

OFFICE / WAREHOUSE FOR SALE

23973 Hazelwood Drive S, Nisswa, MN 56468

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

23973 Hazelwood Drive S, Nisswa, MN

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Owner/Occupy or Invest.

Discover a rare office and warehouse opportunity in Nisswa, designed to inspire productivity while offering exceptional flexibility for both owner-users and investors. The property encompasses 36,000+ square feet, with 10,000+ SF currently leased, providing income in place while leaving 18,000+ SF of office space and 7,500+ SF of warehouse space available to occupy or lease. Inside, the office complex blends modern design with functional workspace. Glass-walled conference rooms, open collaborative areas, and multiple private offices create an ideal environment for a growing team. The space is highlighted by bright open lighting, barnwood workstations and a central open courtyard. The 7,500+ SF warehouse area, equipped with four overhead doors, offers convenient access for shipping, storage, or operational support. Whether you're expanding your operations, establishing a regional headquarters, or adding a quality asset to your portfolio, this versatile Nisswa property offers immediate income, flexible space, and long-term potential.



Address:	23973 Hazelwood Drive S, Nisswa, MN 56468
Directions:	From Hwy 210/371 intersection in Baxter - North on Hwy 371 to Nisswa - West on CR 77 (at Sportland Corner Stoplight) - Property is on the South, just after the waterpark
Lot Size:	4.12 Acres (180,019 sq. ft.)
Lot Dimensions:	Approx. 494.67' x 383.54' x 494.6' x 357.65'
Building Size:	36,288 sq. ft. Total
West Office:	18,288 sq. ft. (Vacant)
East Office:	10,440 sq. ft. (Adam's Pest Control)
East Warehouse:	7,560 sq. ft. (Vacant)
Purchase Price:	\$1,950,000
2025 Real Estate Taxes:	\$33,250

Continued on next page.

Water:	Well
Sewer:	Septic
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Roof-Top Units
Electric:	Multiple 200 Amp Panels, Single Phase
Lighting:	Fluorescent
Year Built:	1975
Remodeled:	1995 & 2012
Construction:	Steel Frame
Foundation:	Concrete
Roof:	Steel
Exterior:	Steel Siding
Ceiling Height:	Office: 8' - 9' Warehouse: 10' - 16' Vaulted
Overhead Doors:	2 (14' W x 12' H) East Warehouse 1 (10' W x 12' H) East Warehouse 1 (16' W x 13' H) East Warehouse
Bathrooms:	West Office: 2 East Office: 2 East Office & Warehouse: 1 Shared
Parking:	85+ Paved Parking Spaces
Frontage:	494' on CR 77 and 383' on Hazelwood Drive S
Landscaping:	Underground Sprinkler System Large Open Courtyard in the middle of the complex

Continued on next page.

Legal Description:

PID#: 28230542:

Pt of NE 1/4 of NW 1/4 Sec 23 desc as follows; comm at the point on the N line of said Sec 23 which s 645.23 ft W, assm/bear from the N 1/4 corner of said Sec 23, said point being on the W line of the E 500 ft of that pt of said NENW, lying W'ly of Trk Hwy 371, then S 00 Deg 25 Min E 4.51 ft alg said W line to the POB on the S'ly ROW line of Co State Hwy #77, then S 00 Deg 25 Min E 3830.54 ft, then S 87 Deg 18 Min 09 Sec W 250.0 ft, then N 00 Deg 18 Min 30 Sec W 372.28 ft to said S'ly ROW line for CSA Hwy 77, then N 84 Deg 43 Min E 250 ft alg said S'ly ROW line to the POB. And also that pt of the NE 1/4 of NW 1/4 desc as foll: comm at the N 1/4 corner of said Sec 23; then W assumed bearing 894.28 ft along the N line of said NENW; then S 00 Deg 18 Min 30 Sec E 27.53 ft to the S'ly ROW line of CSAH 77 the POB of the Tract to be desc; then S 00 Deg 18 Min 30 Sec E 372.28 ft then S 87 Deg 18 Min 13 Sec W 30.03 ft; then N 00 Deg 18 Min 30 Sec W 370.92 ft to the S'ly ROW line of CSAH 77; then N 84 Deg 43 Min 00 Sec E 30.11 ft along said S'ly ROW line of CSAH 77 to the POB. Except that part of the NE 1/4 of NW 1/4 shown as parcel 621B on MN DOT ROW Plat #18-96. Subject to an easement of record.

PID# 28230502:

Pt of NE 1/4 of NW 1/4 desc; Comm at N1/4 cor of sd Sec 23 then W assm bear 894.28 ft alg N line of sd NENW then S 0D 18'30" E 27.53 ft to an I/M on S'ly ROW line of CSAH #77 then S 84D 43' W 30.11 ft alg sd S'ly ROW line of CSAH #77 to POB of tract to be desc then S 0D 18'30" E 370.92 ft to an I/M then S 87D 18'9" W 294.6 ft to an I/M on E line of W 100 ft of sd NENW then N 0D 11' W 357.65 ft alg sd E line of W 100 ft of NENW to an I/M on sd S'ly ROW line of CSAH #77 then N 84D 43' E 294.67 ft alg sd S'ly ROW line of CSAH #77 to POB. Subj to an Esmnt of Rec.

Zoning:

HB - Highway Business District

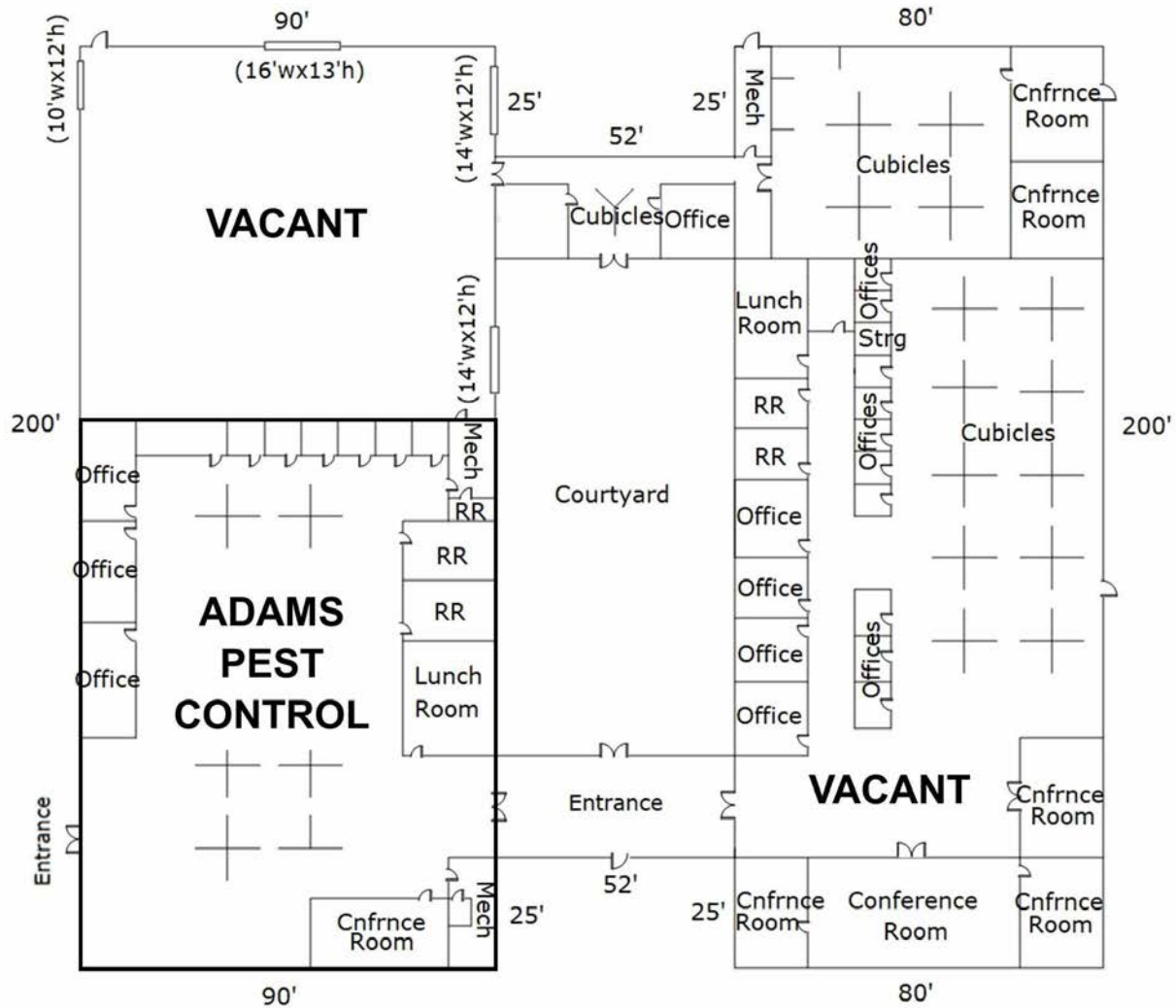
A district that allows and encourages commercial development that provides services and shopping facilities adjacent to Trunk Highway 371. The City should encourage Open space design principles for commercial projects within this district.

Neighboring Businesses:

Located near Nisswa Family Fun Waterpark, All Seasons Storage, Johnson Mini Storage, Boats & Beyond Rentals, Nisswa Hair Salon, Positive Realty, Holiday Gas Station, Sportland Outdoor Outfitters, Wendy's, Sully's Self Storage, Schaefer's Foods, Spirits of Nisswa, FastTrax Marine, American National Bank, ReMax Realty, First National Bank, Nisswa Inn & Suites, Marine Max, Grandview Lodge, Bar Harbor, Zorbaz, plus numerous others.

EAST WAREHOUSE

7,560 SF



EAST OFFICE

10,440 SF

WEST OFFICE

18,288 SF

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Photos



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Photos



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Photos



Shared Entrance



Shared Entrance



West Office - Conference Room



West Office - Conference Room



West Office - Conference Room



West Office - Conference Room

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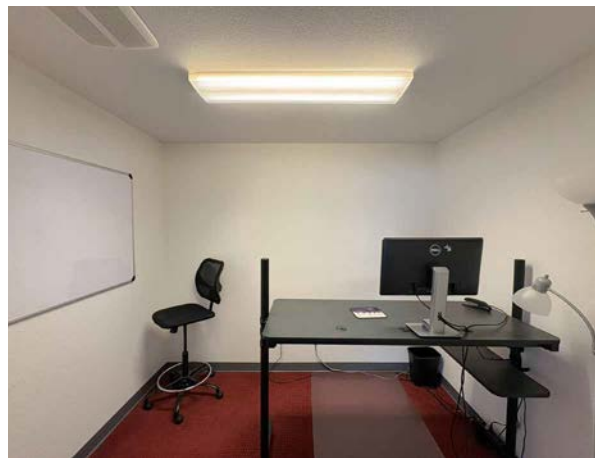
West Office - Open Work Space & Offices



West Office - Open Work Space



West Office - Hallway of Offices



West Office - Office



West Office - Office



West Office - Lunch Room

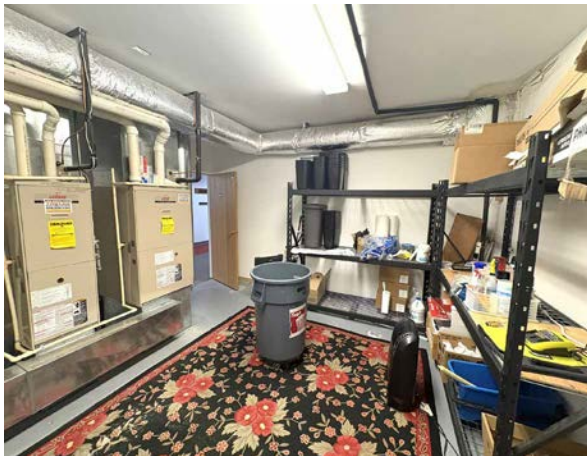
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West Office - Lunch Room



West Office - Restroom



West Office - Storage



West Office - Open Work Space



West Office - Seating Area



West Office - Mechanical Room

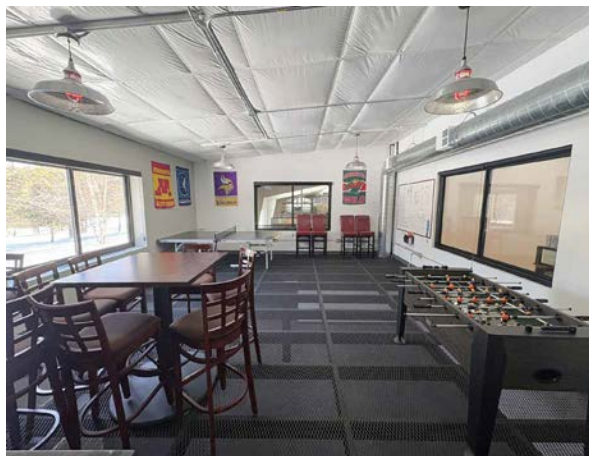
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West Office - Conference Room



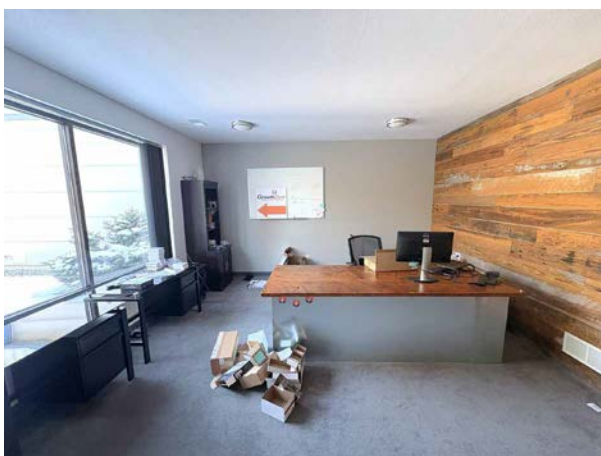
West Office - Conference Room



West Office - Lounge



West Office - Courtyard Office



West Office - Courtyard Office



West Office - Courtyard Office

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Open Retail Space



Central Courtyard



East Office - Reception



East Office - Reception



East Office - Open Work Space



East Office - Open Work Space

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East Office - Private Offices



East Office - Meeting Room



East Office - Conference Room



East Office - Lunch Room



East Office - Lunch Room



East Office - Restroom

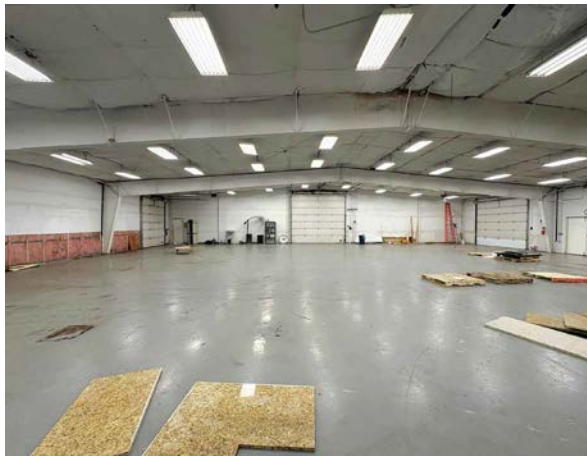
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East Warehouse



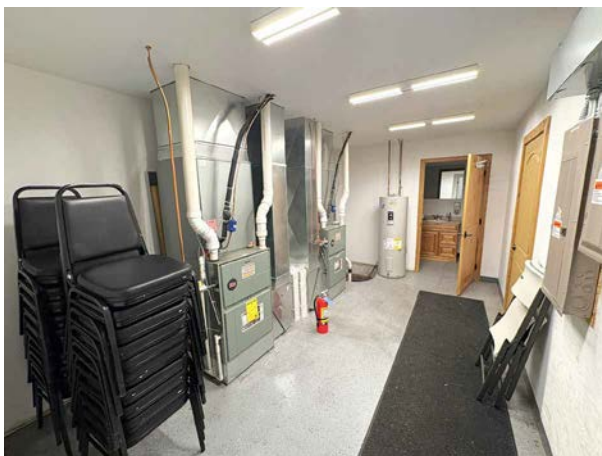
East Warehouse



East Warehouse



East Warehouse & Office - Restroom



East Warehouse & Office - Mechanical Room



Signage on CR 77 and Hazelwood Dr S

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Section Aerial

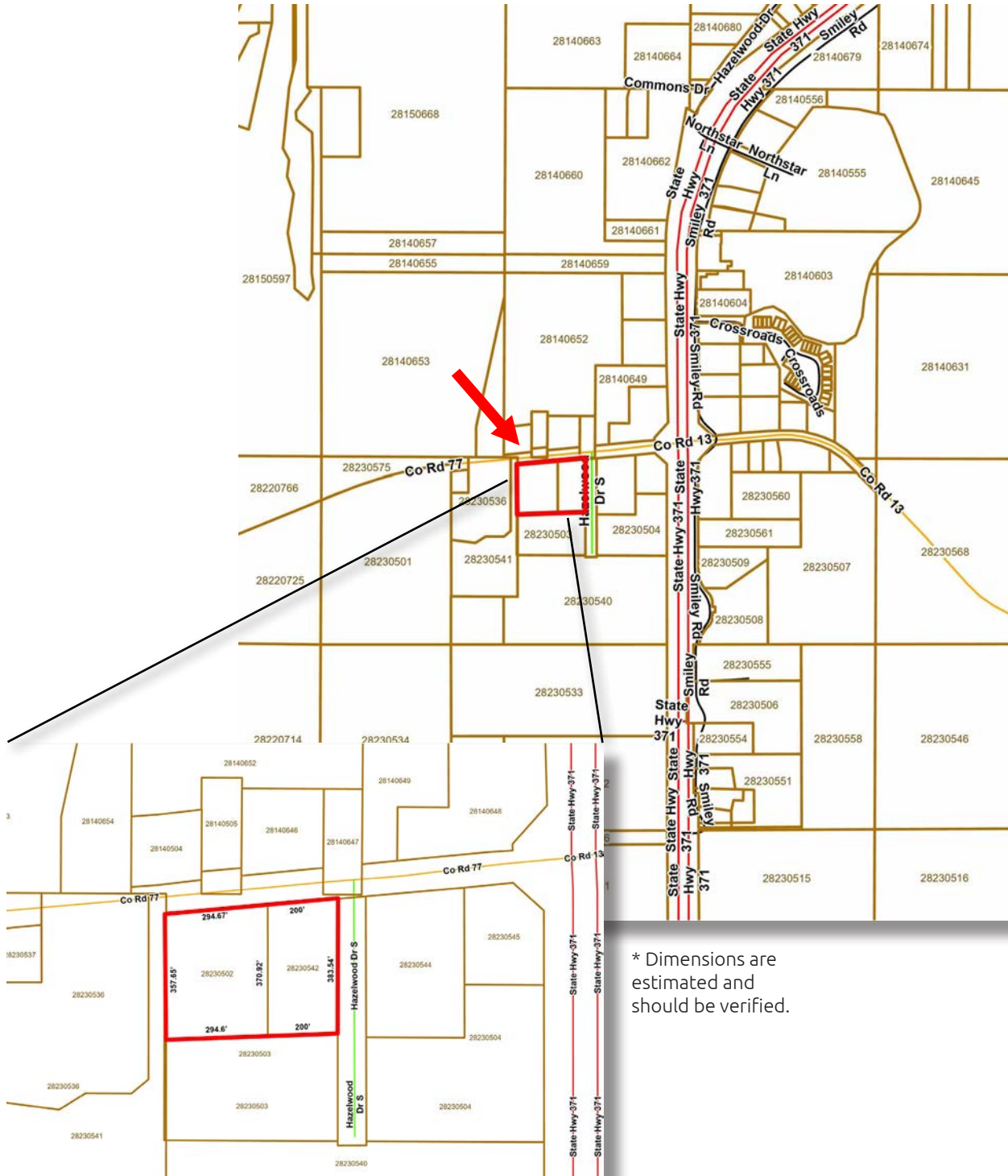


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Section Map

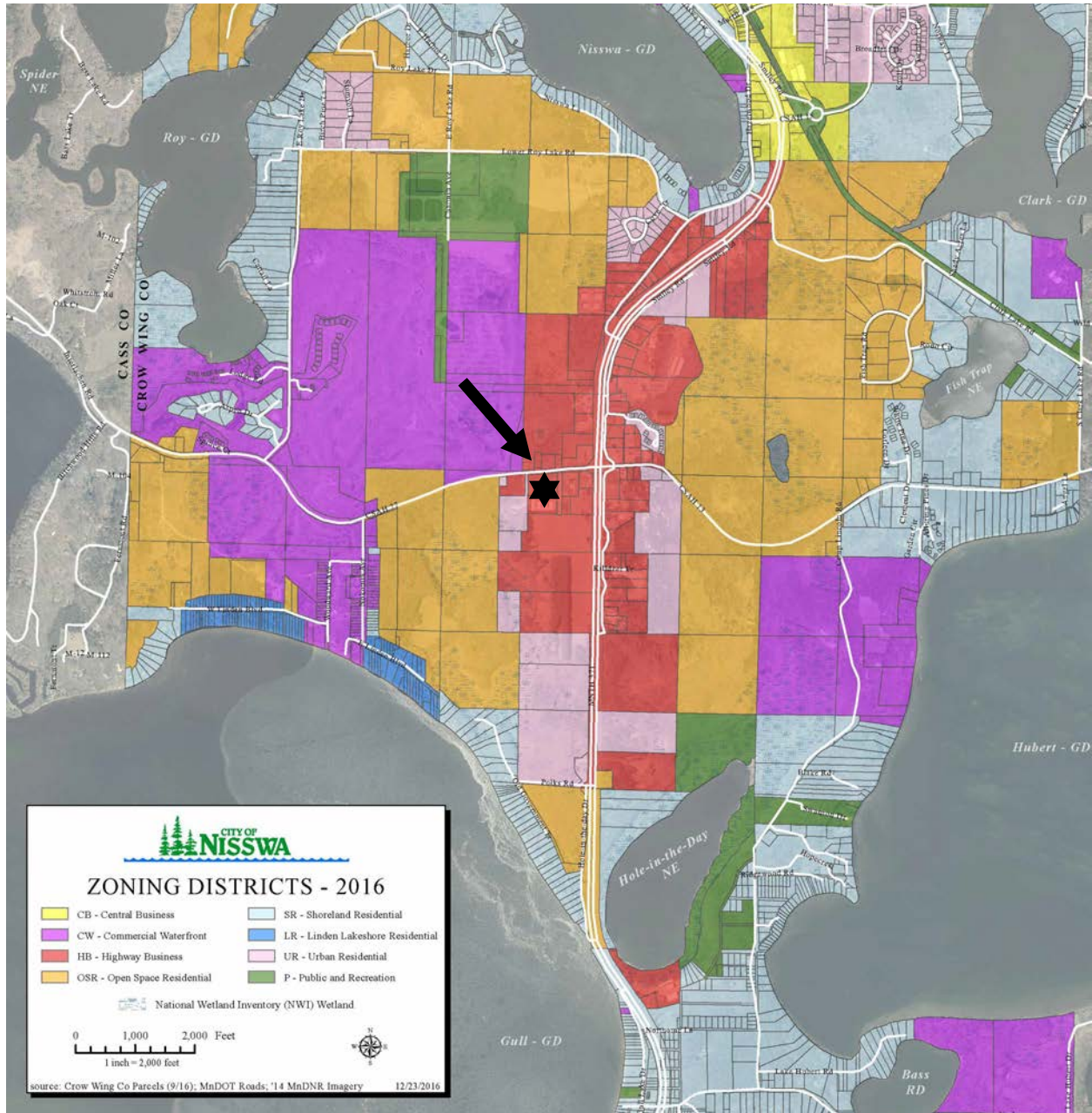


* Dimensions are estimated and should be verified.

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HB - Highway Business



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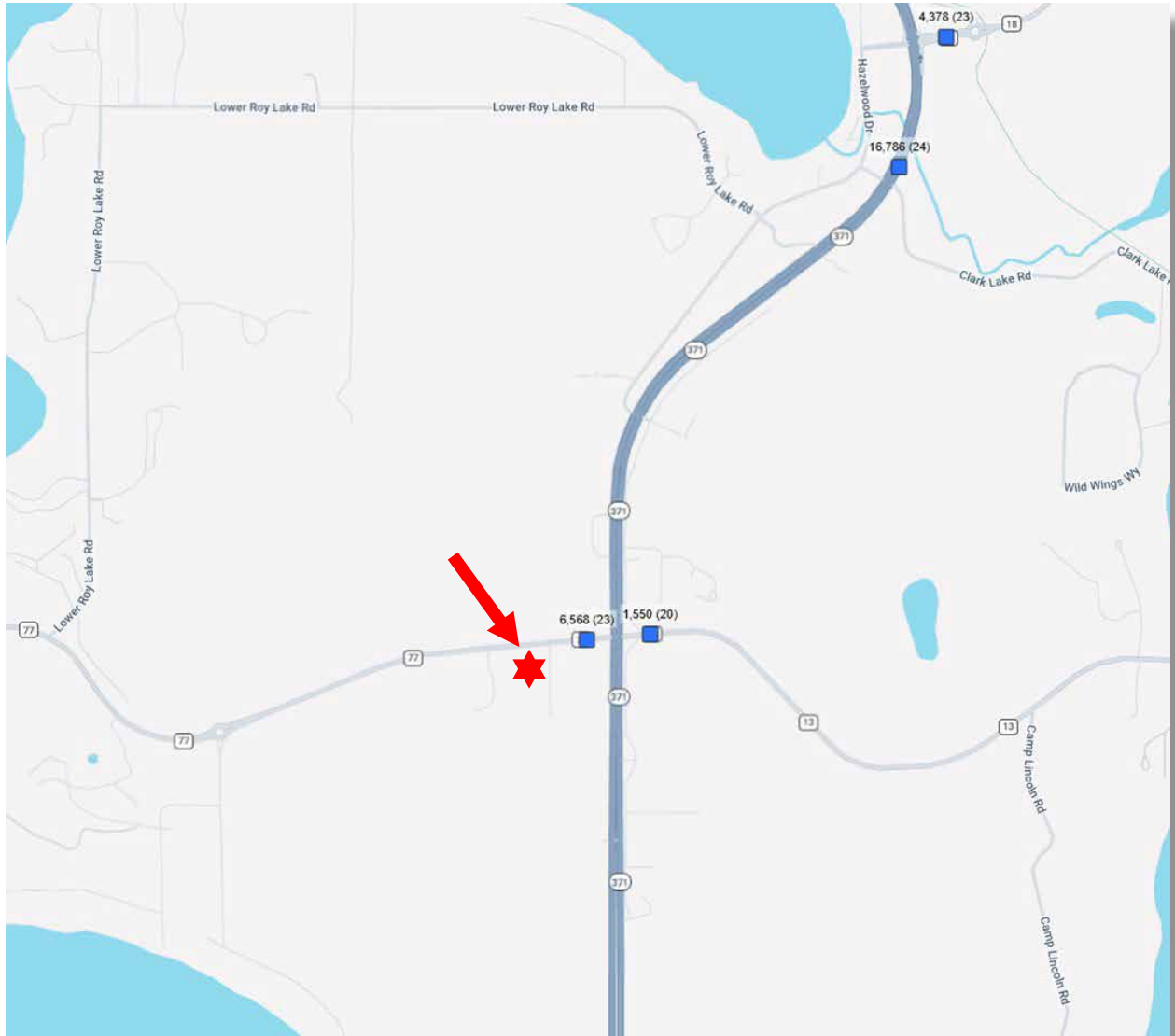


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Counts from MNDOT

Traffic Counts

Traffic Counts: 6,568 (2023) on CR 77 and 16,786 (2024) on Hwy 371



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Location Map



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Trade Area 2024 Population (Includes the following counties):

Crow Wing County	68,541
Cass County	31,282
Total Trade Area Population	99,823

2024 Population:

Baxter	9,043
Brainerd	31,866
Nisswa	5,011

Estimated Summer Population:

Brainerd/Baxter	200,000+
-----------------	----------

Projected Population Growth Change 2024-2029:

Crow Wing County	0.52%
Nisswa	1.15%

Households in 2024:

Crow Wing County	29,089
Nisswa	2,202

2024 Median Household Income:

Crow Wing County	\$74,012
Nisswa	\$100,237

Leading Employers in Crow Wing County in 2025:

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden's Resort
- Cragun's Resort
- Walmart
- Ruttgers Bay Lake Resort
- Cub Foods/Super Valu (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan
- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care

Leading Employers Cont.:

- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

Continued on next page.

Demographics

Brainerd Lakes Area Businesses: (To see a list of additional businesses, please go to www.explorebrainerdlakes.com)

Financial Institutions: 16+
(multiple locations not counted)

Churches: 30+
Schools: 15+
Golf Courses: 27+

Resorts:
Birch Bay
Boyd Lodge
Breezy Point Resort
Craguns
Fritz's Resort
Grand View Lodge
Gull Lake Resort
Kavanaugh's
Lost Lake Lodge
Maddens
Manhattan Beach Lodge
Quarterdeck
Ruttger's Bay Lake Lodge
Sullivans
Plus numerous others

Major Retailers:

Aldi
Anytime Fitness
Ashley Furniture
Auto Zone
Best Buy
Brother's Motorsports
Cashwise Liquor (2)
Christmas Point
Costco
Dick's Sporting Goods
Discount Tire
Dollar Tree (2)
Dollar General
Dondelinger
Dunham's Sports
East Brainerd Mall (17 Retailers)
Family Dollar
Fleet Farm
Harbor Freight
Home Depot
Home Goods
Hobby Lobby
Jiffy Lube

Major Retailers Continued:

Kohl's
Menards
Michaels
PetSmart
Planet Fitness
Super One (3)
Super Wal-Mart
Takedown Gym
Target
The Power Lodge
TJ Maxx
Ulta Beauty
Walgreens
Westgate Mall (27 Retailers)
Westside Liquor

Restaurants/Fast Food:

218 Local
371 Diner
Antler's
Applebee's
Arby's
B-Merri
Bar Harbor
Baxter's
Black Bear Lodge & Saloon
Blue Oyster
Boulder Tap House
Breezy Point Marina
Buffalo Wild Wings
Burger King
Burritos California
Caribou Coffee (4)
Char
Chick N Rice
China Garden
Chipotle
Coco Moon
Cold Stone Creamery
Cowboy's
Cragun's Legacy Grill
Cru
Culver's
Dairy Queen (3)
Domino's Pizza (3)
Dough Bros.
Dunkin Donuts (2)

Restaurants/Fast Food Continued:

Dunmire's (2)
El Tequila
Ernie's
Firehouse Subs
Five Guys
Four Seas
Grizzly's Grill & Saloon
Hardee's
Hunt 'N Shack
Ippin Ramen & Sushi
Jack's House
Jersey Mike's
Jimmy John's
KFC
Little Caesar's
Loco Express
Lucky's
Madden's Classic Grill
Manhattan Beach
Maucieri's
McDonalds (2)
Moonlite Bay
Nautical Bowls
Papa Murphy's Pizza
Perkins
Pine Peaks
Pizza Hut
Pizza Ranch
Poncho & Lefty's
Rafferty's Pizza (4)
Riverside Inn
Ruttger's
Sakura
Senor Patron
Sherwood North
Slice on Oak
Starbucks (3)
Subway (3)
Sunshine's Summer House
Taco Bell
Taco John's
The Barn
The Commander
The Pines at Grandview
Wendy's (2)
Ye Ole Wharf
Zorbaz (2)

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Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. _____
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on
 (initials) (initials)
 49. _____ page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

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