

HWY 7 COMMERCIAL PROPERTY

1135 W. Highway 7, Hutchinson, MN 55350



OFFERING SUMMARY

SALE PRICE:	\$790,000
LOT SIZE:	2.03 Acres
YEAR BUILT:	2006
BUILDING SIZE:	Total building size: 11,640 SF Finished SF: 5,805 SF Unfinished SF: 5,835 SF
ZONING:	C-4 Zoning
PRICE / SF:	\$71/SF

PROPERTY OVERVIEW

Commercial Office, Warehouse Building with superior highway visibility and easy access to Hwy 7 along major traffic route and near major intersections. Located 1 hour from western metro of the Twin Cities and St. Cloud in a growing market area. Commercial C-4 zoning allows for a variety of retail, professional services and businesses.

PROPERTY HIGHLIGHTS

- Building is 5,805 finished SF, foundation is 11,640 SF on 2.03 acres
- 50% office (approx. 5805 SF) w/ high end finishes, 50% warehouse (approx. 5835 SF)
- 16 offices/rooms with 9 foot ceilings
- Well constructed, flexible build out with non-load bearing interior walls
- Training kitchen, training, conference, and showroom areas
- Warehouse has two 14' x 16' and one 14' x 20' wide DI doors
- 16' Warehouse height (measured to joist)
- Reinforced concrete flooring, perimeter asphalt surrounding
- 440 volt, 3 phase power
- Potential expansion capability on the parcel for additional parking or building

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PROPERTY DETAILS 1135 W. Hwy 7, Hutchinson, MN 55350

Property Description: Commercial 50% Office 50% Warehouse property with 11 private offices, 5 additional utility rooms, training kitchen, training/conference/showroom areas, 3 drive in doors and 16' height warehouse (Office 5805 SF, Warehouse 5835 SF)

Property ID: PID-R23.036.1000, Sec-36 Twp-117

Zoned: C-4 Commercial Zoning

Zoning Permitted & Conditional Permitted Uses may include: **Permitted Uses Include:** Catering businesses; Convenience grocery stores; Cultural facilities, Game and amusement arcades; Hotels and motels; Motor vehicle sales and service establishments; Post offices and other public service operations; Restaurants, Taverns; Theaters; Trade and business schools, technical colleges, vocational schools, universities; Hospitals; Crisis shelters; Car washes; Pawnbroker establishments; Massage service establishments; and Offices; business and professional.
Conditional Uses Include: Permitted uses listed in the C-2 District, but not including used car, farm machinery, marine or manufactured home sales; Commercial parking structures; Churches and houses of worship and related facilities; Storage units; Tattoo establishments; Towing company offices with fenced impound lots, subject to providing a completely fenced and screened enclosure. Fences must be a minimum of six feet high and constructed of wood or equivalent materials; Dog daycare; Brew pubs; Tap rooms; and Micro-distillery cocktail rooms.

Property Taxes: \$19,140 (2018)

Year Built: 2006

Roof Type: Pitched, Metal, 2006

Water / Sewer: City water and sewer

Utilities: City of Hutchinson- water, wastewater, garbage storm water services
Hutchinson Utilities- gas and electric

Helpful Contacts: City Administrator: Matt Jaunich, 320-234-5650, mjaunich@ci.hutchinson.mn.us
Bldg Planning, Zoning- Dan Jochum, 320-234-4258
Economic Development-Miles Seppelt- 320-234-4223, mseppelt@ci.hutchinson.mn.us
Hutchinson Chamber of Commerce- Mary Hodson, President, 320-234-0785, mary@explorehutchinson.com

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OFFICE FOR SALE

HWY 7 COMMERCIAL PROPERTY

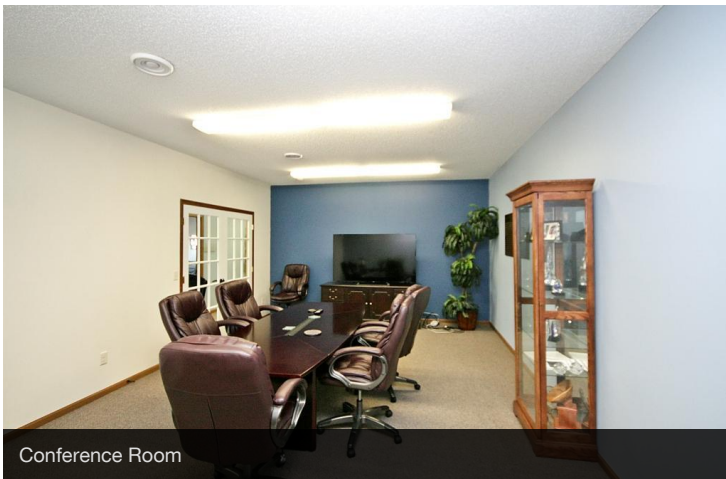
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Front view



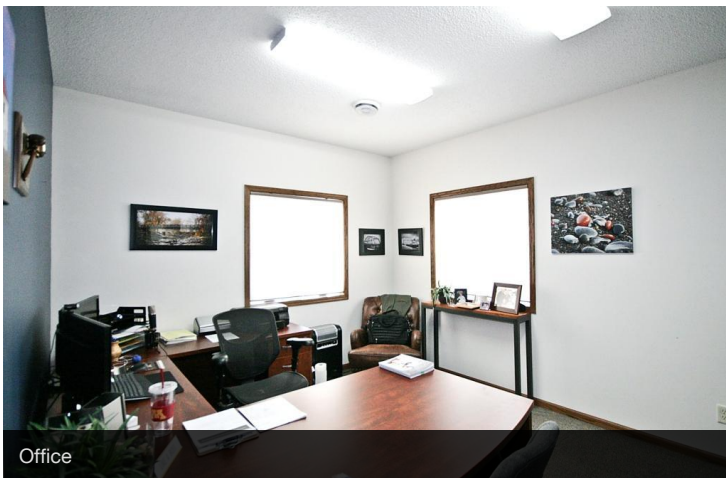
Aerial of Highway Frontage



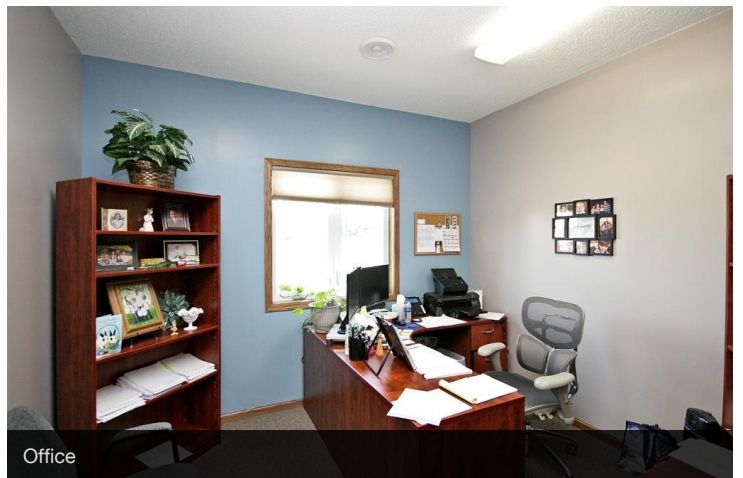
Conference Room



Office



Office



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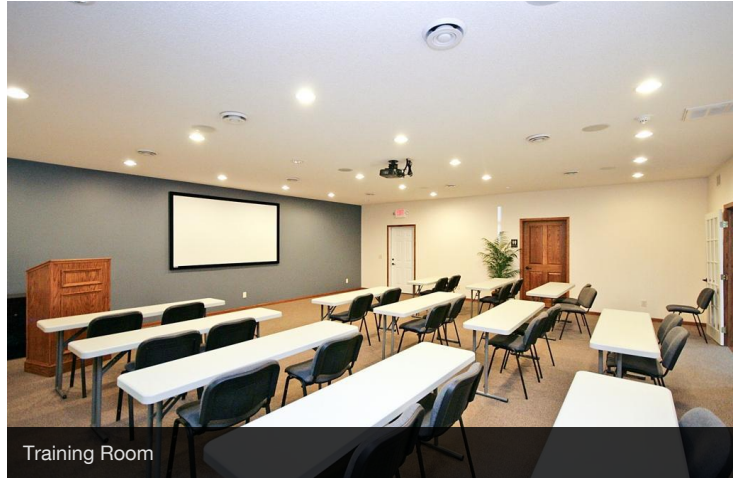
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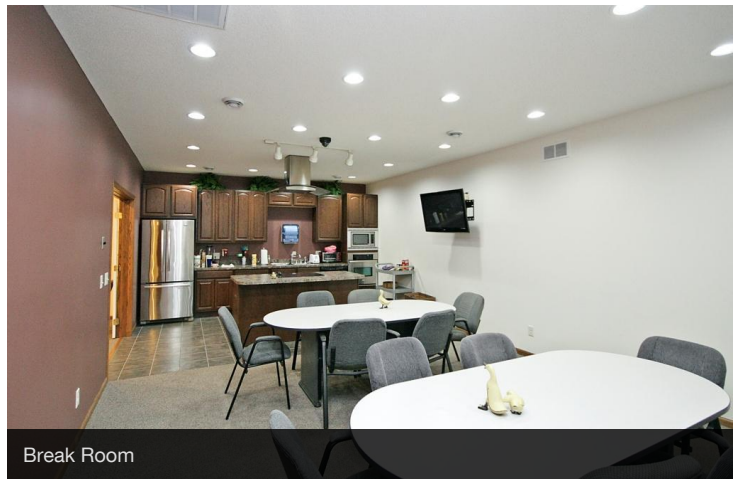
Reception



Training Room



Kitchen



Break Room



Front view of Warehouse



Back view of Warehouse

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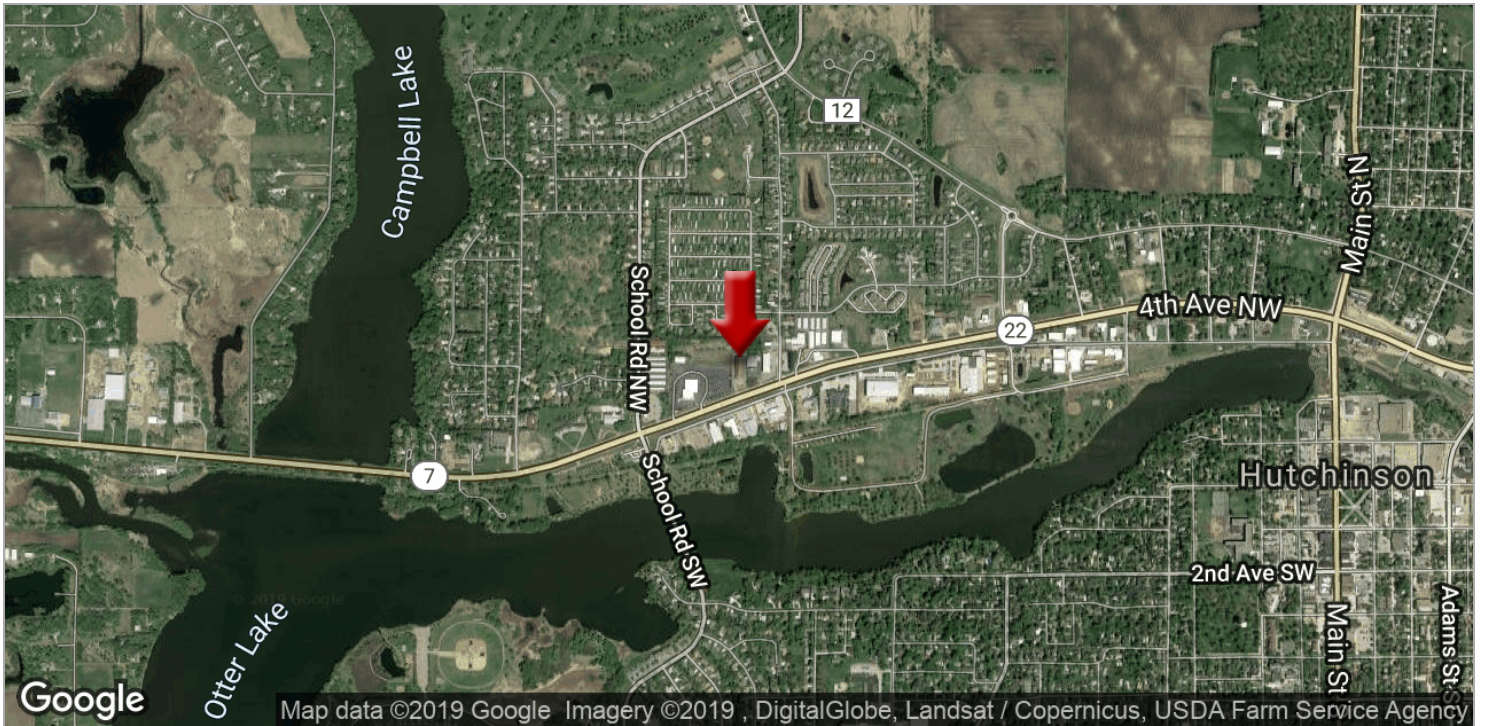


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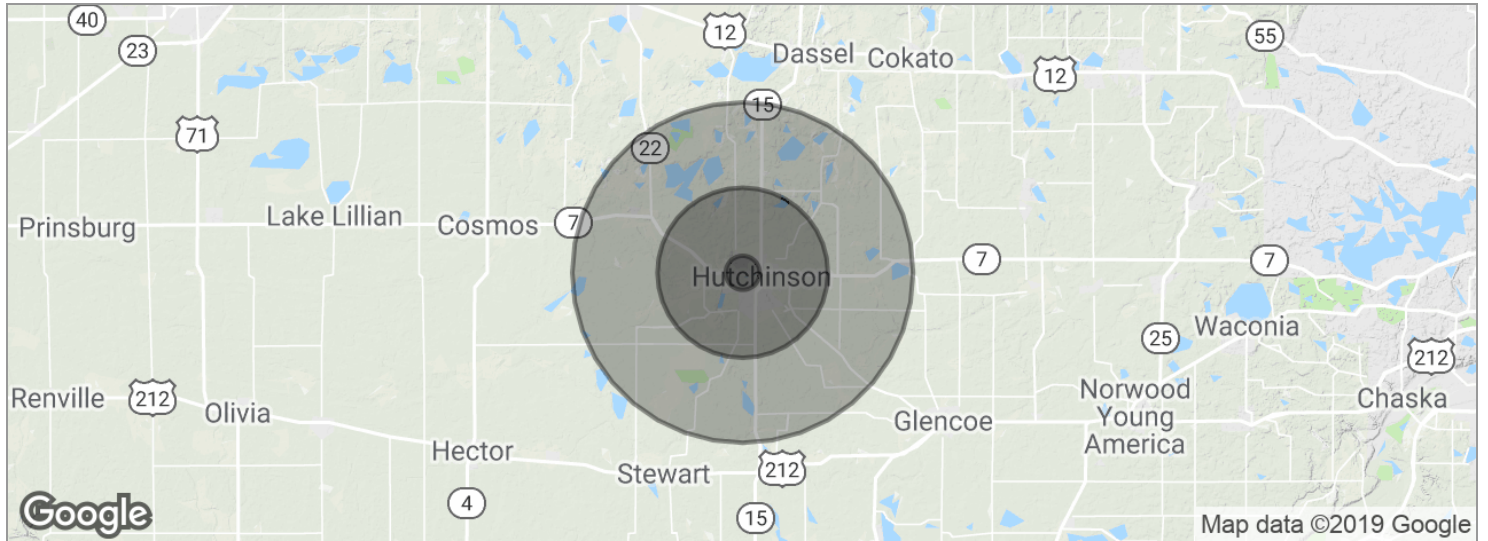


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	114	2,864	10,451
Median age	44.5	44.3	43.3
Median age (male)	44.0	43.8	42.8
Median age (Female)	45.4	45.2	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	39	994	3,770
# of persons per HH	2.9	2.9	2.8
Average HH income	\$80,684	\$79,142	\$73,687
Average house value	\$287,342	\$282,686	\$258,807

** Demographic data derived from 2010 US Census*

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