

Special Purpose Property

580 MAIN ST

HOLDINGFORD, MN 56340



FOR SALE



PROPERTY DESCRIPTION

Inventure is please to present a stabilized single-tenant investment opportunity at 580 Main St in the heart of downtown Holdingford, MN. The property is currently occupied by Stearns Bank under a two-year lease with two additional two-year renewal options, delivering investors immediate cash flow with renewal optionality backed by an established regional tenant. The building totals 2,812 square feet with a finished basement, offering functional depth beyond its above-grade footprint. This fully built-out space supports active banking operations and strengthens the case for long-term tenant retention. The layout features a large lobby, multiple private offices, a dedicated resource room, a vault with safety deposit boxes, and drive-through teller lanes. Positioned on Main Street in the core of Holdingford's downtown corridor, the property benefits from strong local visibility and foot traffic. The location sits adjacent to the Lake Wobegon Trail, one of Minnesota's premier paved recreational trails, adding a consistent draw of community activity to the immediate area. 580 Main St presents a clean, straightforward acquisition ideal for the investor looking for a fully occupied asset, a reliable regional tenant, and a defined lease structure in a stable, established community.

PROPERTY HIGHLIGHTS

- Single-tenant investment occupied by Stearns Bank
- Two-year lease term with two additional two-year renewal options
- 2,812 square feet with a finished basement
- Large lobby, multiple private offices, resource room, and vault with safety deposit boxes
- Drive-through teller lanes
- Position on Main Street in the core of downtown Holdingford
- Adjacent to the Lake Wobegon Trail
- Stable, established small-market community

OFFERING SUMMARY

Sale Price:	\$230,000
Building Size:	2,812 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	52	432	1,216
Total Population	151	1,245	3,435
Average HH Income	\$111,589	\$109,811	\$107,282

BILL MOLITOR

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JAKE CLEVELAND

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