a well-respected coffee and quilt shop for many years. Now available for purchase you can bring your ideas to this superb location and property. The building has been well taken care of and is extremely versatile. On the main floor, you will find 2 bathrooms, a commercial kitchen/prep area, a full counter for guests to purchase items, and a large retail floor for many products. The building has entrances on both the South and North with parking on both sides. The main corner entrance has a deck for outdoor seating. The building also features a lower level and upper floor for storage or office space. The city of Wabasha is ready for your business to open in this great location! You do not want to miss what this property has to offer.

PROPERTY HIGHLIGHTS

- Updated building inside and out!
- Large deck for outdoor seating.
- Superb location blocks from the Mississippi River



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Property Description



PROPERTY DESCRIPTION

Own a spectacular building in the heart of the river valley! Wabasha is known for its great locally-owned business and this building has featured a well-respected coffee and quilt shop for many years. Now available for purchase you can bring your ideas to this superb location and property. The building has been well taken care of and is extremely versatile. On the main floor, you will find 2 bathrooms, a commercial kitchen/prep area, a full counter for guests to purchase items, and a large retail floor for many products. The building has entrances on both the South and North with parking on both sides. The main corner entrance has a deck for outdoor seating. The building also features a lower level and upper floor for storage or office space. The city of Wabasha is ready for your business to open in this great location! You do not want to miss what this property has to offer.

LOCATION DESCRIPTION

Follow Wabasha County Rd 18 and US-61 N/Great River Rd/Hiawatha Pioneer Trl to Bridge Ave in Wabasha

Follow Bridge Ave to 2nd St W

EXTERIOR DESCRIPTION

Block and asphalt shingles.

INTERIOR DESCRIPTION

Within the property you will find restaurant finishes behind the cash register and kitchen area. This includes tile on the floor, 3 compartment sink, and ample room for prep. On the retail side of the space you will find carpet and tile. The perimeter of the building does feature multiple windows. The building is updated and is well kept on the interior.

PARKING DESCRIPTION

Both on site and off street parking

CONSTRUCTION DESCRIPTION

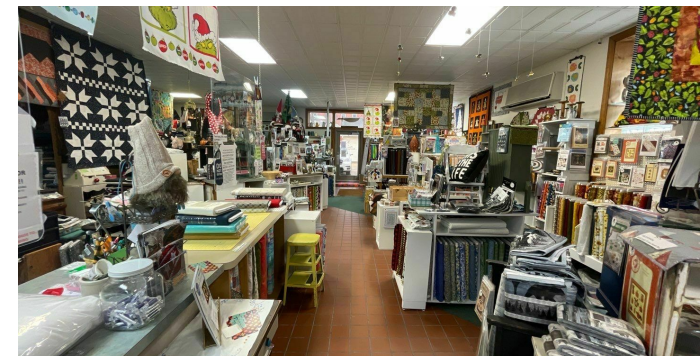
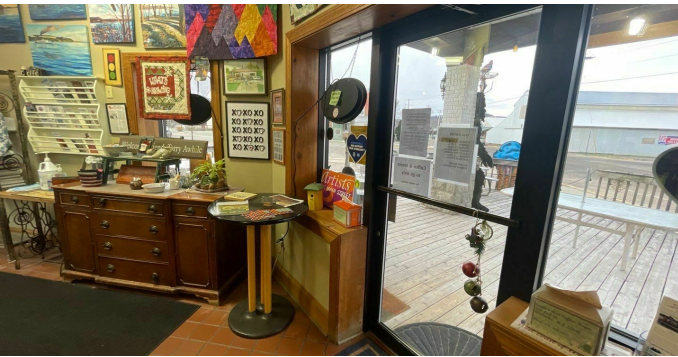
The building features a boiler system and in-floor heat.

PLUMBING DESCRIPTION

Updated plumbing for cafe equipment



330 2ND ST W Additional Photos



Section 2

LOCATION INFORMATION



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Regional Map





330 2ND ST W Retailer Map



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GE

Section 3

DEMOGRAPHICS



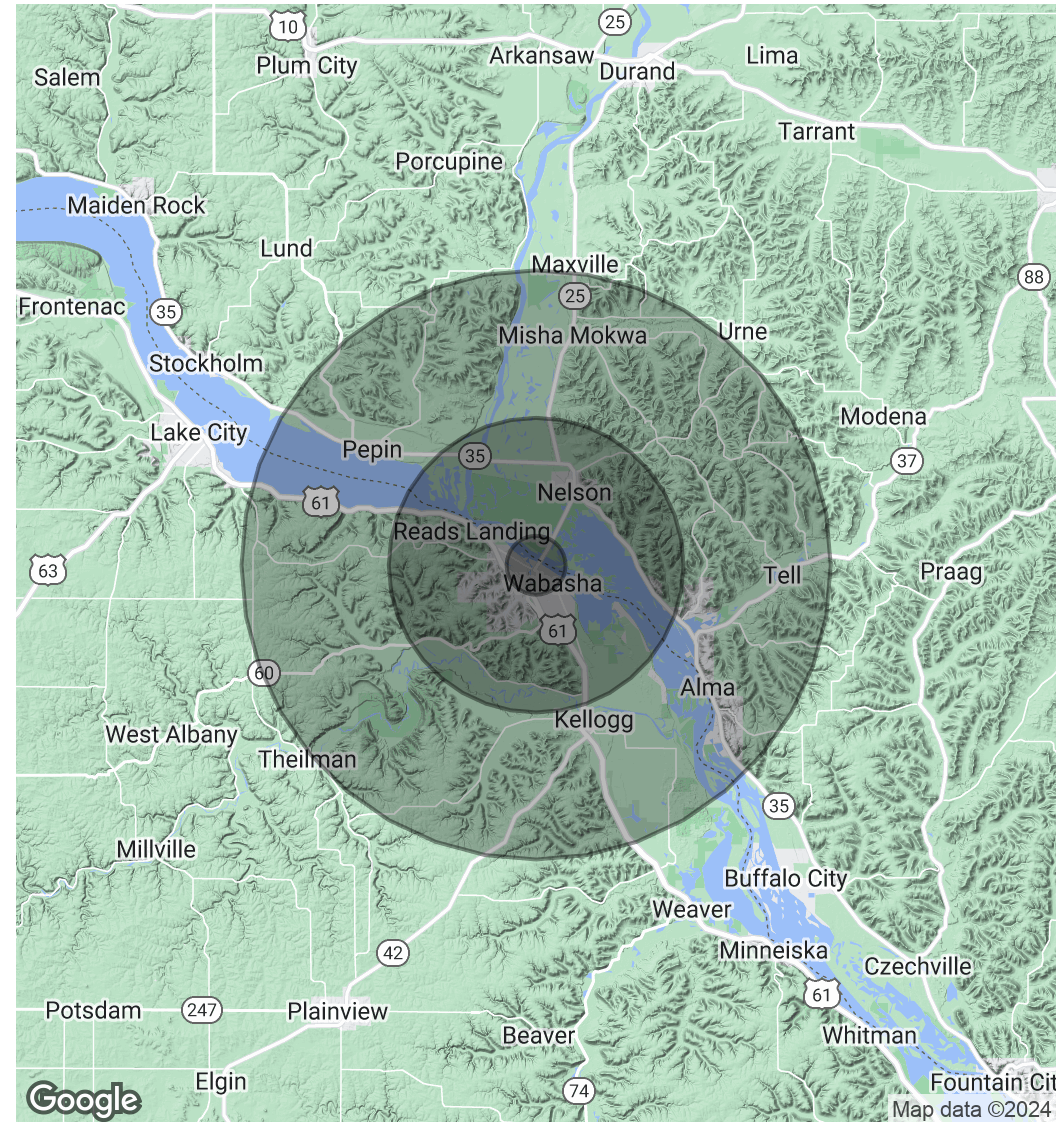
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	781	3,812	8,430
Average Age	52.6	52.6	51.1
Average Age (Male)	51.1	51.1	50.6
Average Age (Female)	53.4	54.1	51.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	498	2,077	4,702
# of Persons per HH	1.6	1.8	1.8
Average HH Income	\$50,287	\$63,415	\$61,077
Average House Value	\$141,064	\$215,478	\$208,210

2020 American Community Survey (ACS)



Section 4

ADVISOR BIOS



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Meet the Team



BUCKY BEEMAN

Realtor-Developer-Partner

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MN #40149580



MATT GOVE

Agent

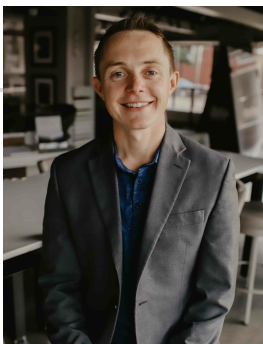
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330 2ND ST W

Advisor Bio 1



BUCKY BEEMAN

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PROFESSIONAL BACKGROUND

Robert "Bucky" Beeman Owner / Licensed Real Estate Salesperson Bucky is a partner in Realty Growth, Inc, working alongside Nicholas Pompeian. Together, they share a vision of growing the business by marrying innovative marketing with great customer service. Bucky has worked with clients ranging from startups to investors and developers. His passion is real estate technology, and he enjoys following the latest real estate tech news, as well as producing social media content on Snapchat and Twitter.

Bucky is a member of the National Association of Realtors® and the Minnesota Commercial Association of Realtors®. He volunteers as an Ambassador for the Destination Medical Center and serves on the Rochester Area Family Y board of directors. He's also passionate about health, hunting, fitness, and content creation.

4 years of applicable experience in the real estate business with a specific focus on Commercial Sales, Leasing, and Investment. Born and raised in Rochester, Minnesota has allowed Bucky to have a great pulse on the market. He has successfully worked with Realty Growth to increase the company's online marketing and branding in local, regional, and national areas. Bucky also has been able to assist in the acquisition and management of several investors locally as they grow their real estate portfolio.

Bucky's family owns a small restaurant called Snappy Stop that has been in business since 1985. He has learned from his father that business is no easy task but with integrity, hard work, and a great team it truly can be wonderful to own a small business. Bucky graduated from Century high school in 2008 and jumped right into a small business by operating and growing a facility service company. The growth of this company lead him to meet many property owners that ultimately helped him discover a great passion for commercial real estate. When Bucky is not working he enjoys Whitetail Archery hunting, a good game of ping pong, and meeting with other entrepreneurs to develop new start-up ideas!

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Advisor Bio 2



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