

360 Property View

152 E Pearl Street, Owatonna, MN 55060-2296

Commercial
Business Opportunity, Office

List #: **6450710**
Status: **Cancelled**

List Price: **\$425,000**
Orig List Pr: \$500,000



Property ID: **171002010**
Rent Rate Type: **Net**

For Sale/Lease: **For Sale**
Lease Type:
Tax Amount: **\$6,390**
Tax Year: **2023**
Assess Bal: **\$0**

Multiple PIDs:
Const Status: **Previously Owned**
Total Units: **1.00**
Found Size: **2,252**
Found Dims:
Year Built: **1984**
Acres/Sqft: **0.202/8,799**
Lot Dim: **67x131.5**
Current Use:

Tax w/ Assess: **\$6,390**
Assess Pend: **No**
Homestead: **No**
Stories: **1**
Building Fin SF: **2,252**
Building SF: **3,452**

Yearly/Seasonal: **Yearly**
County: **Steele-MN**
Postal City: **Owatonna**
Municipality: **Owatonna**
Listing City: **Owatonna**
List Date: **10/20/2023**
Rcvd by MLS: **10/20/2023**

DOM: **154**
CDOM:/PDOM: **154/41**

Directions: **135 Bridge St exit head east until you reach S Elm Ave. Then turn left heading north for 3 blocks then turn left on Pearl. Property is on the corner of Pearl & S Elm.**

Off Market Date: **03/22/2024**

Proj Close Date:

Date Closed:

General Information

Legal Desc: **BLOCK 20 ORIGINAL TOWN SUBLOT 3 OF LOT 9 & S1/2 SUBLOT 2 OF LOT 9 SUBLOT 3 OF LOT 8 & S1/2 SU LOT 8**
School District: **761 - Owatonna**
Location: **Downtown, Free Standing**
Fract Ownr: **No**
Comp/Dev/Sub: **Original Town**
Lot Desc: **Corner Lot**
Road Frontage: **City, Curbs, Paved Streets, Sidewalks, Storm Sewer, Street Lights**
Zoning: **Business/Commercial**
Accessibility: **Grab Bars In Bathroom**
Section/Township/Range:
Land Lease?: **No**
Rental License:
Power Company:

Structure Information

Heat: **Forced Air**
Fuel: **Natural Gas**
Air Cond: **Central**
Garage: **0**
Oth Prkg: **12**
Exterior: **Wood**
Roof: **Age 8 Years or Less, Asphalt Shingles**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**

Features

Parking: **Driveway - Concrete, Paved Lot, Uncovered/Open**
Floors: **Carpet, Tile**
Ceiling Height: **Varied Heights**
Window Feat: **Garden Window(s)**
Construction: **Frame, Wall-Drywall, Wall-Finished**
Utilities: **Electric Common, Heating Common, Hot Water Common**
Sale Includes: **Building, Land**
Appliances: **Dryer, Gas Water Heater, Washer**
Basement: **Concrete Block, Full, Storage Space, Sump Pump, Unfinished**
Amenities-Unit: **Ceiling Fan(s), City View, Skylight, Vaulted Ceiling(s), Washer/Dryer Hookup**

Unit Information

Efficiencies: # 1 BR Units: # 2 BR Units: # 3 BR Units:

Remarks

Agent: **Please use Showing Time to schedule showings. Please be sure all doors that were locked are locked when you leave. Please stay home if you are not feeling well. Harlee Vokon is related to the seller. Sellers are giving a \$5000 flooring allowance.**

Public: **Are you in search of the perfect commercial space for your thriving business? Look no further! This commercial building is a gem waiting for you in the bustling heart of downtown Owatonna with a private parking lot. With 2,252 square feet on the main floor, this space offers everything you need to take your business to the next level. 8 spacious offices to accommodate your team comfortably, a conference room that is ideal for meetings, presentations, and brainstorming sessions, inviting lobby that will impress your clients with a professional first impression, large reception desk with concrete counter that provides stylish and functional centerpiece, Three bathrooms to ensuring convenience for all. The basement with high ceilings and space for storage or expansion. Don't forget the new roof & freshly painted exterior to mirror the new downtown vibe. For inquiries and to schedule a viewing, call today. Your dream commercial space awaits!**

Financial

List Type: **Exclusive Right**
Apprvd Finance (by Assoc):
Existing Financing: **Conventional**
Sellers Terms: **Cash, Conventional**
Assume Loan: **Not Assumable**

Lockbox Type: **Supra**

Lockbox Source: **SEMR**
Lockbox SN: **31258778**

Listing Conditions: **Standard**

Expenses & Income

Expenses

Owner Expense: **Insurance, Maintenance/Repair, Taxes**
Tenant Expense: **Broadband, Cable T.V., Electric, Fuel, Janitorial, Lawn, Snow, Trash, Water/Sewer**

Annual Expenses

Annual Income

Agent/Office Information

Listing Agent: **Harlee Ashtyn Vokon 507-456-3623**
Listing Office: **Berkshire Hathaway Advantage Real Estate**

Appointments: **ShowingTime**
Office Phone: **507-451-7355**

MLS #: **6450710** [152 E Pearl St , Owatonna, MN 55060-2296](#)

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Exterior Front and Side.jpg



Exterior Front.jpg



Exterior Front and Parking Lot.jpg



Exterior Side.jpg



Exterior Back and Side.jpg



Main Entry 1.jpg



Lobby.jpg



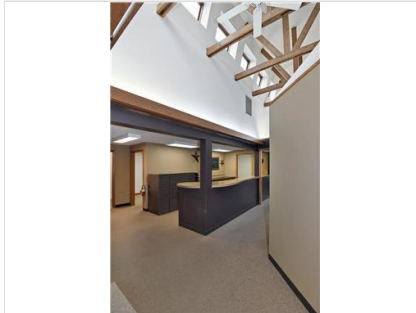
Main Entry.jpg



Alternate Entry.jpg



Reception Area 3.jpg



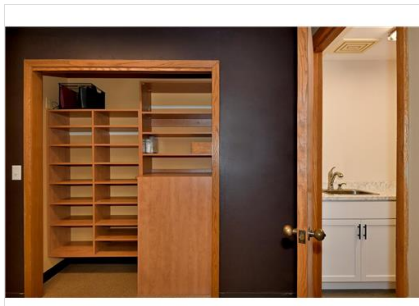
Reception Area 2.jpg



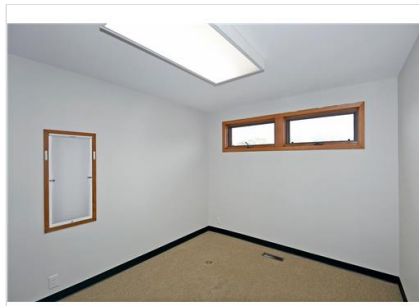
Reception Area.jpg



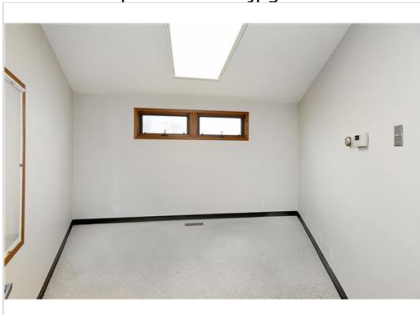
Reception Area 1.jpg



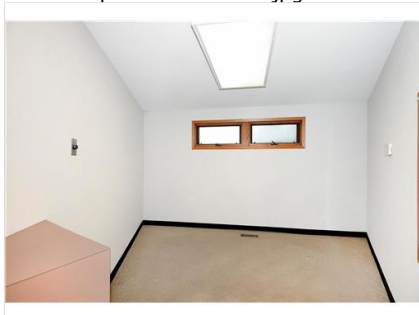
Reception Area Detail.jpg



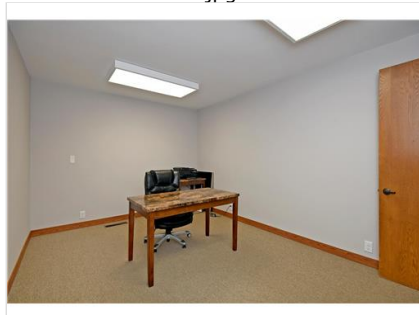
Office 1.jpg



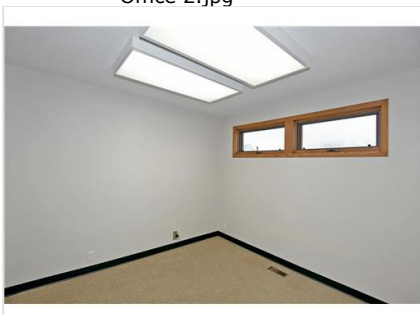
Office 2.jpg



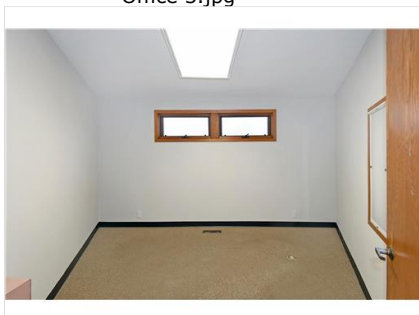
Office 3.jpg



Office 4.jpg



Office 5.jpg



Office.jpg

Listing History from MLS

List#: [6450710](#)
Cancelled

[152 E Pearl Street, Owatonna, MN 55060-2296](#)

Prop Type: **Commercial**



	MLS Change Type	Field Name	Eff Date	Old Value	New Value	DOM
1	Cancelled	MLSStatus	03/22/24 12:32 PM	ACT	CAN	154
2	Price Decrease	ListPrice	02/10/24 04:07 PM	\$475,000	\$425,000	113
3	Price Decrease	ListPrice	01/10/24 12:25 PM	\$500,000	\$475,000	82
4	New Listing	MLSStatus	10/20/23 10:57 AM		ACT	0

Sale History from Public Records

Rec. Date	Sale Date	Sale \$	Doc. #	Document Type	Buyer Name(s)	Seller Name(s)
05/02/24	04/30/24	\$292,830	452211	Warranty Deed	B3 Contracting Llc	Vehne Investments Llc
Multi/Split Sale						
08/01/23	07/31/23	\$400,000	449142	Warranty Deed	Vehne Investments Llc	Dow David B & Lezli D
Multi/Split Sale						
Title Co 25568						

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Code
05/02/2024	\$292,830		CONVENTIONAL	RESALE
08/01/2023	\$300,000	Elysian Bk	CONVENTIONAL	RESALE
05/24/2022	\$61,000		CONVENTIONAL	REFI
05/18/2016	\$164,000	Us Bk National Assn	CONVENTIONAL	REFI
09/28/2015	\$163,021	Wells Fargo Bk Na	CONVENTIONAL	REFI

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Search Criteria

Property Type is 'Commercial'
Street Number Numeric (hide) is 152
Zip Code is '55060'
Selected 1 of 1 result.

