

FORMER LIQUOR STORE/RETAIL BUILDING

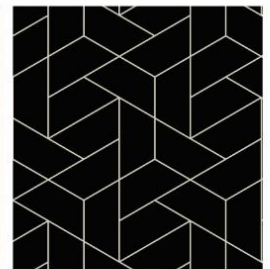
2320 43RD STREET NW, OWATONNA, MN 55060

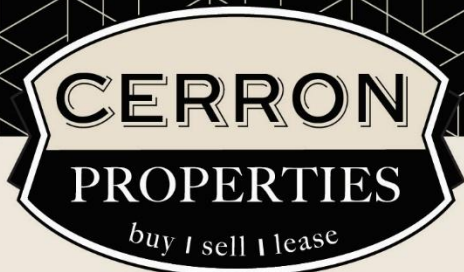


FOR SALE | RETAIL – JUST OFF I-35, NEAR BASS PRO SHOP



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN
WWW.CERRON.COM





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FOR SALE | RETAIL

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

■ PROPERTY HIGHLIGHTS

- Former Liquor Store For Sale
- Approx. 4,280 SF Building on 0.62 acre lot
- Adjacent to Bass Pro Shop (Cabela's), just off I-35 in Owatonna
- Built in coolers
- Visibility from I-35
- Pylon sign (large)
- Concrete parking lot, 20 stalls
- Vaulted ceiling
- Single restroom
- Sinks in the back
- Loading dock
- Newer construction
- Steele County PID 17-537-0101
- 2026 RE Taxes \$10,710
- Asking Price: \$1,350,000



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Rocky Ranch
612.363.2116
rockyr@cerron.com

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SUMMARY

Executive Summary

Positioned along one of southern Minnesota's most traveled commercial corridors, this exceptional retail opportunity offers approximately 4,280 square feet on a 0.62-acre site in Owatonna, Minnesota. Formerly operated as a liquor store, the property features a highly functional layout with built-in coolers, a loading dock, vaulted ceilings, rear utility and prep areas with sinks, and ample customer parking.

Located adjacent to Bass Pro Shops (Cabela's) with excellent visibility from Interstate 35, the property benefits from strong traffic exposure and easy accessibility. A prominent pylon sign further enhances visibility and branding opportunities for future ownership or occupancy. The newer construction, concrete parking lot, and 20 on-site parking stalls make this a turnkey option for a variety of retail, specialty food and beverage, showroom, or service-oriented uses. The combination of interstate exposure, established neighboring retailers, and a growing regional trade area creates a compelling investment or owner-user opportunity.

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DEMOGRAPHICS



■ TRAFFIC COUNTS:

- 33,119 vpd on I-35 @ 46th Street NW
- 6,667 vpd on 46th Street NW @ Frontage Rd W

Source: MNDOT 2024

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	140	7,163	25,471
Median HH Income	\$122,458	\$76,795	\$81,264
Avg. HH Income	\$161,541	\$101,776	\$100,726

Source: ESRI 2025

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EXTERIOR PHOTOS



Pylon Signage Available



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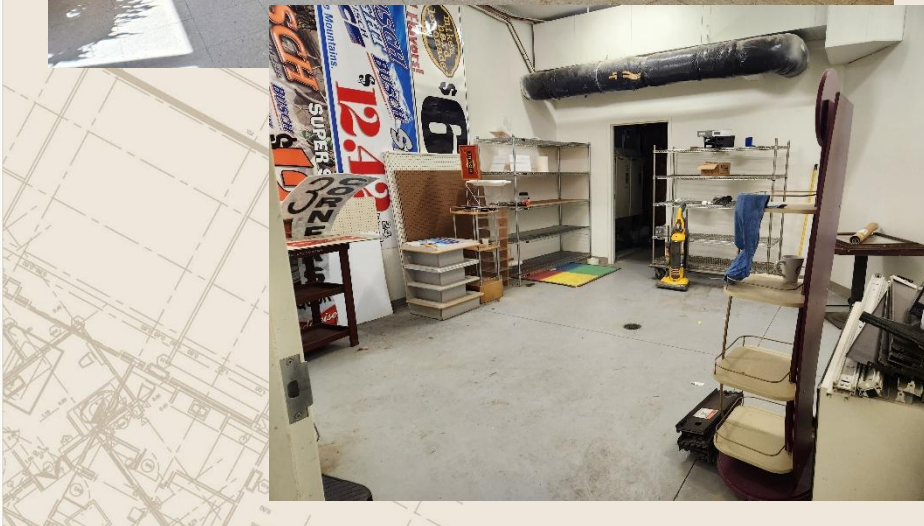


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INTERIOR PHOTOS



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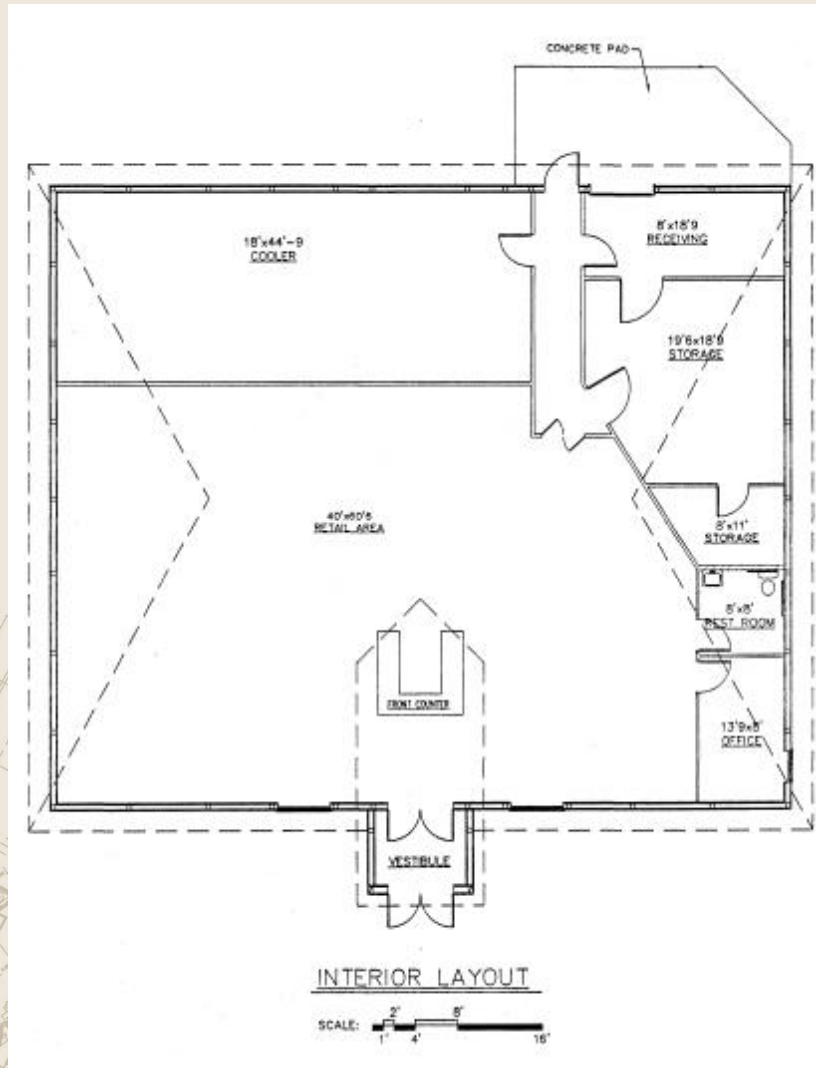


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FLOOR PLAN



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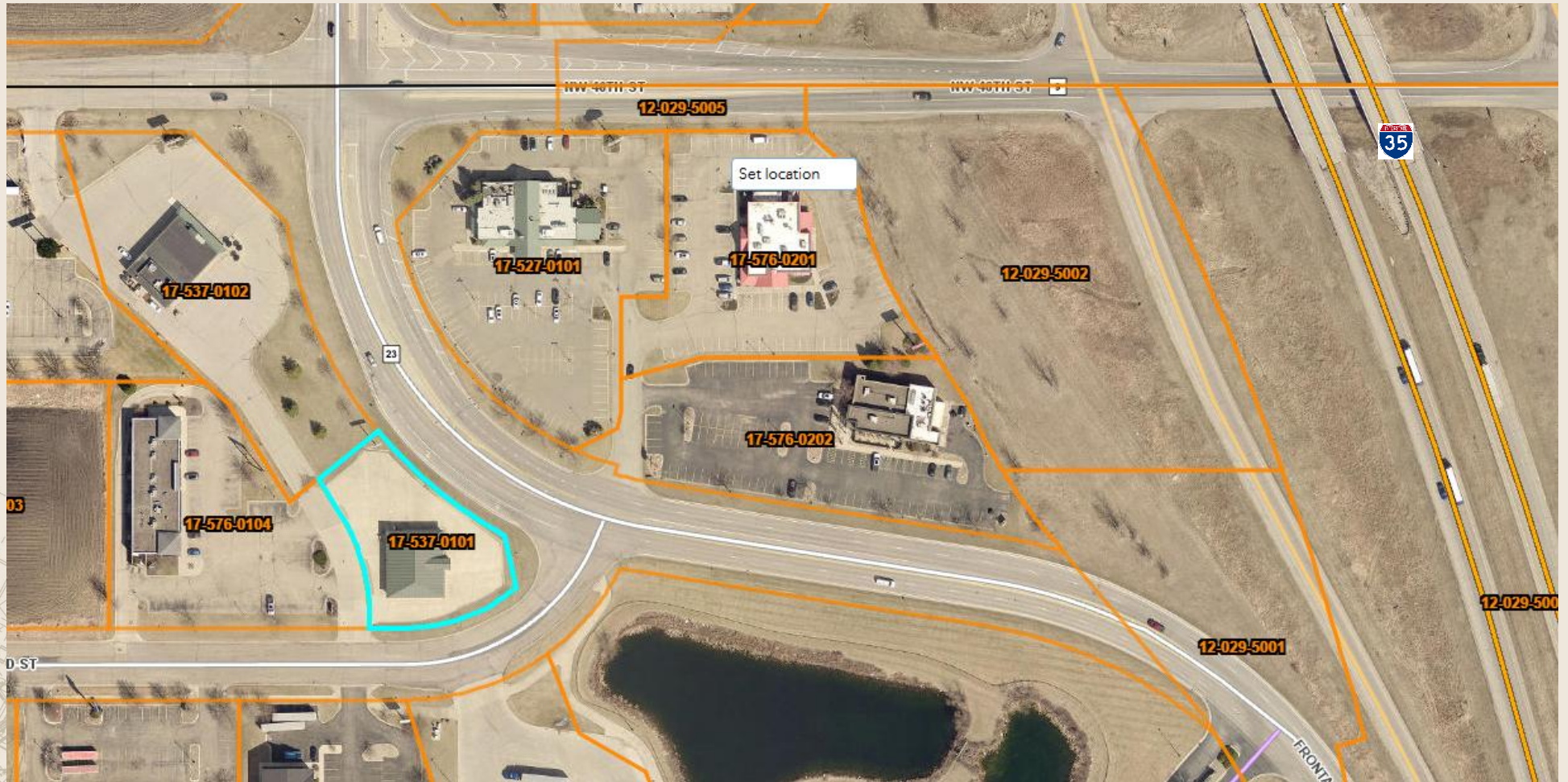


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COUNTY AERIAL



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AREA MAP



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let's get started!

Rocky Ranch | 952.583.6135 | rockyr@cerron.com

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