



## OFFICE SPACE FOR LEASE

101 2nd Ave NW, Staples, MN 56479

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

101 2nd Ave NW, Staples, MN 56479

# Table of Contents

## Page

3-4	Features
5	Floor Plan
6-7	Photos
8	Aerial Photo
9	Section Aerial
10	Section Map
11	Zoning Map
12	Traffic Counts
13	Location Map
14	Demographics
15	History
16	Thank You
17	Agency Disclosure
18	Contact

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)



101 2nd Ave NW, Staples, MN 56479

# Features

## Affordable Office Space.

Excellent opportunity to lease turn-key office space in the heart of Downtown Staples. Ideal corner location just off of US10, perfect for your office-service or retail business. Enjoy easy access and high traffic counts while being conveniently located within walking distance of the other downtown businesses as well as the Staples Schools.



<b>Address:</b>	101 2nd Ave NW, Staples, MN 56479
<b>Directions:</b>	From US 10 and Hwy 210 S (6th Street SE) intersection in Staples - West 0.4 miles on US 10 - North on 1st Street NE - Property is the NW corner of 1st Street NE and 2nd Ave NW
<b>Lot Size:</b>	0.48 Acres (21,000 sq. ft.)
<b>Lot Dimensions:</b>	150' x 140'
<b>Frontage:</b>	150' on 2nd Ave NW and 140' on 1st Street NE
<b>Building Size:</b>	2,000 sq. ft. Total
<b>Front Office:</b>	800 sq. ft. <b>AVAILABLE</b>
<b>Back Office:</b>	1,200 sq. ft. (Occupied)
<b>Available Space:</b>	
<b>Front Office:</b>	800 sq. ft.
<b>Lease Rate:</b>	\$850/ Month Gross (Includes All Utilities Except Phone & Internet)

*Continued on next page.*

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

101 2nd Ave NW, Staples, MN 56479

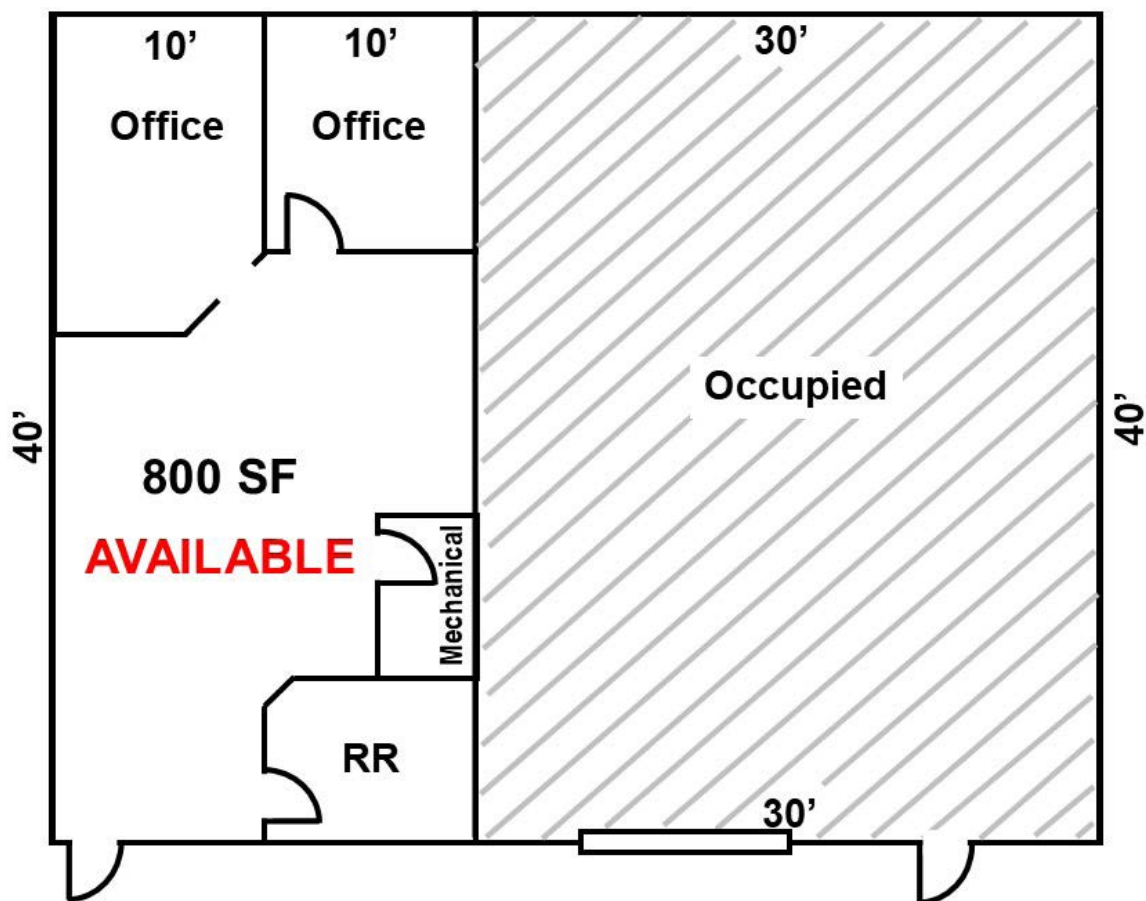
# Features

<b>Water &amp; Sewer:</b>	City
<b>Heating:</b>	Natural Gas Forced Air
<b>Cooling:</b>	None
<b>Electric:</b>	200 Amp, Single Phase
<b>Lighting:</b>	Varies
<b>Construction:</b>	Wood Frame
<b>Foundation:</b>	Concrete
<b>Exterior:</b>	Cultured Stone, Cement Board & Steel
<b>Roof:</b>	Steel
<b>Ceiling Height:</b>	9'
<b>Bathrooms:</b>	1
<b>Parking:</b>	20+ Paved Parking Spaces
<b>Zoning:</b>	B-1 Business District
<b>PID#:</b>	38-0006800
<b>Legal Description:</b>	Part of SE4 SE4 desc as: comm at pt 50 ft W of SW cor of Lot 1 Blk 2 in Original Town of Staples thence W 150 ft N 140 ft E 150 ft S 140 ft to beg
<b>Neighboring Businesses:</b>	Nearby businesses include Family Dollar, Love Hotels, The Spot Cafe, Region Five, BB's Sports Bar & Grill, Nyhus Chevrolet, Clark Station, Staples Bakery, Mid Central National Bank, Burger King, Ace Hardware, Beck's Burger Co, Monte Azul Mexican Restaurant, plus numerous others.

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

101 2nd Ave NW, Staples, MN 56479

# Floor Plan



*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)



101 2nd Ave NW, Staples, MN 56479

# Photos



Subject Building



Open Work Space



Open Work Space



Open Work Space



Office



Office

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

101 2nd Ave NW, Staples, MN 56479

# Photos



Office



Restroom

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)



101 2nd Ave NW, Staples, MN 56479

# Aerial Photo



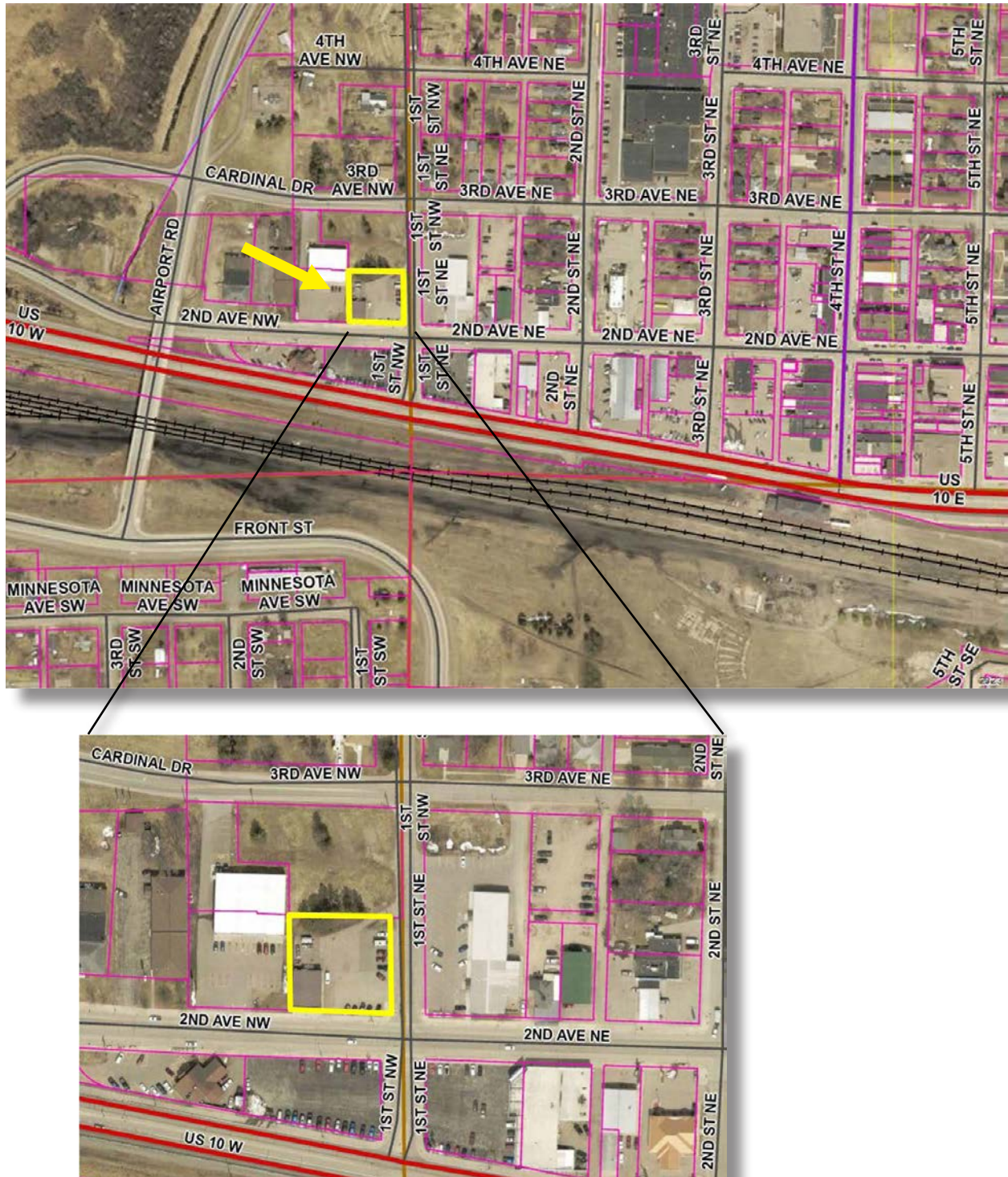
Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)



101 2nd Ave NW, Staples, MN 56479

# Section Aerial



Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)



**CLOSE CONVERSE**  
Commercial Real Estate | Business Brokerage



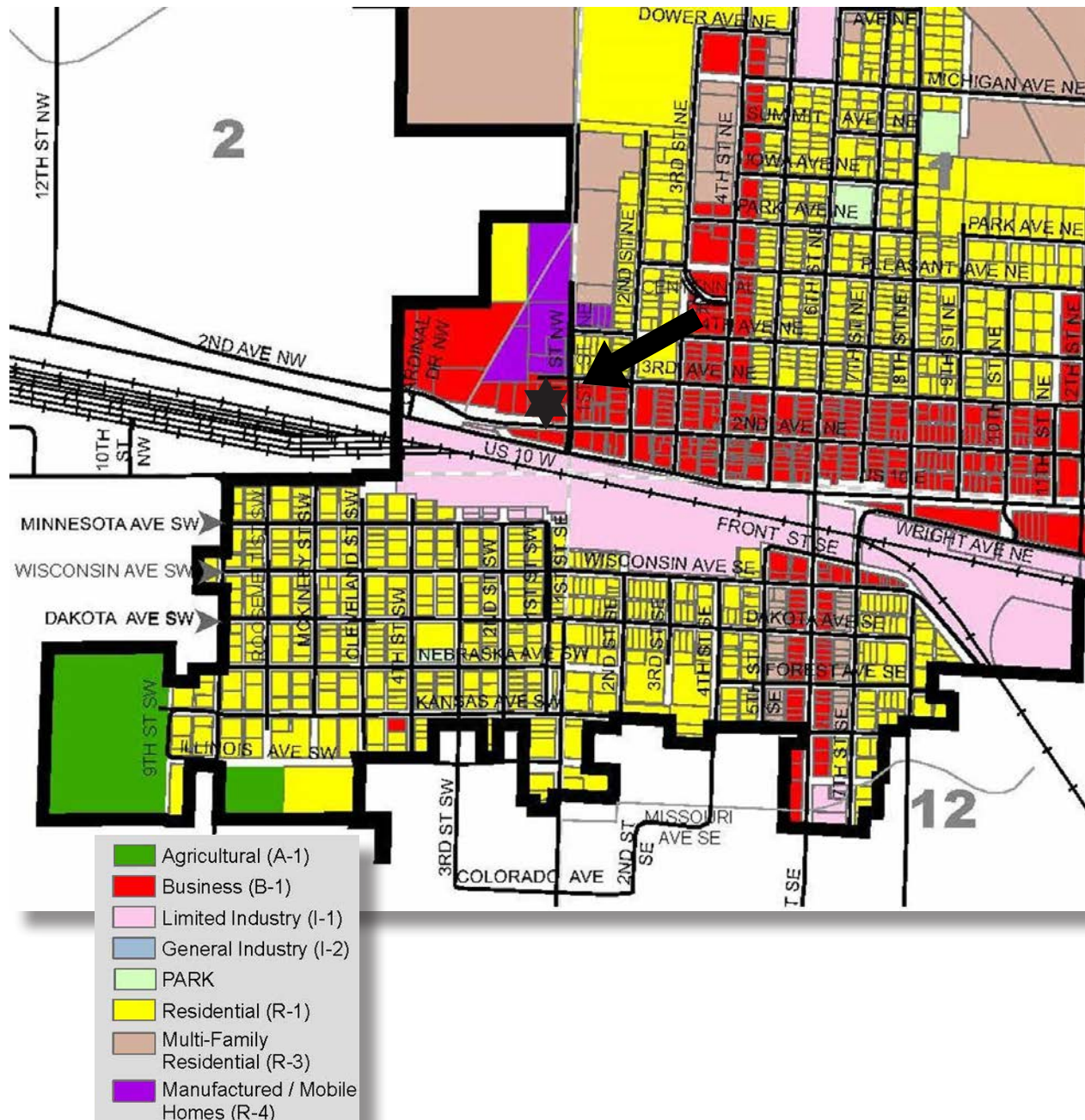




101 2nd Ave NW, Staples, MN 56479

# Zoning Map

## B-1 Business



Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.



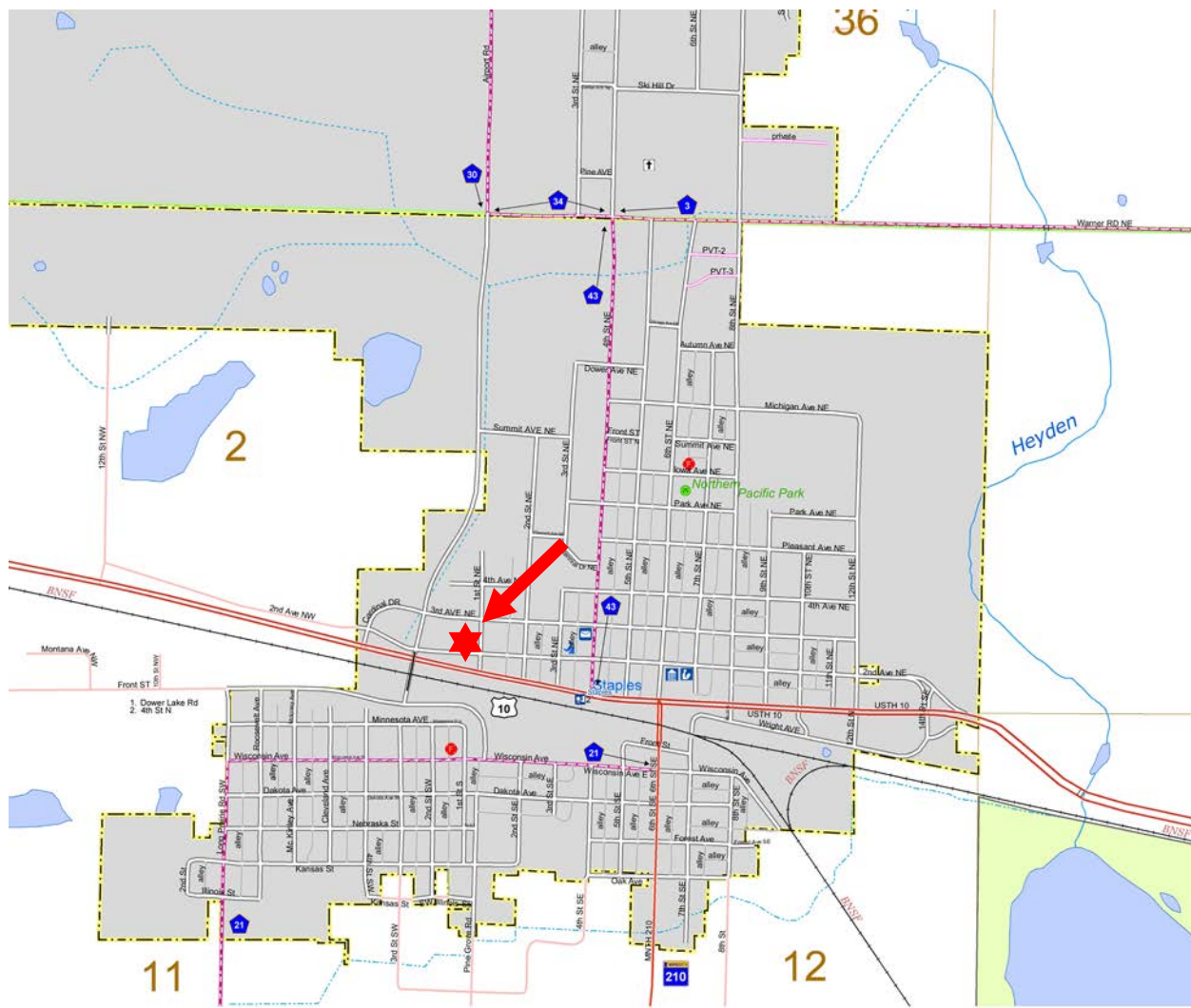
**CLOSE CONVERSE**  
Commercial Real Estate | Business Brokerage





101 2nd Ave NW, Staples, MN 56479

# Location Map



*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

# Demographics

## Figures from STDB, CCIM

<b>2024 Population:</b>	Staples	5,607
	Todd County	25,587
	Wadena County	14,291
<b>Projected Population Growth Change 2024-2029:</b>	Staples	0.58%
	Todd County	0.15%
	Wadena County	0.23%
<b>Households in 2024:</b>	Staples	2,326
	Todd County	10,012
	Wadena County	5,911
<b>2024 Median Household Income:</b>	Staples	\$57,162
	Todd County	\$69,520
	Wadena County	\$60,233

## Stats from DiscoverStaplesMN.org

<b>Largest Employers in Staples:</b>	Lakewood Health System
	Sourcewell
	3M
	Stern Rubber Company
<b>Area Attractions:</b>	Crow Wing River
	Central MN Barn Quilt Trail
	Central Lakes College
	Community Center
	Dower Lake Recreation Area
	Living Legacy Gardens
	Old Wadena Park
	Staples Historic Depot
<b>Dining &amp; Drinks:</b>	The Vintage of Staples
	Wahoo Valley
	Tower Pizza
	Timbers Restaurant & Event Center
	Subway
	Stomping Grounds
	Staples Bakery
	Spot Cafe
	Los Corrales Mexican Grill
	Local Legends
	Lefty's Bar & Grill
	Dairy Queen Grill & Chill
	Casey's
	Burger King
	Beck's Burger Co.
	B&B Sports Bar & Grill
<b>Places to Stay:</b>	Timberlake Hotel
	America's Best Value Inn
	Down Lake Campground
	Carmel Apple Orchard Inn
	Landmark Inn

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*



101 2nd Ave NW, Staples, MN 56479

DiscoverStaplesMN.org

# History of Staples

## The 1920s



The 1920s started out with a spring flood that inundated all the basements on the north side. The American Legion Auxiliary was organized, 60 charter members. The infamous RR strike started in 1922. By the time it was over there had been 1 murder and countless fights. The ill feelings toward the "scabs" would continue for decades.

## The 1930s



The 1930s brought with it "The Great Depression." There was no work for the men anywhere so they stayed in Staples. Governor Christianson was on hand to celebrate the formal opening of the new city hall. On July 15, 1931, the bank was robbed. The crooks made off with over \$14,000.00.

## The 1940s



The 1940s brought with it war preparations. The US 6th Army came to train in the areas northwest of Lake Shamaineau and Fawn Lake. President Franklin Roosevelt came through Staples in 1942. The Staples crews included engineers EH Barrett and John Larson, and firefighters Frank Clauson and George Sather. Ensign George Voorhis was the first casualty of WWII.

## The 1950s



The decade of the 1950s was one of postwar prosperity and small-town innocence for Staples. At its beginning, the war in Korea employed the service and sacrifice of many local young men. The Northern Pacific Railroad was at its peak as a division point in Staples, but that would eventually change as the railroads changed from steam power to diesel and rid themselves of passenger service.

## The 1960s



The 1960s was a decade of change in Staples. The recently formed Staples Development Corporation succeeded in bringing a number of new industries to the town to replace a declining railroad presence. Infrastructure improved with a new water tower and the introduction of service for natural gas, cable TV and dial telephones. The USPS introduced the

## The 1970s



The 1970s continued the trend of development and expansion in Staples in both the public and private sectors as the influence of the railroad continued to decline. New public projects included the "Irrigation Farm", the "High Rise" housing project, The Community Center, a new fire hall, new United District Hospital and Nursing Home.

## The 1980s



The 1980's was a decade of dominance for the Staples High School athletic and extra-curricular programs. The Cardinals captured 11 State Championship team titles and 17 individual titles. The Staples Technical School relocated and the High School moved into that space, resulting in the demolition of the 1919 portion of the school building.

## The 1990s



The former Staples and Motley School Districts consolidated forming the Staples-Motley School District. Central Lakes College constructed a new West Campus Heavy Equipment facility. Lakewood Health System expanded its clinic to include dialysis services. The late 90's saw the start of a "housing boom" with 15 new homes and 60 apartment units constructed.

## The 2000s



Lakewood Health System built a new Hospital/Clinic facility. The Highway 10 realignment was completed. Minnesota's longest fishing pier was reconstructed at Dover Lake and planning and design was commenced on the Railroad Overpass project. This decade also saw 64 houses and 44 multi-family units constructed. Well over \$50 million of investment was made in our community!

## The 2010s



The new City Hall and Library building was constructed and the "Old Highway 10" has been reconstructed, beautifying our downtown. Funding has been received for the North/South Corridor with Railroad Overpass Project which will be constructed in 2012.

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

**101 2nd Ave NW, Staples, MN 56479**

# 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.

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)



# 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  
3. consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below. This  
4. is not a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**  
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time  
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive  
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see  
8. 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.**  
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**  
11. **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,  
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to  
16. the Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer  
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and  
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to  
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the  
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any  
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph  
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel  
23. 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  
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,  
26. 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  
27. Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts  
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect  
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)  
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or  
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him  
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)).  
33. In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or  
34. salesperson.

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

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary  
45. duties described below.<sup>(4)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.  
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the  
47. 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  
52. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual  
53. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**  
54. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**  
55. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of  
56. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in  
57. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/  
58. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson  
59. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or  
60. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented  
61. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's  
62. Broker (see paragraph III on page one (1)).

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

65. <sup>(2)</sup> 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  
69. which might reasonably affect the client(s)' use and enjoyment of the property.  
70. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific  
71. information (such as disclosure of material facts to Buyers).  
72. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.  
73. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

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

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

MN-AGCYDISC-2 (8/14)

Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.

101 2nd Ave NW, Staples, MN 56479

# Contact

## Office Location

521 Charles Street  
Suite 201  
Brainerd, MN 56401

## Mailing Address

PO Box 327  
Brainerd, MN 56401

## Phone

218-828-3334

## Fax

218-828-4330

## Website

[www.CloseConverse.com](http://www.CloseConverse.com)

## Agents

Tim Miller, CCIM

C: 218-838-8772

[tim@closeconverse.com](mailto:tim@closeconverse.com)

Nate Grotzke, CCIM

C: 218-838-1000

[nate@closeconverse.com](mailto:nate@closeconverse.com)

Chris Close, CCIM

C: 218-831-7510

[chris@closeconverse.com](mailto:chris@closeconverse.com)

*Close Converse: The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Close Converse guarantees the accuracy of such information. No part of this information may be reproduced, adapted, or transmitted without the prior written consent of Close Converse.*

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)