

MIXED-USE, STAND ALONE RETAIL BUILDING FOR SALE



VERMILLION STREET MIXED-USE RETAIL BLDG

2324 Vermillion Street, Hastings, MN 55033



PROPERTY DESCRIPTION

Discover an exceptional retail investment or owner-user opportunity located in the heart of Hastings, MN. This property features a spacious 4,560 SF building ideally suited for retail or mixed-use, offering versatile space for a range of businesses plus possible housing upstairs! Upper level loading dock offers a unique amenity to a retailer or other service provider.

With a prime location on Vermillion Street (Highway 61) and a zoning designation of C-3, this property presents an advantageous investment for commercial real estate entrepreneurs seeking a high-traffic, commercial hub.

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 and to see the property!

OFFERING SUMMARY

Sale Price:	\$410,000
Building Size:	4,560 SF (Approximately 3,060 SF Main and 1,500 SF Upper)
Lot Size:	0.20 Acres
Traffic Counts:	25,000+ Vehicles Per Day (Highway 61 / Vermillion Street)
2026 Real Estate Taxes	\$ 6,138

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,158	9,471	12,542
Total Population	8,002	23,060	31,037
Average HH Income	\$110,017	\$110,556	\$115,962

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CHAD HEER

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KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

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Sale Price

\$410,000

PROPERTY INFORMATION

Property Type Retail
Property Subtype Free Standing Building
Zoning C-3
155.30 C-3 Community Regional Commerce
Hastings City Planner Justin Fortney
651-480-2381
JFortney@hastingsmn.gov
Lot Size 0.20 Acres
Property ID 198170005050
Traffic Counts Over 25,000 Vehicles Per Day on Highway 61 (Vermillion St)
Building Improvements (Ask for full list) Complete Demo of Main & Upper Levels
Drain Title, Gutters, Downspouts & Grading
New Roof
Sewer Lining
Asphalt, Sidewalks Repair
New Glass / Windows

LOCATION INFORMATION

Building Name Vermillion Street Mixed-Use Retail Bldg
Street Address 2324 Vermillion Street
City, State, Zip Hastings, MN 55033
County Dakota

BUILDING INFORMATION

Building Size 4,560 SF
Number of Floors 2
Year Built 1960
Year Last Renovated 2025
Number of Buildings 1
Foundation Size Approximately 3,060 SF
Dock Doors One (Upper Level)

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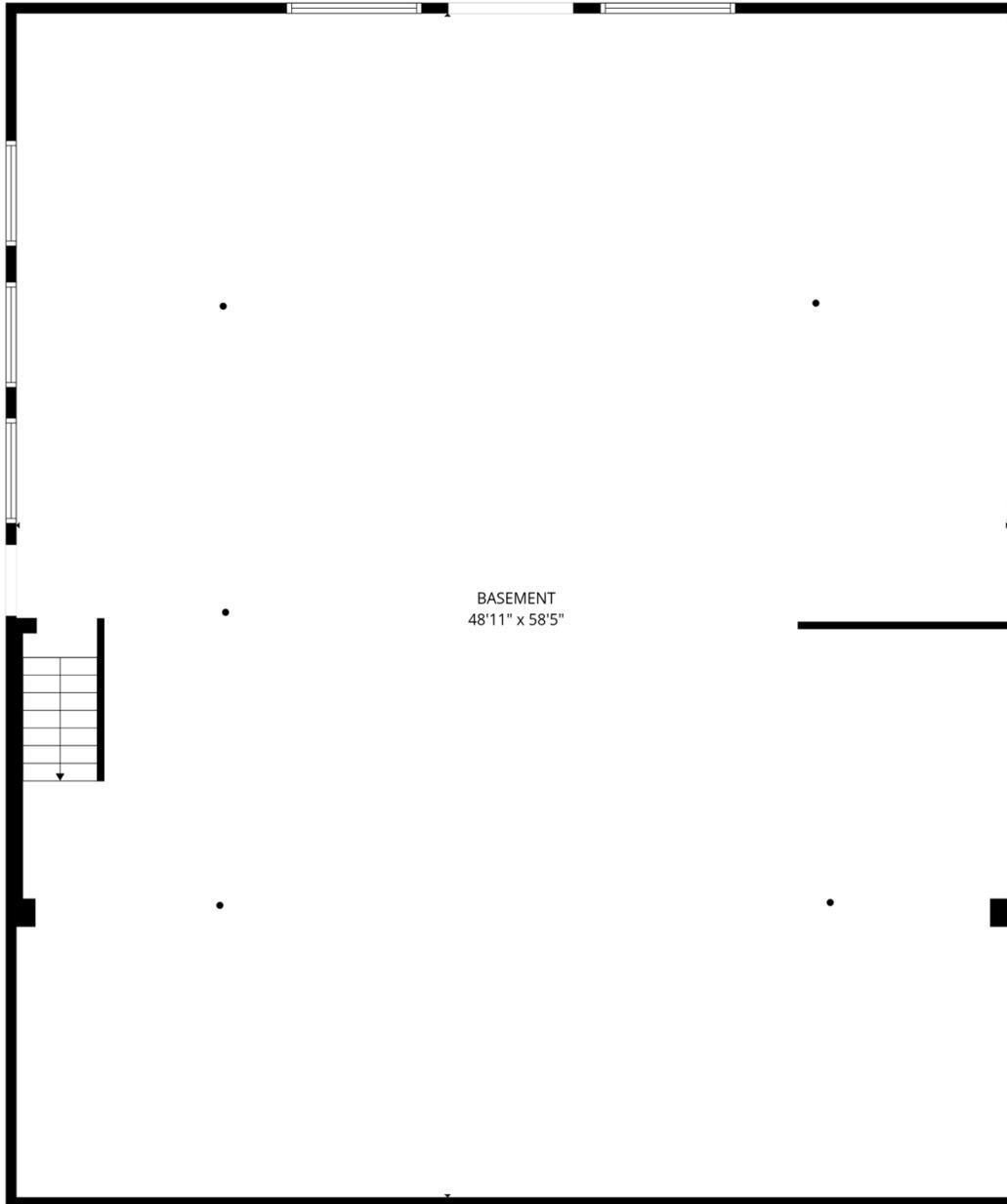
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MAIN FLOOR | FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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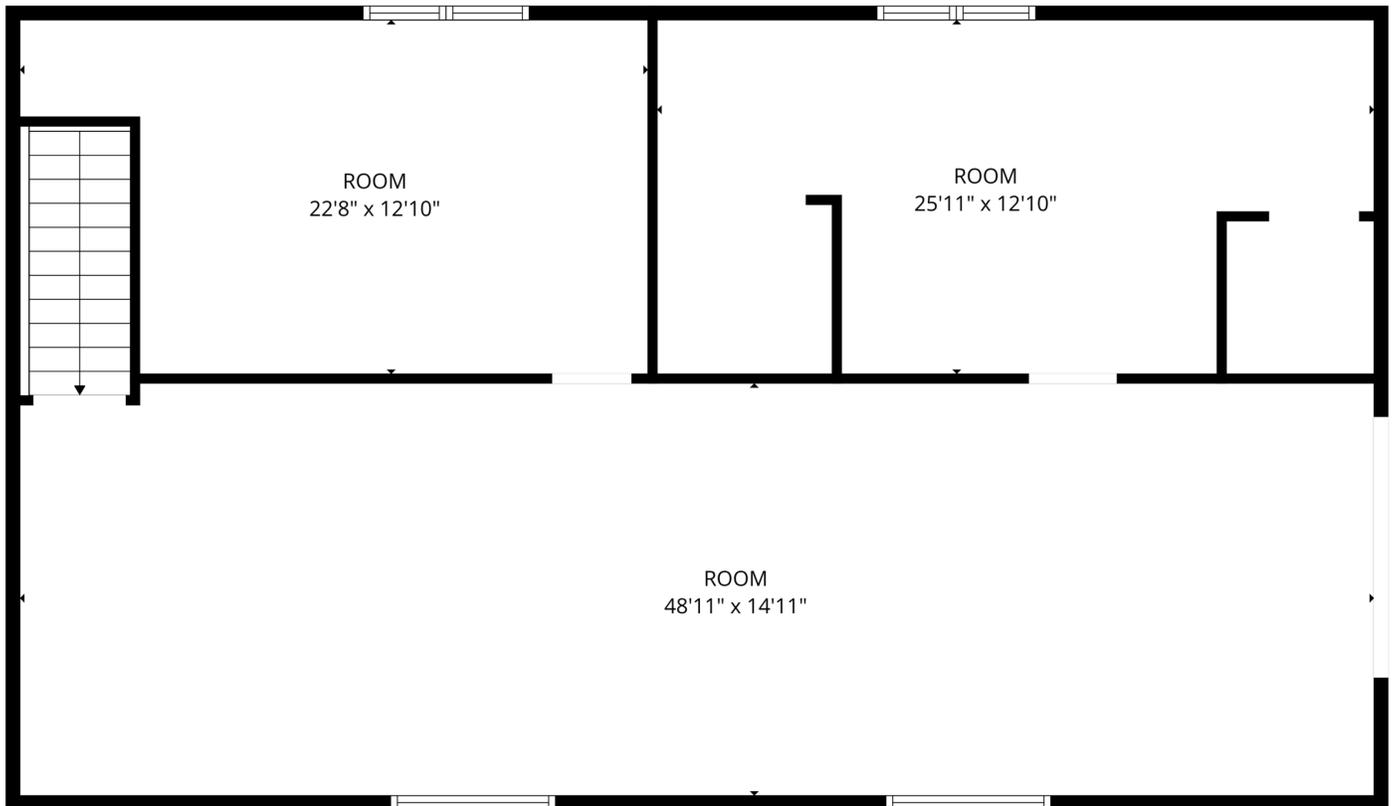
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SECOND FLOOR | FLOOR PLAN

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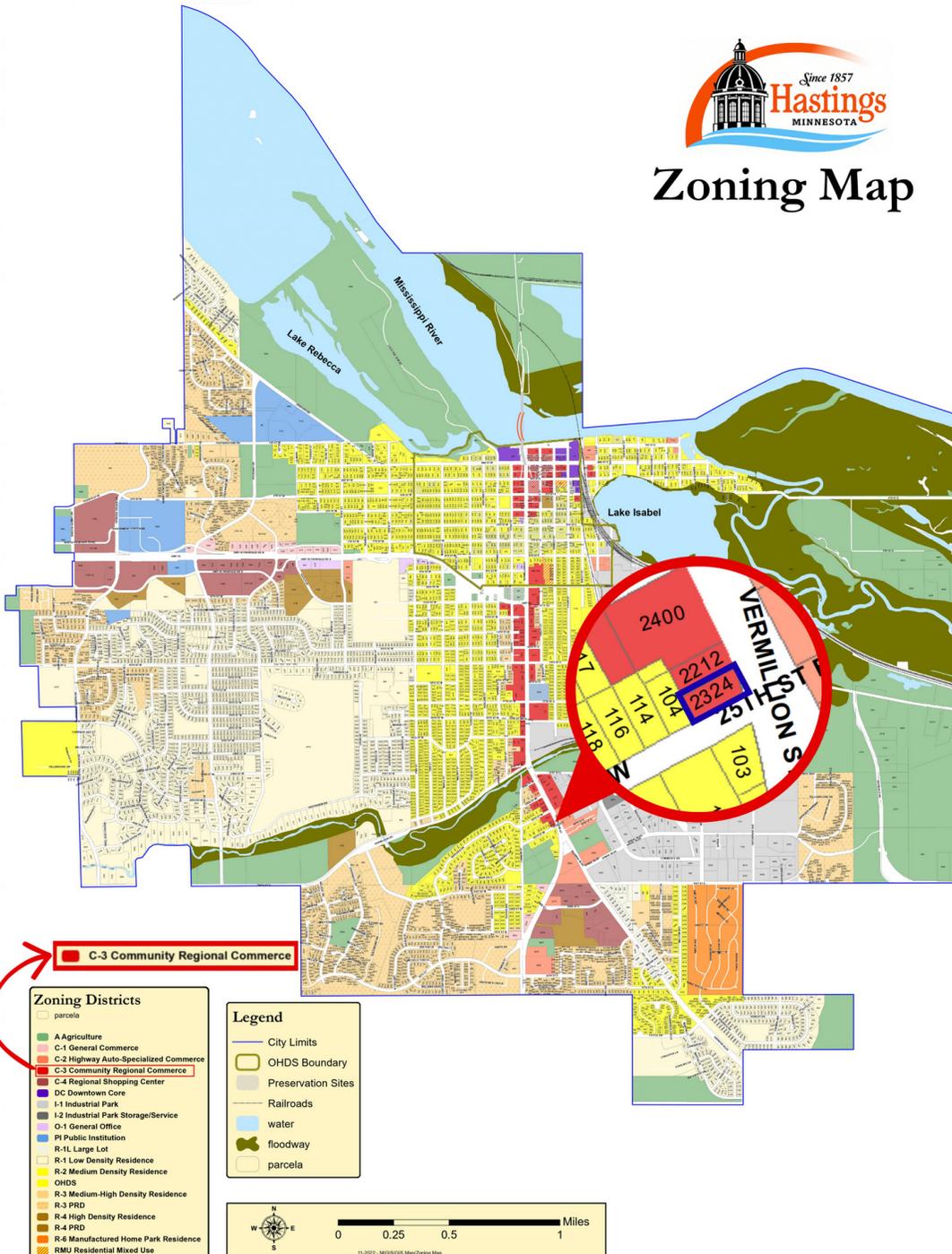
RETAIL FOR SALE

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Zoning Map



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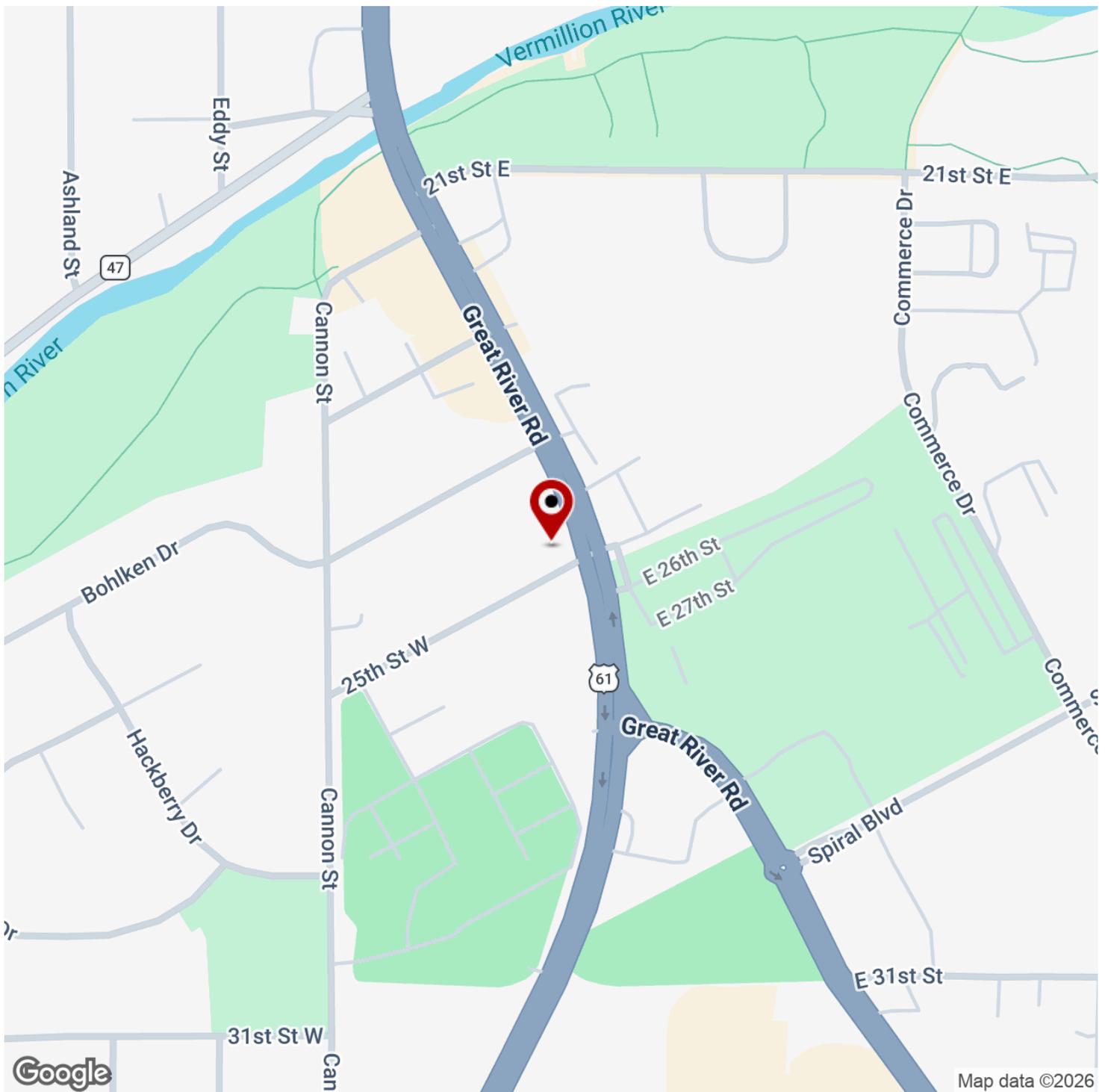
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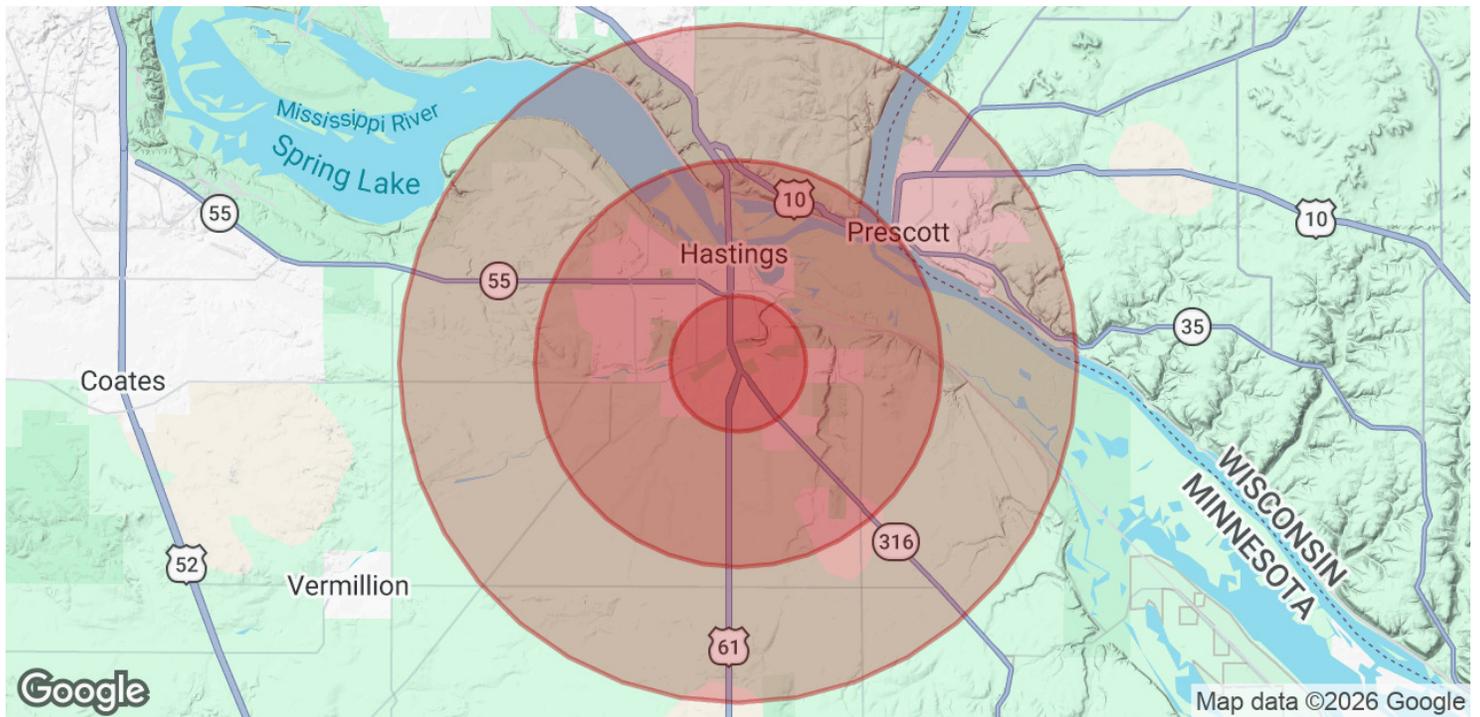
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,002	23,060	31,037
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,158	9,471	12,542
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$110,017	\$110,556	\$115,962
Average House Value	\$311,079	\$332,402	\$355,359

Demographics data derived from AlphaMap

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