



Klassen Professional Building

101 Seventh St S
Saint James, Minnesota 56081

Property Highlights

- 3,000 SF two-story split-level brick office building on prominent downtown corner
- ~0.27 acres across two parcels (building + dedicated paved parking)
- Lower level leased – in-place income on day one
- Upper level (~1,500 SF) available January 2026 – recently remodeled with reception, lobby, conference room, kitchenette, multiple private offices
- New commercial parking lot behind building + dedicated side parking lot

Offering Summary

Sale Price:	\$207,000
Building Size:	3,000 SF
Available SF:	
Lot Size:	11,836 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	159	482	1,014
Total Population	406	1,223	2,581
Average HH Income	\$67,830	\$73,887	\$81,618

For More Information

Brenden Olson

O: 715 491 3344
brenden@nainorthstar.com

BROCHURE

101 Seventh St S, Saint James, MN 56081

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Property Description

Two-story split-level brick commercial building for sale on a prominent downtown intersection in St. James, MN, offering excellent visibility and corner exposure on one of the city's main routes. Property comes with parking lot included with ownership. In addition to the main, front entrance, there is also a side entrance with direct access to the attached parking lot, making it well suited for professional office, financial, or service-oriented users.

The lower level is leased to an established local tenant, providing immediate in-place income. The upper level — recently remodeled with a reception area, lobby, conference room, kitchenette, and multiple private offices — is ready for an owner-user or new tenant. The building offers two furnaces and two A/C units (one recently replaced), a 2024 furnace replacement, joint water and electric service, and solid brick construction. Landscaping is maintained, and ownership has invested roughly \$55,000 in recent improvements. A prior appraisal supported a higher value in a stronger market.

A clean, low-maintenance corner asset with in-place income, immediate upside from the newly remodeled upper suite, and contract-for-deed financing available to qualified buyers.

Location Description

Located on a prominent downtown corner in Saint James, Minnesota — the county seat of Watonwan County — this property enjoys strong visibility on one of the city's main routes, surrounded by professional offices, service businesses, and local retailers. The address benefits from steady daily traffic generated by the Watonwan County Courthouse, City of Saint James offices, and the surrounding professional services cluster — exactly the traffic that supports client-facing tenants. Easy in-and-out access, a new commercial parking lot behind the building, and a dedicated side parking lot for the upper level give both tenants and customers something most downtown buildings can't offer.

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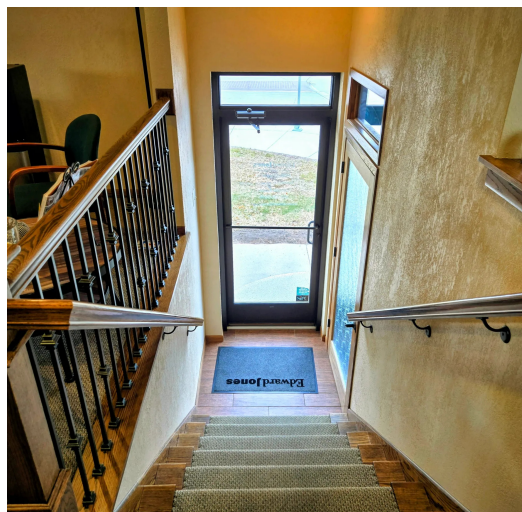
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NAINorth Star

For Sale

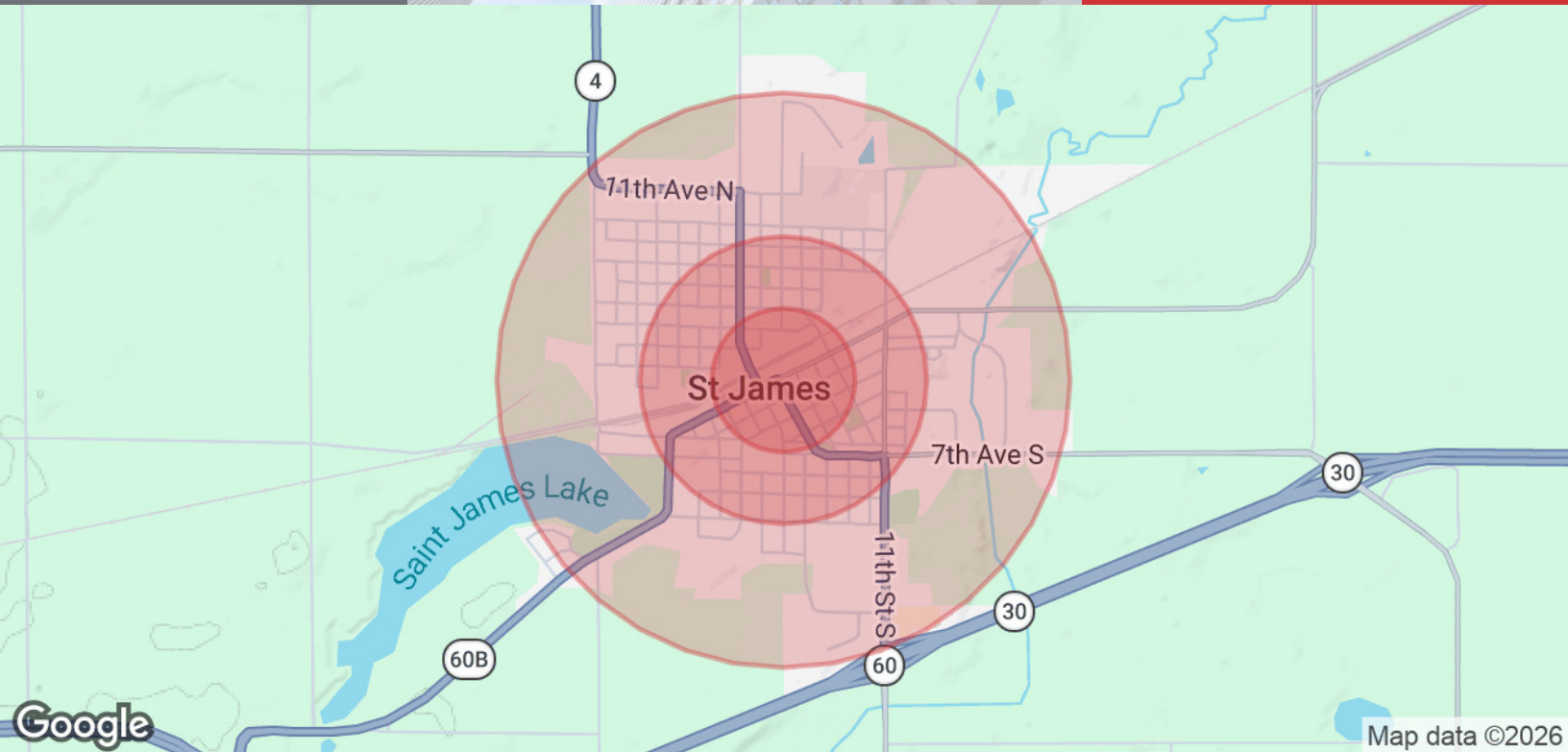
3,000 SF | \$207,000
Office Space



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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	406	1,223	2,581
Average Age	37.7	37.0	36.6
Average Age (Male)	29.8	30.2	31.9
Average Age (Female)	40.5	40.3	40.2

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	159	482	1,014
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$67,830	\$73,887	\$81,618
Average House Value	\$98,157	\$102,995	\$119,582

2023 American Community Survey (ACS)



Brenden Olson

Agent | Marketing Coordinator

brenden@nainorthstar.com

Direct: 715.491.3344 | Cell: 715.491.3344

Professional Background

Brenden Olson joins NAI North Star as a Broker Associate, bringing a disciplined mindset, competitive drive, and strong financial foundation to the commercial real estate arena. A 2025 graduate of Minnesota State University, Mankato, Brenden earned his degree in Business Finance while competing at the NCAA Division I level as a member of the Mavericks Men's Hockey team—an experience that sharpened his resilience, leadership, and performance under pressure.

Prior to transitioning into brokerage, Brenden played professional hockey in Slovakia, where he gained invaluable experience navigating high-performance environments and diverse markets. His background reflects a consistent commitment to growth, accountability, and teamwork—traits that directly translate to delivering strategic value for investors, landlords, and business owners.

Brenden's professional experience also includes serving as a bank teller intern at Pioneer Bank, where he developed a strong understanding of financial operations, client service, and capital stewardship. His time as a U14 hockey coach further demonstrates his ability to mentor, communicate clearly, and build trust—core competencies in relationship-driven brokerage.

Originally from Eau Claire, Wisconsin, Brenden brings Midwest values and a relationship-first mindset to every engagement. He is passionate about building long-term partnerships grounded in integrity and performance. Outside of the office, he enjoys spending time with family, deepening his faith, staying connected to the game of hockey, and embracing the outdoors through hunting, fishing, and bonfires. He also plays guitar, reflecting a creative side that complements his analytical training.

As Brenden begins his career in commercial real estate, he is focused on continuous learning, disciplined execution, and creating measurable impact for clients across Southern Minnesota.

NAI North Star
1400 Madison Avenue Suite 730
Mankato, MN 56001
507.995.5392