

WASECA - STATE ST 118 S

FOR SALE

\$699,000



118 S STATE STREET, WASECA, MN 56093

Property Description

This mixed use property in downtown Waseca is comprised of high foot-traffic commercial space and 10 residential units, fully leased. Residential units consist of a ground level single-bedroom apartment (ADA compliant), four second level two-bedroom apartments and five second level one-bedroom units. With more than 7,000 square feet fully leased, only an additional 400 SF space has yet to be leased on the main sidewalk – a perfect spot for a small office or retail space. This corner lot building also features off-street tenant parking in the rear alley is a must see investment opportunity.

Property Highlights

- Mixed Use Investment Opportunity
- 10 Apartments (1 & 2 Br)
- 4 Commercial Suites
- Real Alley Off-street Parking (17 Spots)



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OFFERING SUMMARY

Sale Price: \$699,000

Year Built: 1912

Building Size: 21,861 SF

Zoning: B-1 Central Business District

Sale Price / SF: \$31.97

LOCATION OVERVIEW

Waseca, only a short trip from the Twin Cities Metro, is also straight shot along MN HWY 13 from Prior Lake and Savage. This quaint downtown offers unique specialty shopping, plus hospitality and service businesses. There are two lakes in the city and various large employers including a University of Minnesota Research Campus, Walmart and a Mayo Clinic Health System Clinic. This charming community is a great opportunity for investors!

DEMOGRAPHICS

	5 MILES	20 MILES	45 MILES
Total Households	6,153	24,093	188,088
Total Population	16,111	60,907	502,850
Average HH Income	\$55,469	\$60,798	\$69,654

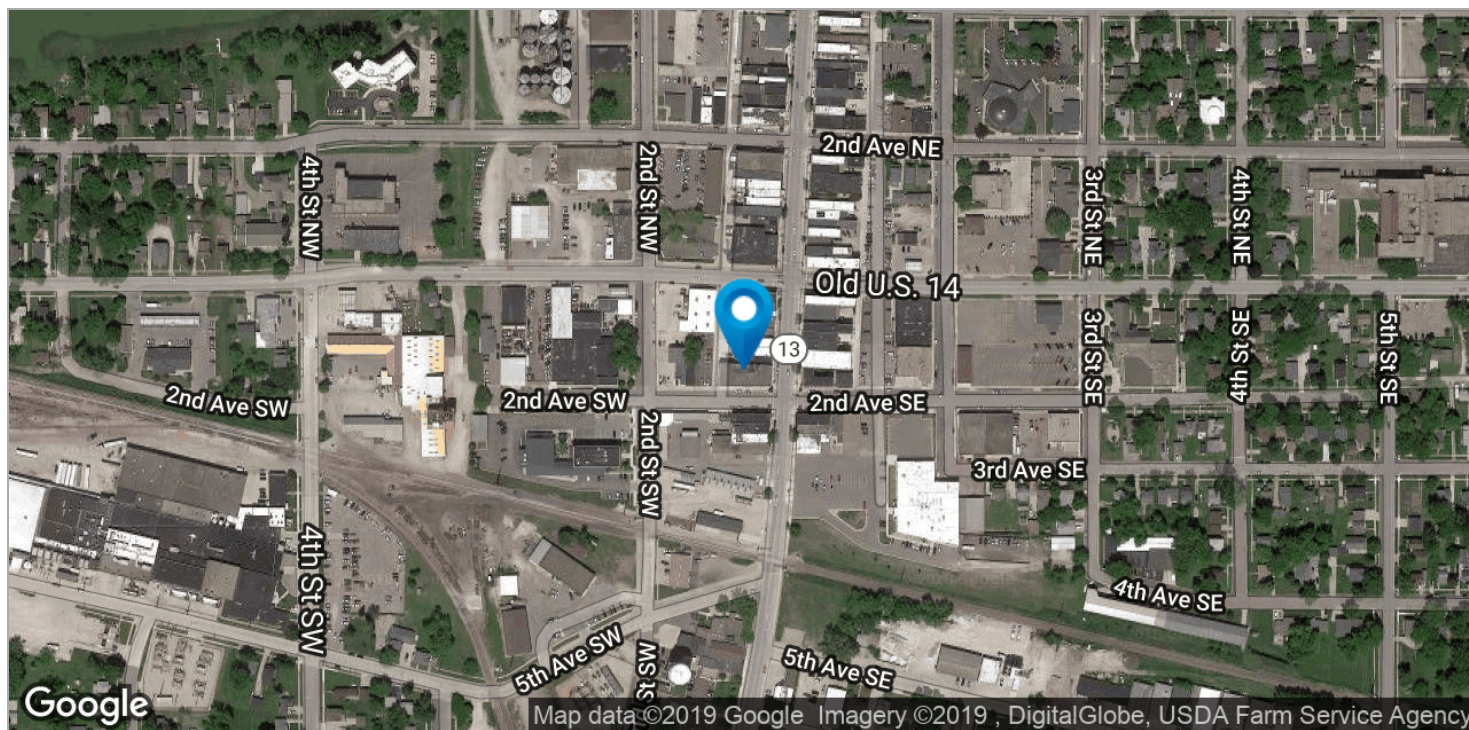


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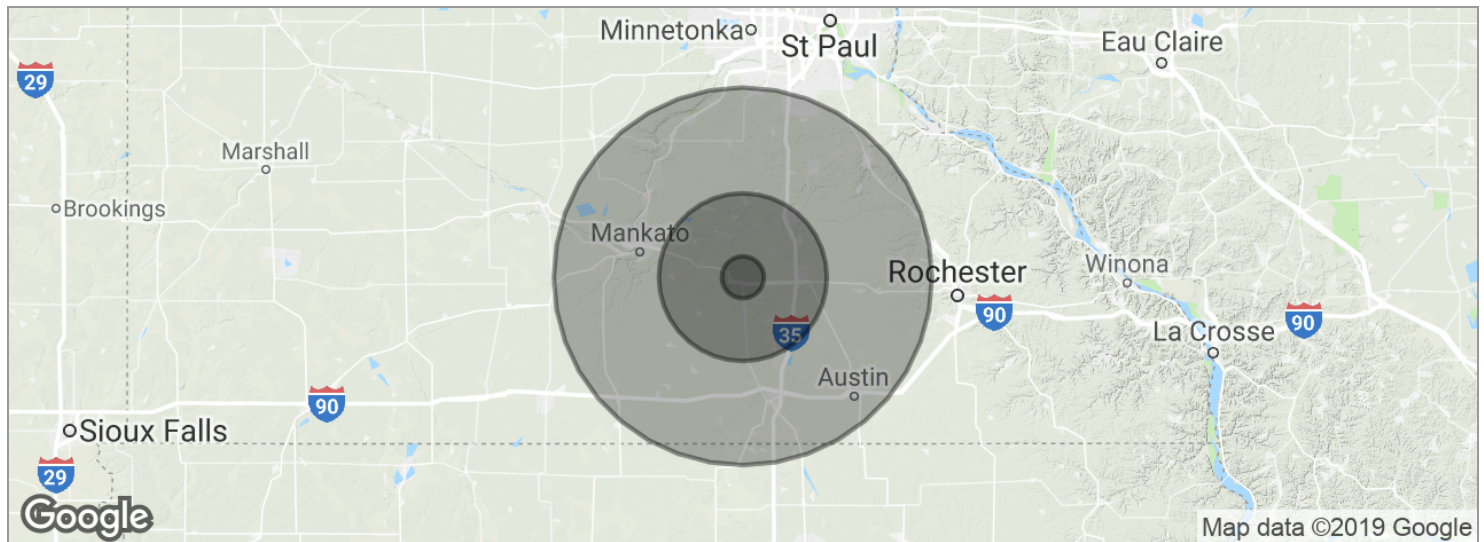
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POPULATION	5 MILES	20 MILES	45 MILES
Total population	16,111	60,907	502,850
Median age	38.7	39.7	36.4
Median age (male)	38.9	38.7	35.6
Median age (Female)	38.2	40.8	37.4
HOUSEHOLDS & INCOME	5 MILES	20 MILES	45 MILES
Total households	6,153	24,093	188,088
# of persons per HH	2.6	2.5	2.7
Average HH income	\$55,469	\$60,798	\$69,654
Average house value	\$149,578	\$199,362	\$235,831

* Demographic data derived from 2010 US Census



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