



## PROPERTY DESCRIPTION

Discover an exceptional Retail / Mixed use investment or owner-user opportunity located in the heart of Hastings, MN. This highly visible property features a spacious 4,560 SF Two-Story building that offers off-street parking and a dock door on upper level.

With a prime location on Vermillion Street (Highway 61), over 28K vehicles per day and a zoning designation of C-3, this property presents an advantageous investment for a strong commercial hub & strong visibility. Residential is permitted on the second level.

Built in 1960, and updated over the past two years, with over \$125,000+ in improvements, this building boasts an amazing canvas for the next buyer. Seller Financing will be considered!

Call/Text Chad (612.963.5147) or William (651.216.6814) for more details.



## OFFERING SUMMARY

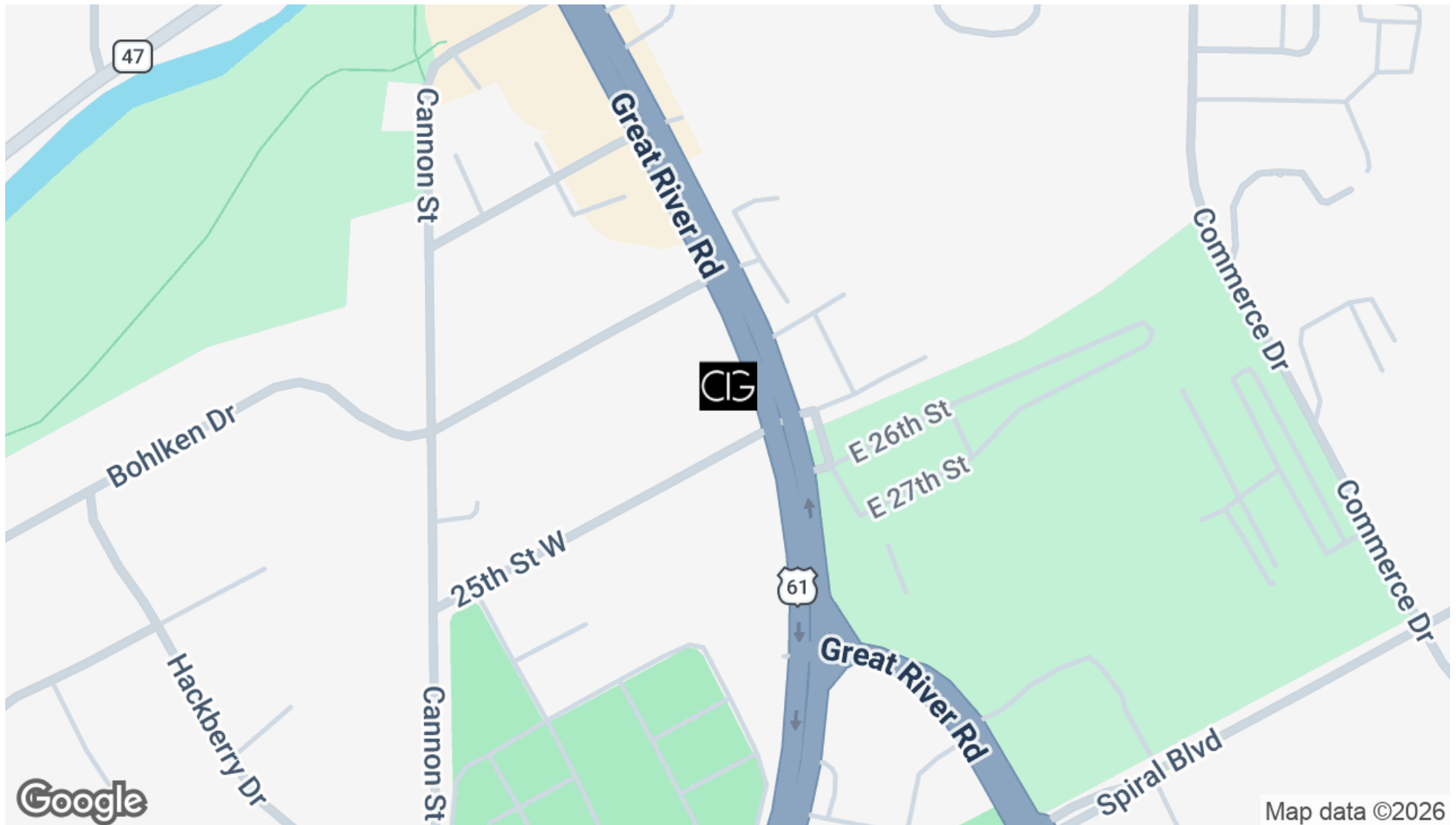
|                                         |                         |
|-----------------------------------------|-------------------------|
| Sale Price:                             | \$395,000               |
| Real Estate Taxes (2025):               | \$ 6,294                |
| Zoning:                                 | C-3                     |
| Building Total Size:                    | 4,560 SF                |
| Traffic Counts (Road in front of bldg): | 28,328 Vehicles Per Day |

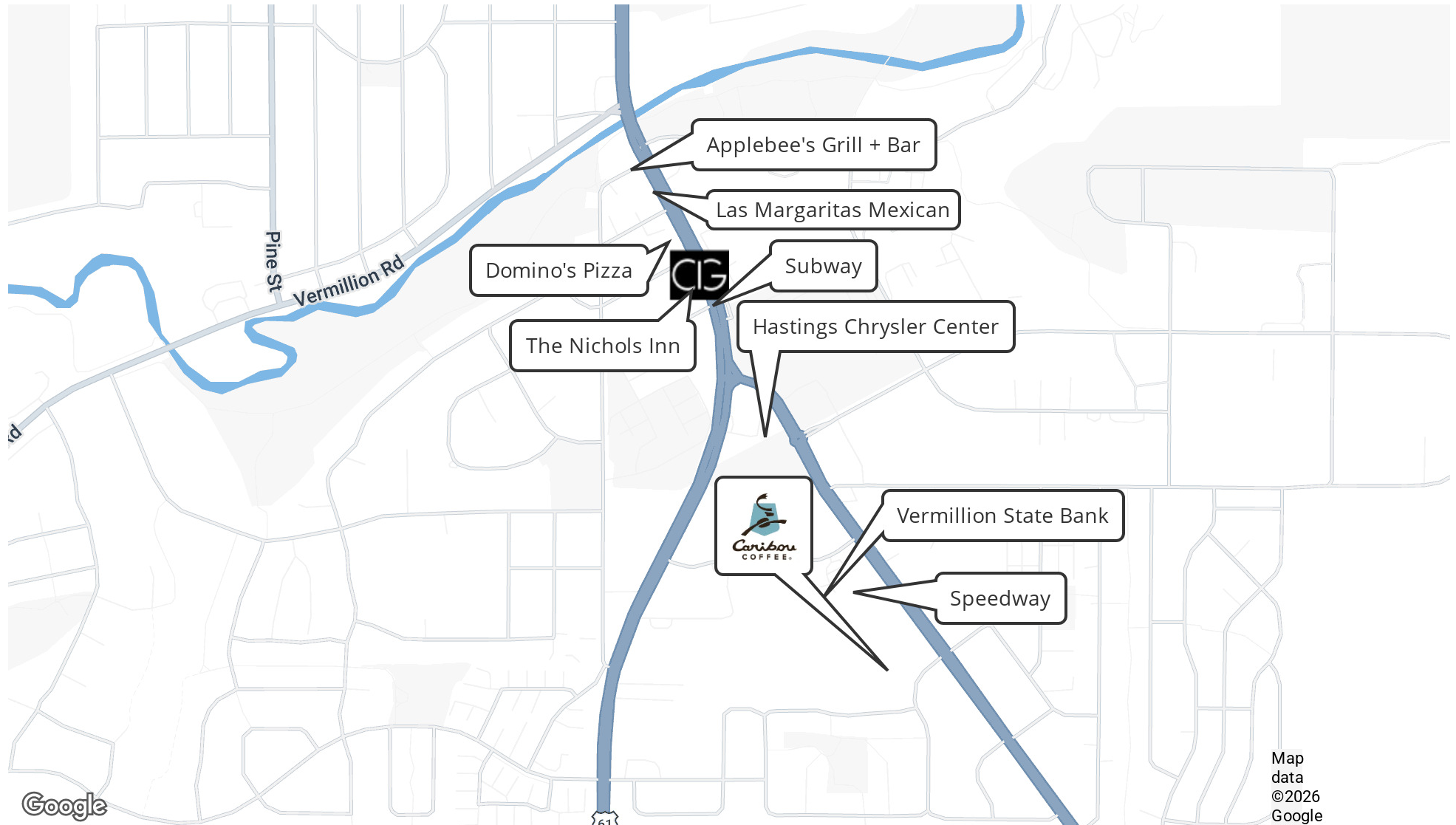
| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,899     | 8,906     | 11,297    |
| Total Population  | 4,961     | 22,059    | 28,102    |
| Average HH Income | \$104,039 | \$108,115 | \$111,869 |

**CHAD HEER, CCIM**

chad@cre-fund.com  
612.963.5147

7825 Washington Avenue South, Suite 700  
Minneapolis MN, 55439  
763.706.7901 | cre-fund.com

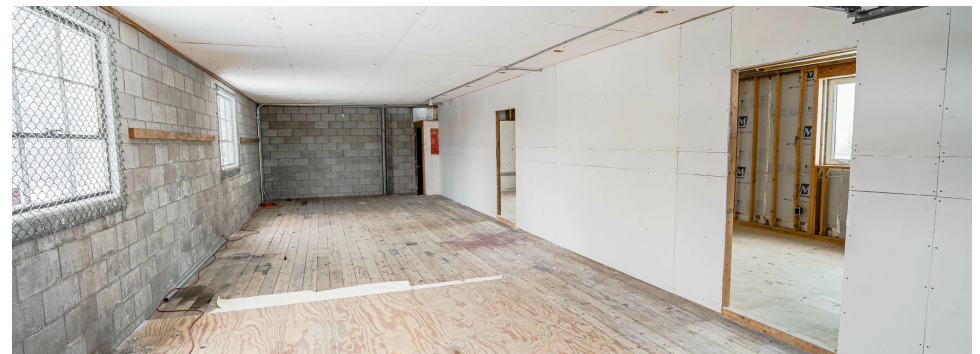
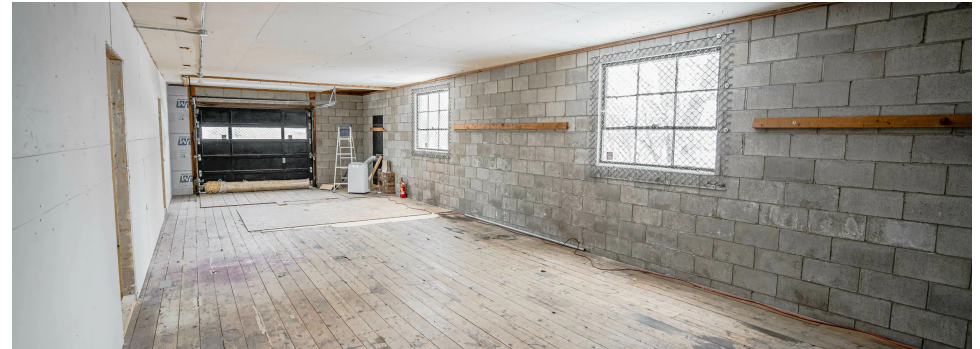
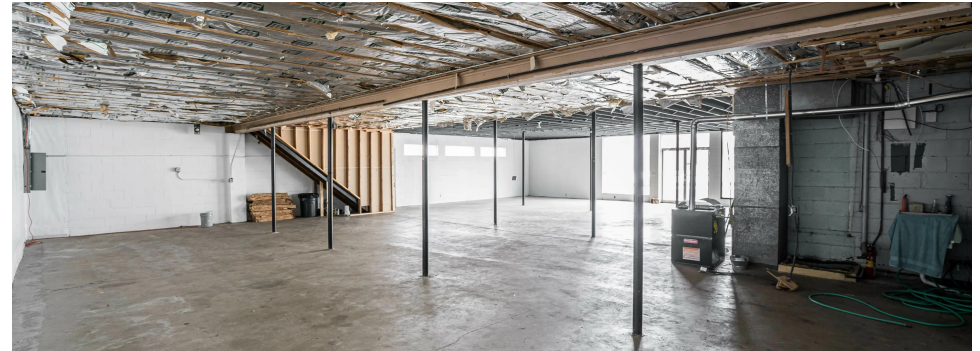
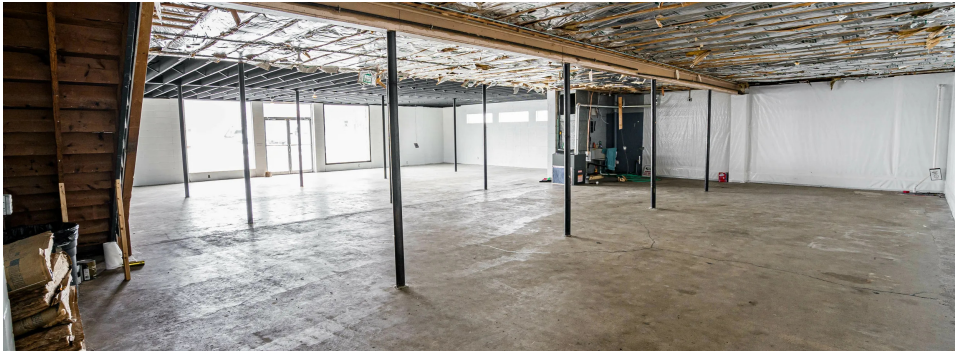


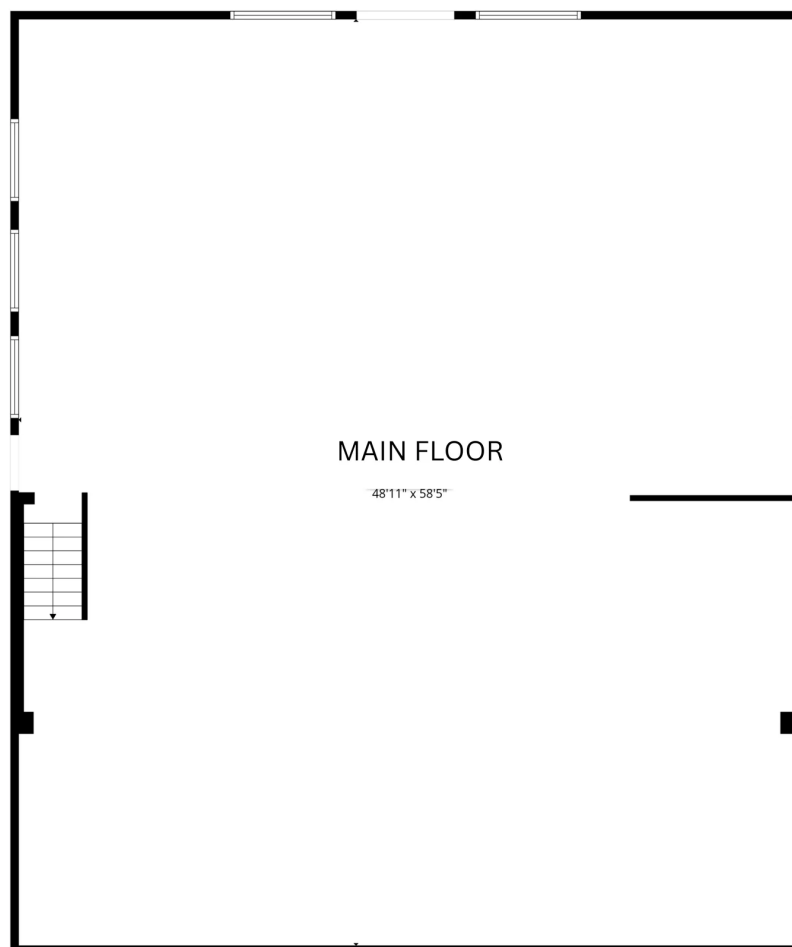


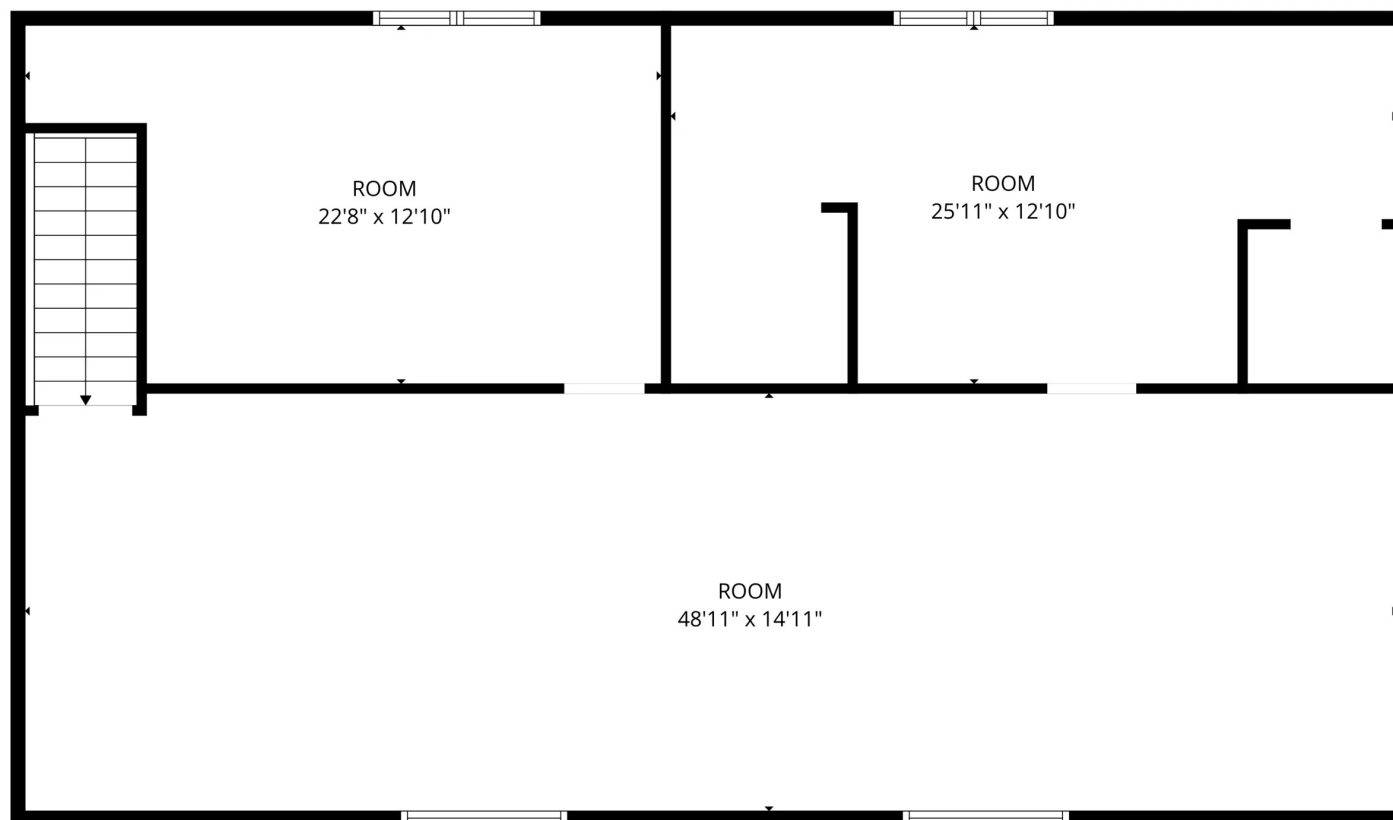














| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,961  | 22,059  | 28,102  |
| Average Age          | 36.8   | 41.4    | 41.6    |
| Average Age (Male)   | 36.5   | 40.8    | 41.0    |
| Average Age (Female) | 37.2   | 42.6    | 42.7    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,899     | 8,906     | 11,297    |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$104,039 | \$108,115 | \$111,869 |
| Average House Value | \$289,805 | \$308,450 | \$325,442 |

2023 American Community Survey (ACS)

