

# FOR LEASE

“THE HATCHERY” | 110 HENNING ST W  
BATTLE LAKE, MN 56515



**NORTH STAR**  
**COMMERCIAL**  
REAL ESTATE ADVISORS



**SCOTT NAASZ**  
D: 612.662.4442  
M: 612.819.8285  
[scott@northstarexperts.com](mailto:scott@northstarexperts.com)

**KATIE MILBRANDT**  
D: 952.260.0330  
M: 952.800.7523  
[Katie@northstarexperts.com](mailto:Katie@northstarexperts.com)

# EXECUTIVE SUMMARY

## LEASE PRICE

Negotiable

## Leaseable SQFT:

Space A: 1654

Space B: 1539

Can be combined: 3,193

## CAM & TAX

TBD

## PARKING

Parking Lot with 20+ Spaces

## PID

63000990047000

## ABOUT THE PROPERTY

---

Unlock your business's potential in the heart of Battle Lake with this exceptional retail opportunity at Hatchery Row. Located at 110 Henning St W, this versatile property offers two available spaces that can be combined into one expansive, open-concept layout—perfect for launching a boutique, café, gallery, or any innovative retail concept.

Why Choose Hatchery Row? Positioned in a vibrant and expanding community, Hatchery Row offers the perfect blend of visibility and accessibility. The property's adaptable spaces and ample parking make it an ideal setting for businesses aiming to establish a strong local presence.

Act Now! Opportunities like this are rare in Battle Lake's commercial landscape. Don't miss the chance to position your business in a location poised for growth.

## PROPERTY HIGHLIGHTS

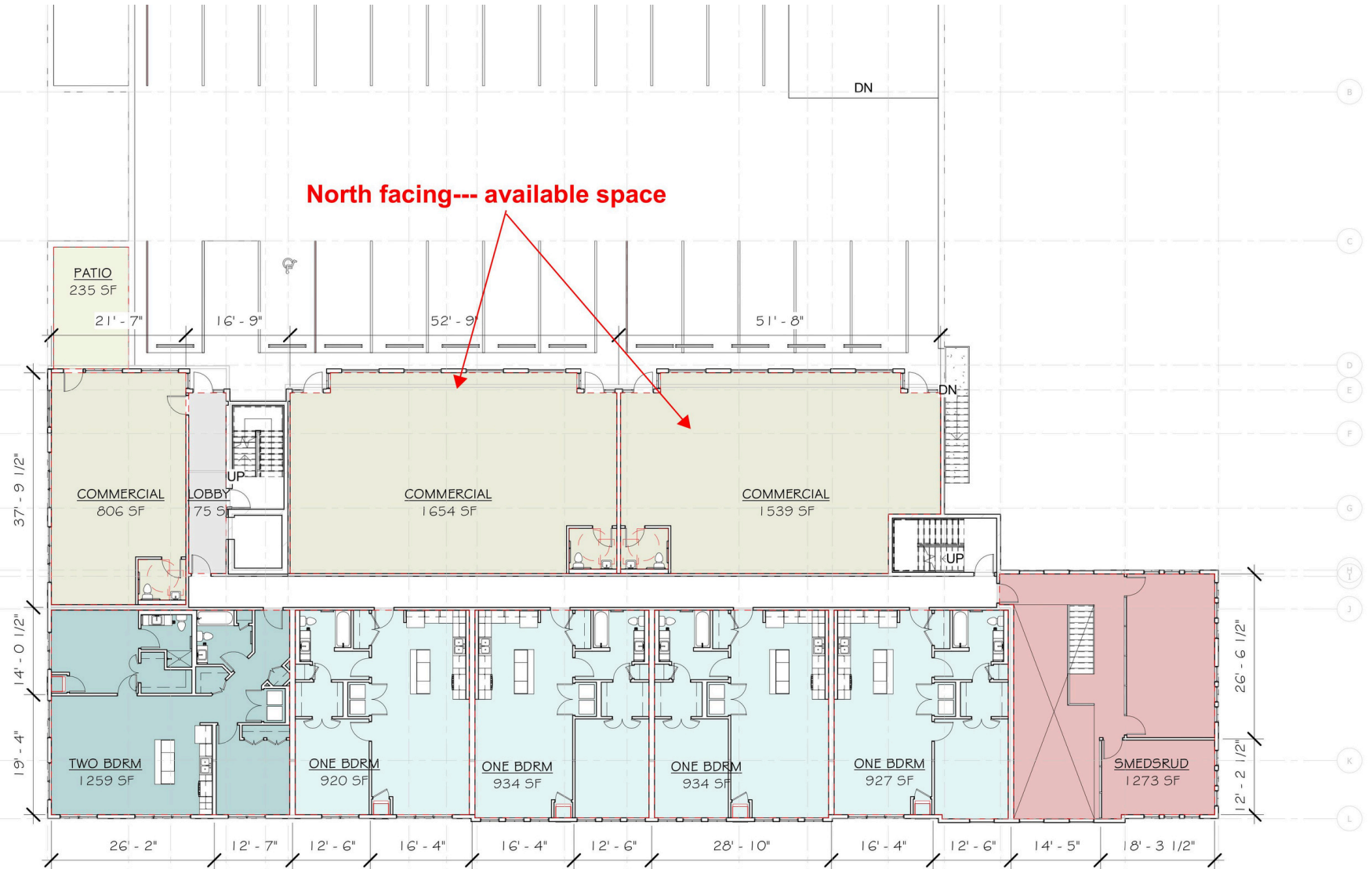
---

- Flexible Layout: Two distinct spaces available, with the option to merge into a single, spacious unit tailored to your business needs.
- Ample Parking: Benefit from a parking lot offering over 20 spaces, ensuring convenience for both customers and staff.
- Prime Location: Situated in a growing community with a 2025 population of approximately 945 residents, reflecting a 10% increase since 2020.
- Blank canvas - Bring your business and dominate in the area!



# FLOOR PLAN

“THE HATCHERY” | 110 HENNING ST W  
BATTLE LAKE, MN 56515



# DISCLAIMER



All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax, or other professional advice, consultation, or service. The user of this software should consult with a professional in the respective legal, accounting, tax, or other professional areas before making any decisions.