



Buffalo Retreat Center

621 1st Ave S, Buffalo, MN 55313

\$4,350,000

For Sale

NAI Gateway
Commercial

An aerial photograph of a residential development, possibly a golf course or resort, featuring several buildings, parking lots, and green spaces. A red outline is drawn around the central part of the image, framing the title.

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EXECUTIVE SUMMARY



For Sale

\$4,350,000 | 7.53 Acres | 80,262 SF
Special Purpose Retreat Center

Offering Procedure

NAI Gateway Commercial is pleased to present a Special Purpose Property, comprising approximately ± 80,626 SF and situated on approximately 7.53 Acres of land. The property is priced at \$4,350,000.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Gateway Commercial may, in its sole discretion, amend or update (provided that NAI Gateway Commercial has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI Gateway Commercial as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:



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Michael Houge, CCIM, SIOR

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MN #86083

Tony Salerno

O: 314 994 2322
tsalerno@naidesco.com

Distribution of Offering Materials and Review Period:

All due diligence materials that will be provided will be made available by contacting the brokerage team and execution of a Confidentiality Agreement.

Tour Dates:

Private tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience, by sending an email to Amelia Larson at amelia@nailegacy.com.

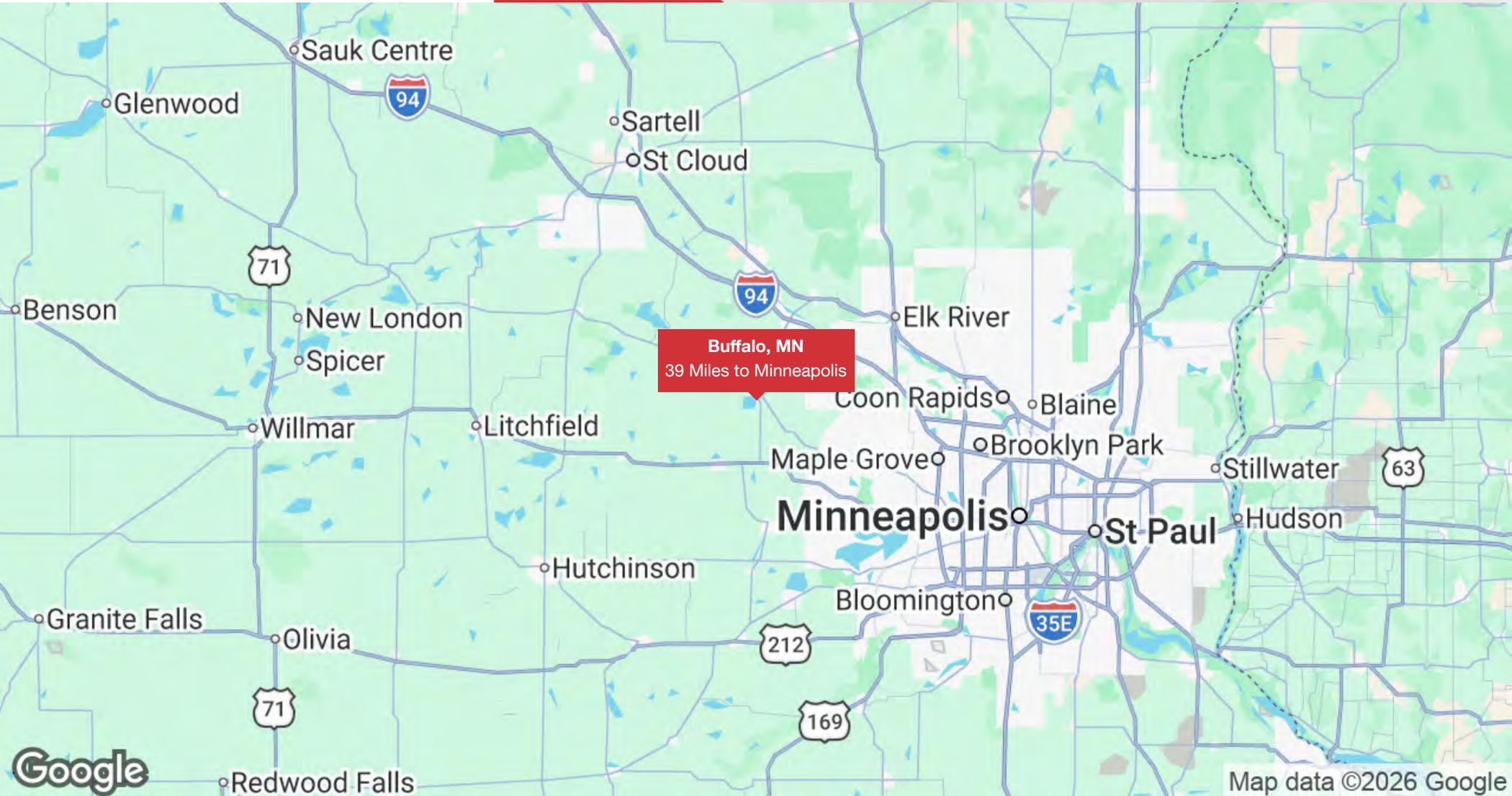


Property Highlights

- **Waterfront Property:** ± 980 Feet of Lakeshore
- **63 Modern Suites:** Located in the newest wing, these hotel-style retreat rooms each feature private and en-suite bathrooms
- **Diverse Gathering Spaces:** A range of meeting rooms and breakout areas designed to accommodate groups from intimate gatherings of 10 up to 130 people, including the grand DeMazenod Hall and the scenic Blue Room.
- **Commercial Kitchen:** Multiple dedicated dining areas with a total capacity of 130+, supported by professional-grade infrastructure.
- **Private Residence:** Includes separate living quarters featuring 6 bedrooms, a full kitchen, and a private living room, ideal for onsite staff, administration, or a caretaker's residence.
- Designed for immediate operational continuity, the property has undergone significant capital improvements, including a new roof and updated HVAC and electrical components.
- **Zoning:** R-1 and R-7, providing a flexible foundation for continued use as a retreat center or educational campus, as well as a creative residential, senior care, healthcare or resort redevelopment.
- **Potential Revenue:** The operation maintains active retreat contracts through December 31st, 2026, offering a turnkey transition with the significant upside for new ownership to extend existing bookings and secure future revenue.

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PROPERTY OVERVIEW

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Exterior Photos



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Sale Price

\$4,350,000

Property Information

Property Type	Special Purpose
Property Subtype	Educational / Religious Facility / Retreat Center
Zoning	R-1 & R-7
Lot Size	7.35 Acres
APN #	103025000040, 103025000030, 103025000020, 103025000010, 103500311203, 103025000431, 103025000432
Lot Frontage	980 ft
Lot Depth	450 ft
Waterfront	Yes, ± 980 feet of Lakeshore

Location Information

Building Name	Buffalo Retreat Center
Street Address	621 1st Ave S
City, State, Zip	Buffalo, MN 55313
County	Wright
Market	Northwest Metro
Cross-Streets	1st Ave S & 7th St S
Nearest Highway	MN Hwy 55

Building Information

Building Size	± 80,262 SF
Number of Floors	7
Residential Units	63 with on-suite restrooms
Year(s) Built	1921, 1955, 1968 & 1998
Condition	Very Good
Roof	2025

Parking & Transportation

Parking Type	Surface
Parking Ratio	1.35
Number of Parking Spaces	111 (104 Surface, 7 Garage Stalls)

Utilities & Amenities

Handicap Access	Yes
Elevators	2
HVAC & Electric	Contact Broker for More Information

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Residential Rooms



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Miscellaneous Spaces



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MARKET OVERVIEW

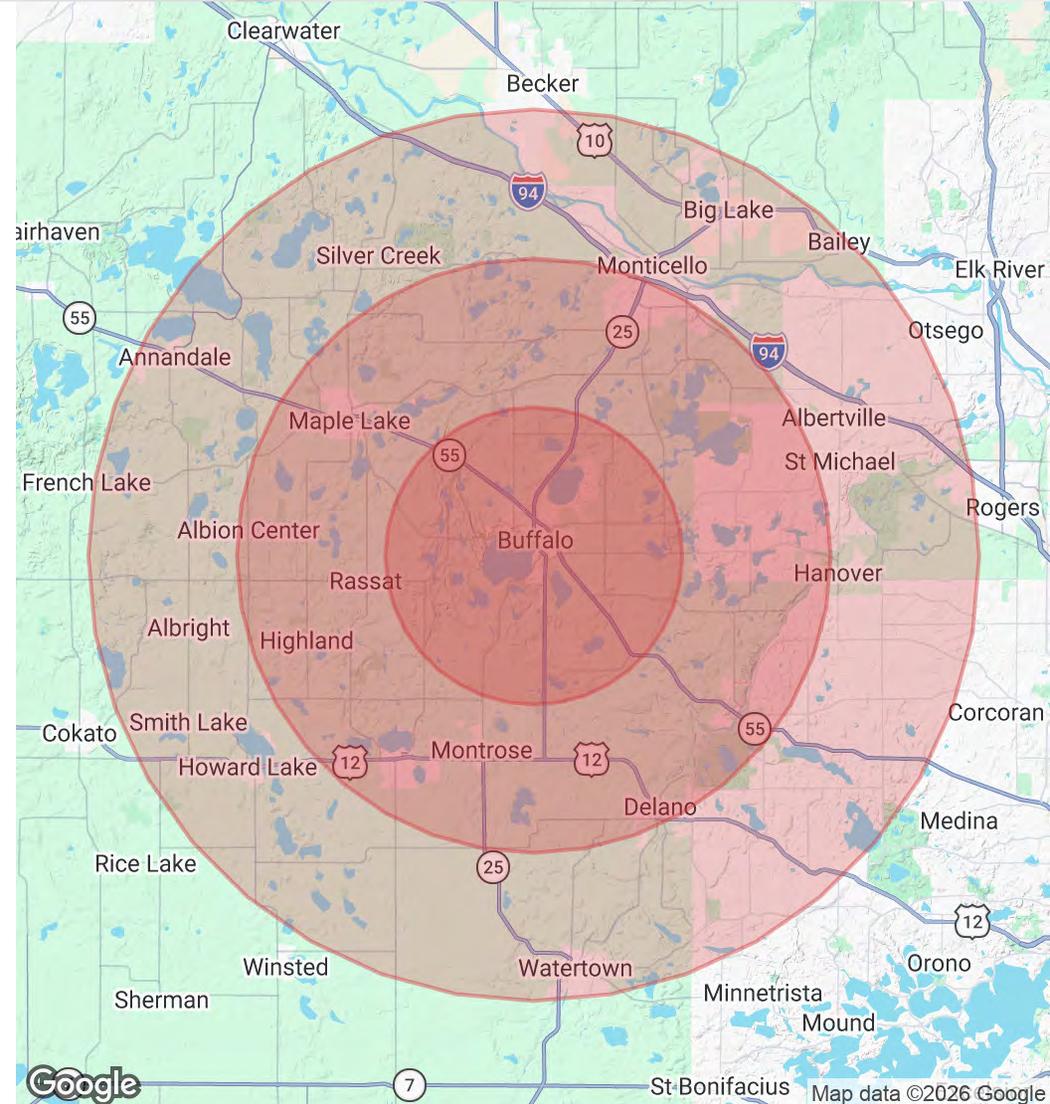
For Sale

\$4,350,000 | 7.53 Acres | 80,262 SF
Special Purpose Space

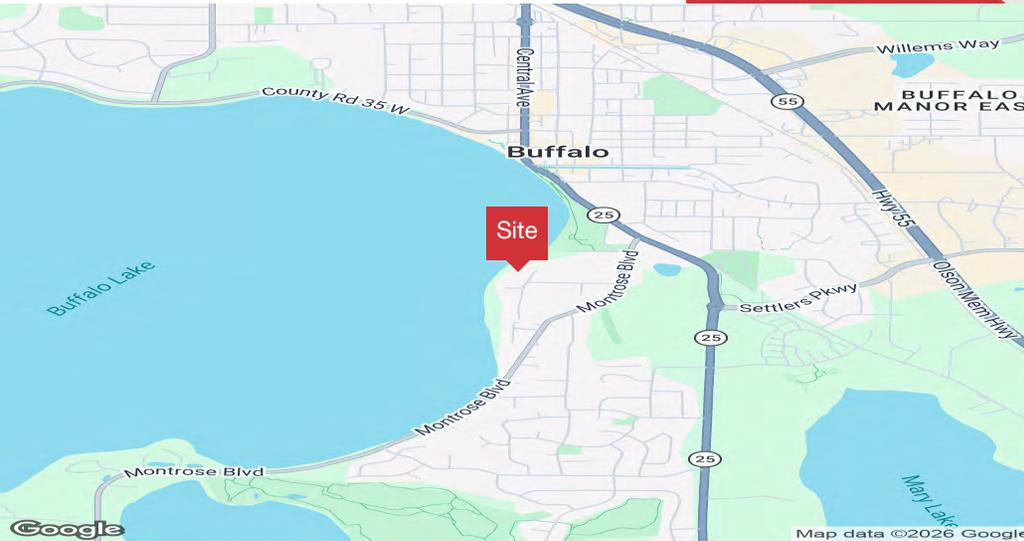
Population	5 Miles	10 Miles	15 Miles
Total Population	22,560	63,957	159,646
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	41	40	39

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	8,321	23,081	56,727
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$114,483	\$123,942	\$129,551
Average House Value	\$369,181	\$389,134	\$399,465

Demographics data derived from AlphaMap



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Location Description

Set against a tranquil waterfront backdrop, this property offers a unique "destination" feel while remaining firmly rooted in a high-demand market. Whether envisioned as an educational facility, spiritual sanctuary, a corporate training campus, or a high-end senior living conversion, this property stands as a cornerstone of the Northwest Metro.

Location Details

City	Buffalo, MN
Market	Minneapolis-St. Paul MSA
Sub Market	Northwest Metro
County	Wright
City Population	± 16,200
Wright County Major Industries	Manufacturing (15.5%), Health Care and Social Assistance (13.9%), Construction (11.6%)
Market Type	Medium
Nearest Highway	MN Hwy 55



Amelia Larson

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