

SALE

PROFESSIONAL OFFICE BUILDING - WASECA, MN

1601 8th St SE Waseca, MN 56093



PROPERTY DESCRIPTION

This meticulously maintained professional office building offers an outstanding opportunity for an owner-user or investor seeking a quality commercial property in Waseca's southeast business district. The flexible floor plan accommodates a variety of professional uses, including legal, financial, insurance, medical, and general office operations. With a highly visible location, convenient access to major transportation routes, and proximity to residential neighborhoods and complementary businesses, the property provides an excellent setting to serve both local and regional clients. Move-in ready and adaptable to evolving business needs, 1601 8th Street SE is a turnkey opportunity with long-term value.

The main and walk-out lower levels can function together or accommodate two separate businesses, with private ADA-accessible exterior entrances, restrooms, offices, conference/reception areas, and ample storage on both levels. Originally built in 1979, the building features solid concrete construction, updated mechanicals, and a distinctive fieldstone exterior sourced from surrounding local farms. A truly one-of-a-kind property with excellent visibility from Highway 14 between Mankato and Owatonna.

PROPERTY HIGHLIGHTS

- Excellent Owner-User, Multi-Tenant or Investment Opportunity
- Two Levels with Separate ADA-Accessible Entrances & Restrooms
- Solid Concrete Construction with Updated Mechanicals and Interior
- Excellent Highway 14 Visibility & Easy Access
- Ample On-Site Parking & Flexible Office Layout

OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	1.51 Acres
Building Size:	4,108 SF

Dain Fisher

Managing Broker | Owner | CCIM
(507) 625-4715
dain@cbcfishergroup.com

Dominik Bangu

Commercial Sales and Leasing Agent
(507) 625-4715
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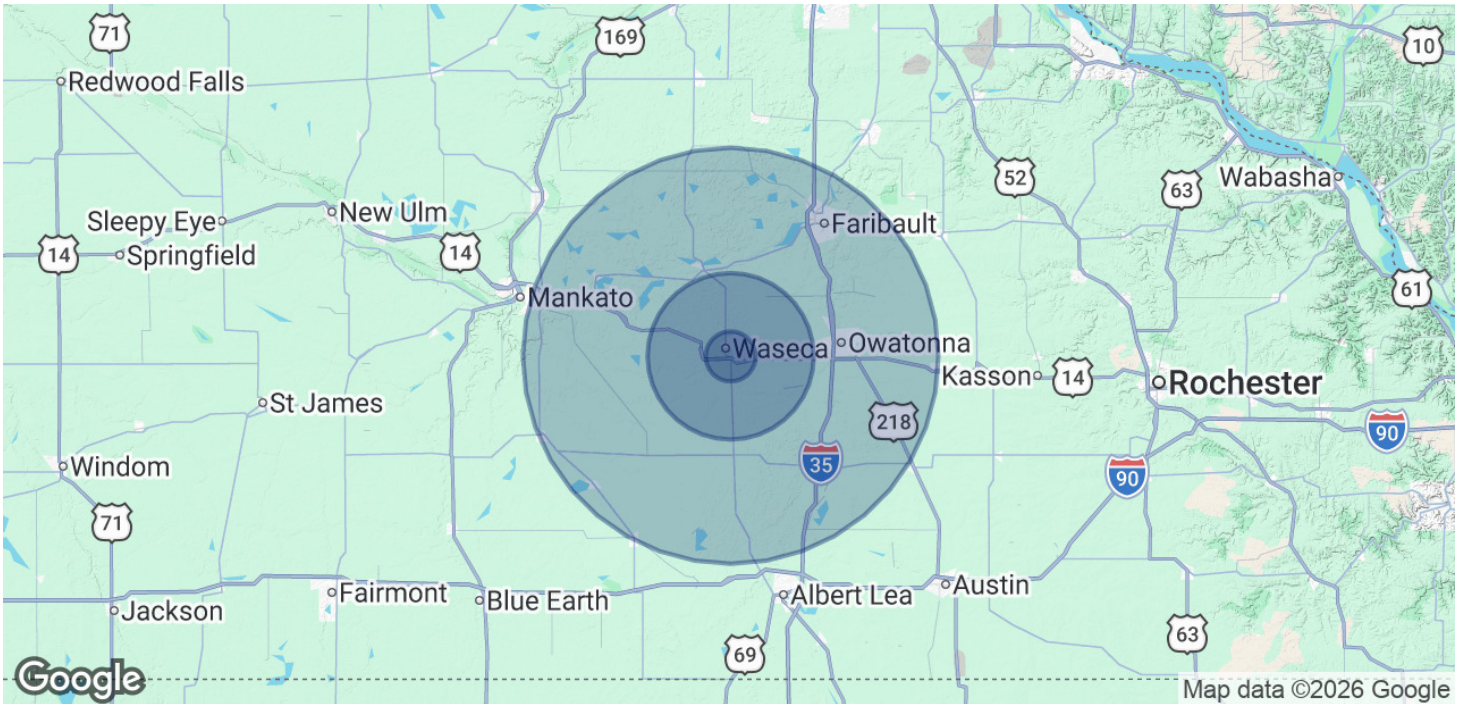


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POPULATION

	3 MILES	10 MILES	25 MILES
Total Population	9,697	15,297	131,317
Average Age	39.7	40.8	39.7
Average Age (Male)	38.2	39.8	39.6
Average Age (Female)	38.7	40.2	40.5

HOUSEHOLDS & INCOME

	3 MILES	10 MILES	25 MILES
Total Households	3,814	5,961	51,253
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$90,428	\$96,042	\$99,164
Average House Value	\$213,493	\$243,250	\$272,962

2023 American Community Survey (ACS)

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DAIN FISHER

Managing Broker | Owner | CCIM

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Direct: (507) 625-4715 | Cell: (507) 469-0545

MN #40722471

PROFESSIONAL BACKGROUND

Dain Fisher, CCIM, is an Owner, Managing Broker, and Executive Managing Director with Coldwell Banker Commercial Fisher Group, focused on brokerage, investment, and development across Southern Minnesota. Recognized early in his career as a Coldwell Banker Commercial Emerging Broker in 2014, Dain was appointed Executive Managing Director in 2023 as part of the firm's leadership transition, during which CBC Fisher Group has continued to hold the distinction of the number-one Coldwell Banker Commercial firm in the state of Minnesota.

Central to Dain's leadership is building a shared, collaborative culture where opportunity is created and distributed across the entire team. He is committed to empowering agents and fostering long-term success by prioritizing collective growth over individual gain. Holding the CCIM designation and a Coldwell Banker Commercial Circle of Distinction (Silver Level, 2024) honor, Dain brings an investment-minded, people-first approach to advancing clients, agents, and the broader community.

Fisher Group

201 North Riverfront Drive, Suite 230
Mankato, MN 56001
507.625.4715

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DOMINIK BANGU

Commercial Sales and Leasing Agent

dominik@cbcfishergroup.com

Direct: (507) 625-4715

PROFESSIONAL BACKGROUND

Born and raised in Mankato, Minnesota, Dominik Bangu brings a strong foundation of leadership, entrepreneurship, and community engagement to his role at Fisher Group. A graduate of Bethany Lutheran College with a degree in Business Administration, Dominik has consistently demonstrated an entrepreneurial drive. Launching multiple e-commerce ventures and founding Captain Clean & Clear, a successful professional pressure washing and window cleaning company.

Dominik brings proven leadership experience to his role, having directed teams, supported organizational initiatives, and served in multiple leadership capacities. As a longtime captain of his collegiate basketball program, he developed the ability to perform under pressure, motivate others, and drive results. Strengths that now shape his business approach and client service.

Passionate about community and economic development, Dominik is committed to helping local businesses and investors achieve their goals while contributing to the continued growth of the Greater Mankato area. His approach to commercial real estate is rooted in hard work, integrity, and a results-driven mindset.

Outside of real estate, Dominik enjoys spending time with family and friends, staying active on the basketball court, and traveling.

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