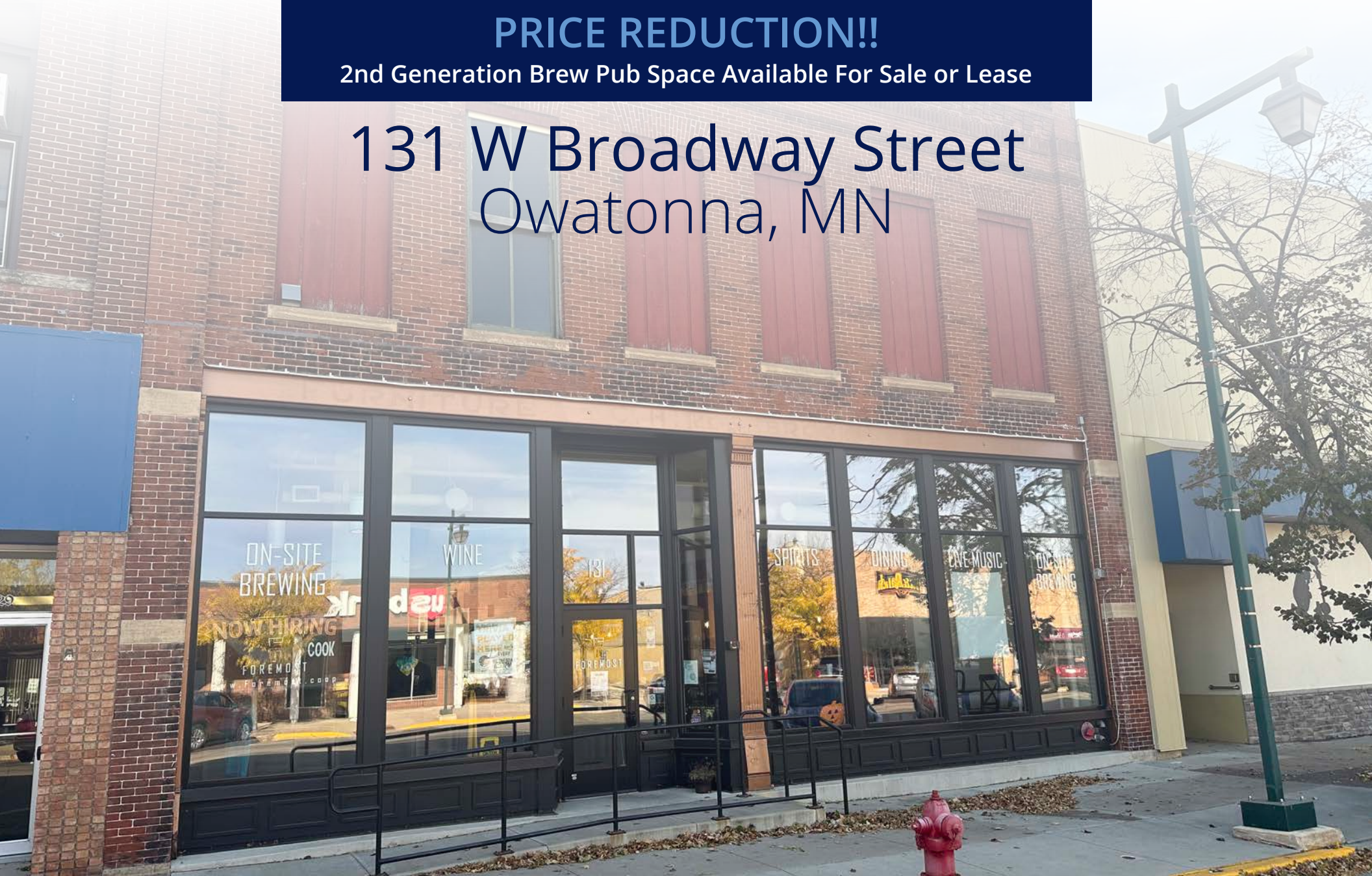


PRICE REDUCTION!!

2nd Generation Brew Pub Space Available For Sale or Lease

**131 W Broadway Street
Owatonna, MN**



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Colliers



Owatonna, MN

Owatonna is strategically located at the intersection of I-35 and two major US highways, making it highly accessible in the Midwest. US Highway 14 connects many employment centers in Southern Minnesota, enhancing its economic significance. The city has a retail trade area with \$285 million in purchasing power, featuring three main shopping zones: Cedar Mall/Oakdale, Hoffman Drive, and downtown.

With a population of over 27,000, Owatonna enjoys high income and education levels, attracting new residents annually. The community offers diverse job opportunities and a high quality of life, leading to projected growth that outpaces many non-metro areas. It serves as a shopping, tourism, and healthcare hub in southern Minnesota, consistently ranking among the most livable small towns in the nation.

Federated Insurance, headquartered in Owatonna, MN, proudly calls the city's charming downtown district its home. The Federated home office, nestled among Owatonna's historic streets, houses a large team of dedicated employees who regularly support and engage with local businesses. This presence not only strengthens the community's economy but also adds to the vibrant atmosphere of downtown Owatonna.

[Click here for more information on Owatonna, MN!](#)



Key Highlights



Second-generation brew pub featuring a kitchen and full basement with private seating, brewing equipment, walk in coolers, and plenty of room for storage, offering an ideal set up for a seamless transition into a thriving brew pub operation



This space has furniture, fixtures, and brewing equipment that can be negotiated, offering a convenient, ready-to-use set up for a brew pub



Optional seasonal patio with permits



Usable Basement & Unfinished 2nd Floor for Expansion Opportunity



Building Elevator





W Broadway Street

S Oak Ave

W Bridge Street

W Park Square

W Main Street

W Bridge Street
572 vpd

W Main Street
9,073 vpd

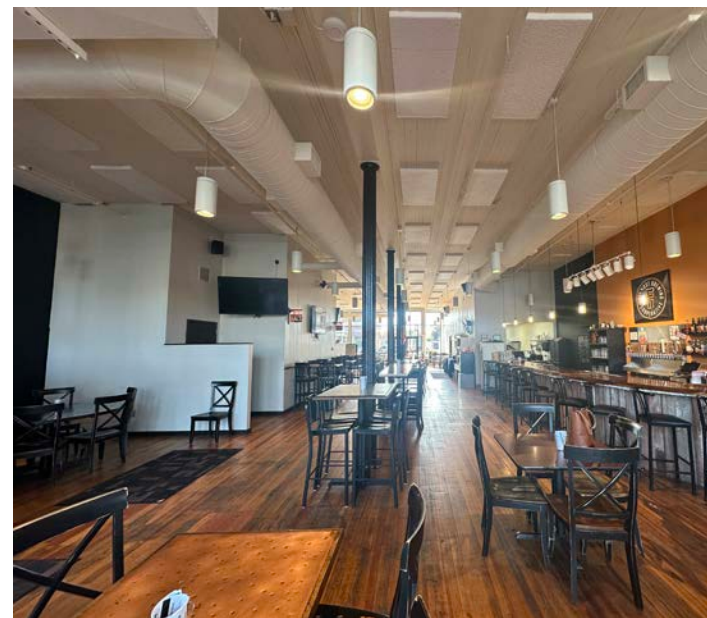
S Oak Avenue
10,505 vpd

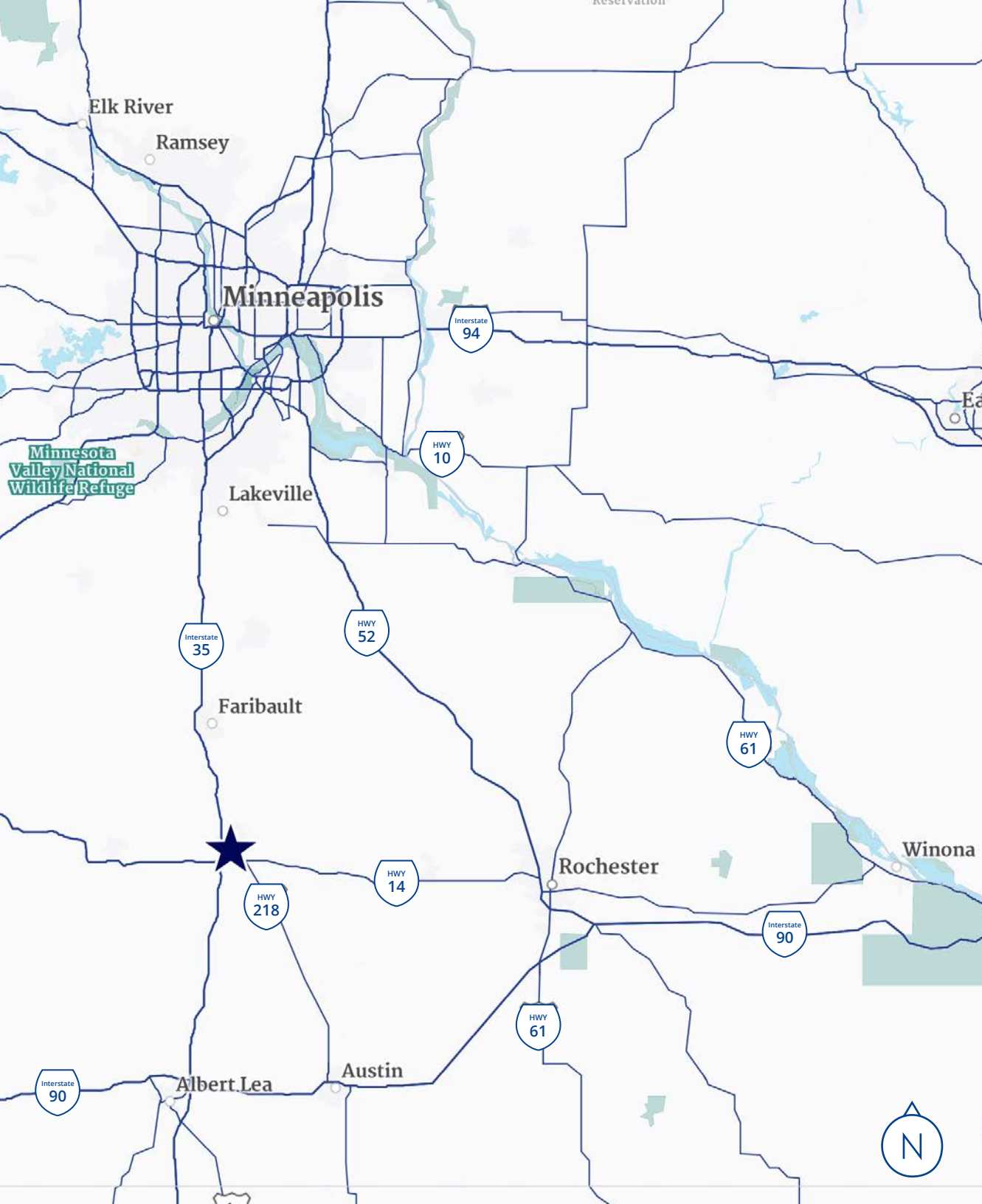
Property Overview

Address	131 W Broadway Street Owatonna, MN 55060
PID #	17-100-0210
Year Built	1912
Building Size	Approx. 3,794 RSF - Main Level Approx. 3,775 RSF - Lower Level Approx. 7,569 RSF - Total <i>*2nd floor, consisting of 3,885 SF, is unfinished and has the ability to be finished</i>
Parcel Size	0.10 Acres
County	Steele
Lease Rate	PRICE REDUCTION – Contact broker for details
Sale Price	PRICE REDUCTION – Contact broker for details

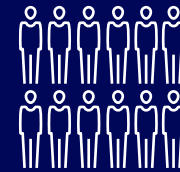
Area Tenants







Demographics



2026 Population

1 mi: 8,803

3 mi: 27,026

5 mi: 28,082



2026 Daytime Population

1 mi: 12,714

3 mi: 21,599

5 mi: 22,913



2026 Average Household Income

1 mi: \$89,268

3 mi: \$101,952

5 mi: \$103,402



2026 Households

1 mi: 3,884

3 mi: 11,057

5 mi: 11,442

Location Overview





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