



# COMMERCIAL BUILDING FOR SALE OR LEASE

212 River Street S, Pillager, MN 56473

**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)

212 River Street S, Pillager, MN 56473

# Table of Contents

## Page

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

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# Features

## Brand New Commercial Space.

Excellent opportunity to be the first owner or occupant in a brand new commercial building located in the heart of Downtown Pillager. This pristine space offers numerous amenities for your office-service or retail business, including high ceilings, new appliances, security and more. Enjoy easy access and high traffic counts while being conveniently located within walking distance of the other downtown businesses, the Pillager Schools and the new pickle-ball courts and ice skating rink!



<b>Address:</b>	212 River Street S, Pillager, MN 56473
<b>Directions:</b>	From Hwy 210 / River Street Intersection - South on River Street - Property is on the West, just after Cedar Ave
<b>Lot Size:</b>	7,000 sq. ft. (0.16 Acres)
<b>Lot Dimensions:</b>	50' x 140'
<b>Frontage:</b>	50' on River Street S
<b>Building Size:</b>	2,100 sq. ft.
<b>Purchase Price:</b>	\$529,500
<b>Lease Rate:</b>	\$13.00/sq. ft. Triple Net
<b>Est. Operating Expenses:</b>	\$4.50/sq. ft./Year
<b>2024 Real Estate Taxes:</b>	\$610
<b>Water &amp; Sewer:</b>	City

*Continued on next page.*

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**212 River Street S, Pillager, MN 56473**

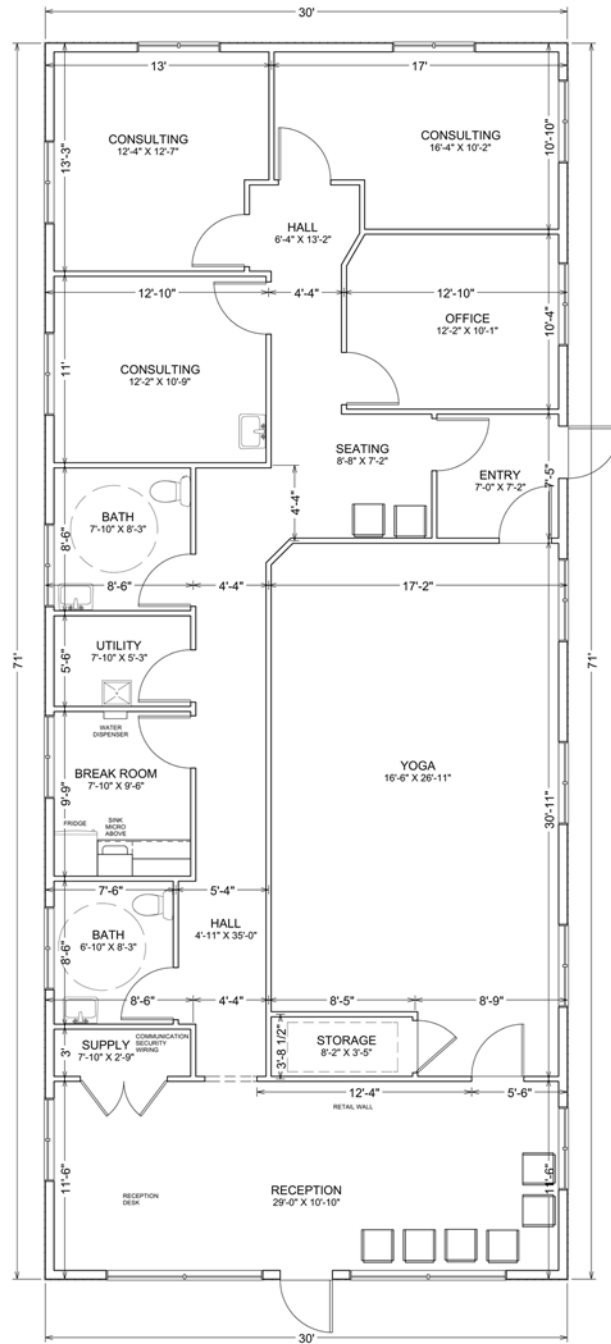
# Features

<b>Electric:</b>	200 Amp, Single Phase
<b>Lighting:</b>	Fluorescent
<b>Heating:</b>	Natural Gas Forced Air
<b>Cooling:</b>	Central Air - Electric Ground Unit
<b>Year Built:</b>	2024
<b>Construction:</b>	Wood Frame
<b>Insulation:</b>	Extra Interior Insulation for Heating/Cooling Efficiency and Quieter/More Private Work Environment
<b>Foundation:</b>	Concrete Block
<b>Roof:</b>	Asphalt Shingles
<b>Exterior:</b>	Hard Board Siding
<b>Ceiling Height:</b>	10'
<b>Security:</b>	Keypad Access on Side Door plus 24 Hour Lighting, 2 Interior Motion Detectors, Front & Rear External Cameras, plus Dusk to Dawn Light Under Front Awning
<b>Appliances:</b>	Newly Furnished (Refrigerator, Water Bottle Filler, Etc.)
<b>Windows:</b>	Upgraded Window Treatments - Top Down Bottom Up Blinds
<b>Flooring:</b>	Commercial Grade LVP Flooring
<b>Bathrooms:</b>	2
<b>Parking:</b>	5 Paved Spaces (Dedicated Rear Parking Lot) plus On-Street Parking
<b>PID#:</b>	93-337-0115
<b>Legal Description:</b>	Lots 5 & 6 Block 1 Petersons Addn
<b>Neighboring Businesses:</b>	Located in downtown Pillager, nearby businesses include Bjerga's Cafe, CTC, Pillager Car Wash, Cedarwood Floral, From Hair to There, Horizon Plumbing & Heating, KC's Saloon, USPS, Pine River State Bank, Manion Lumber & Truss, Pillager Auto Sales, Dollar General, plus numerous others.

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# Floor Plan



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# Photos



River Street Entrance



Side Entrance



Reception



Reception



Conference Room



Conference Room

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# Photos



Office



Office



Office



Office



Breakroom



Restroom

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# Photos



Water Bottle Filling Station



Side Entrance

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# Aerial Photo



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# Section Aerial



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# Section Map



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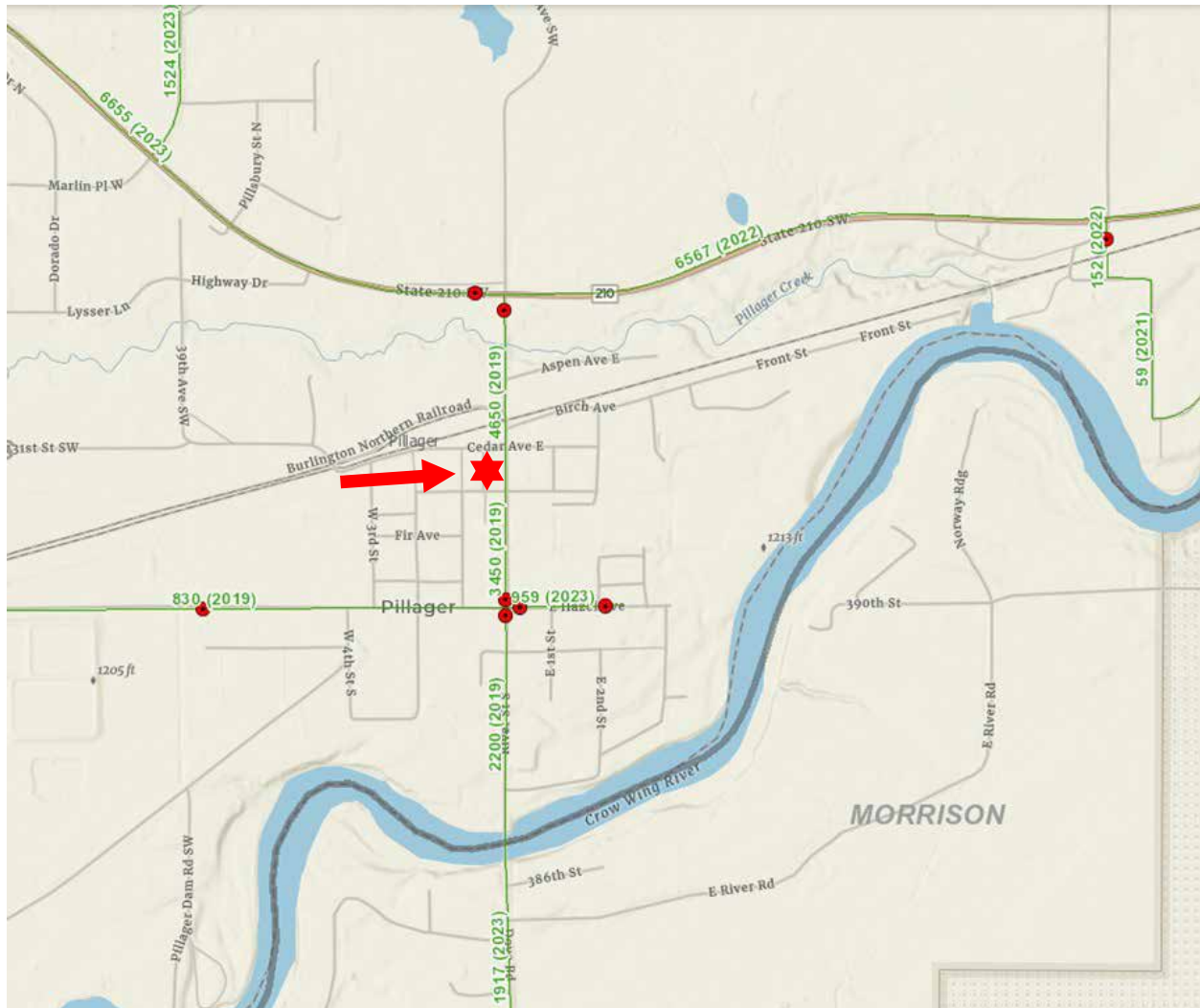
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Counts from MNDOT

# Traffic Counts

**Traffic Counts:** 3,450 (2019) - 4,650 (2019) on River Street S and 6,567 (2022) on Hwy 210

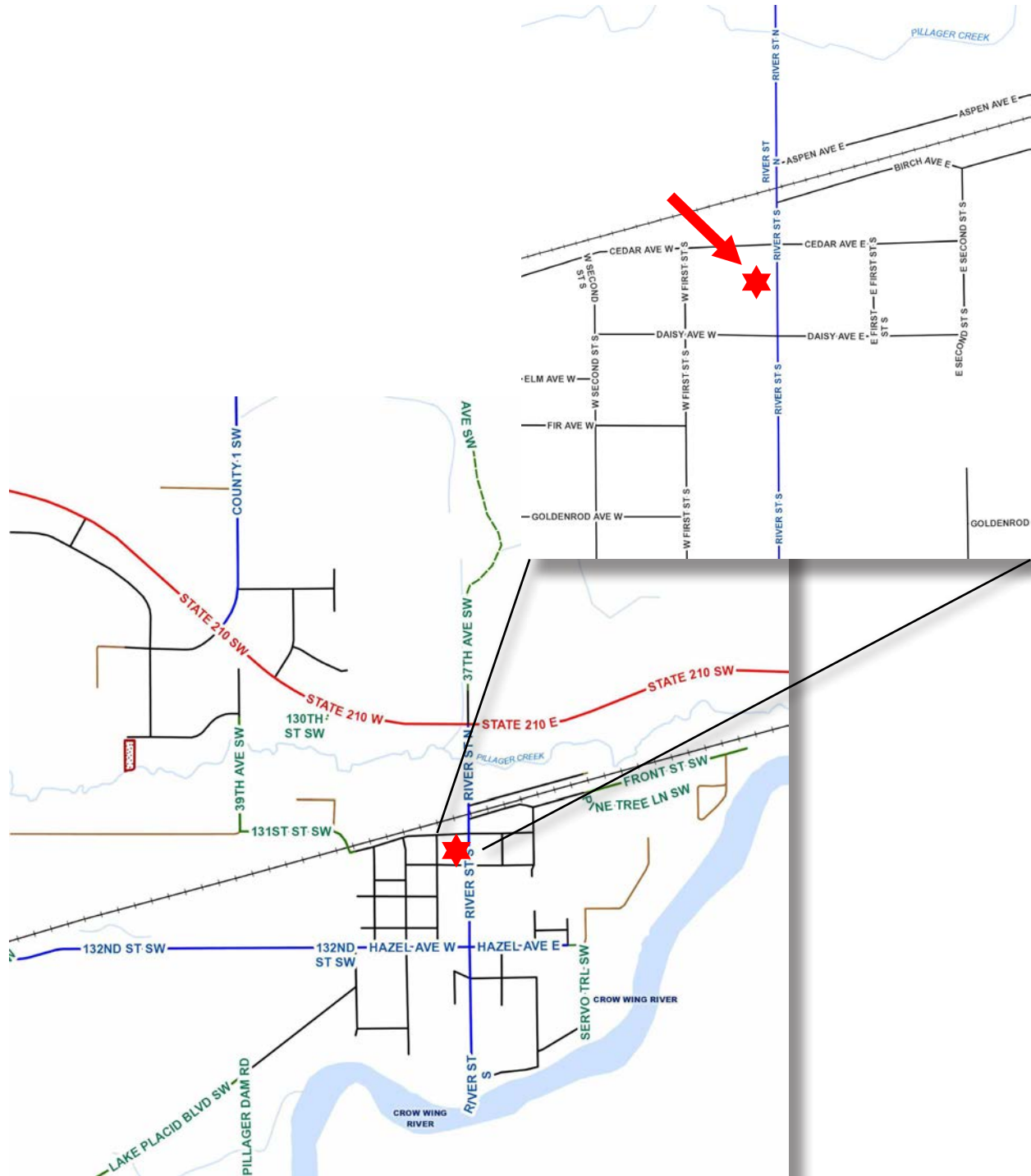


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# Location Map



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Figures from STDB, CCIM

# Demographics

<b>2023 Population:</b>	Crow Wing County	67,515
	Cass County	31,064
	Pillager	3,804
	Brainerd	31,623
	Baxter	8,932
<b>Estimated Summer Population:</b> Brainerd/Baxter		200,000+
<b>Projected Population Growth Change 2023-2028:</b>		
	Cass County	0.38%
	Pillager	0.32%
<b>Households in 2023:</b>	Cass County	13,072
	Pillager	1,453
<b>2023 Median Household Income:</b>		
	Cass County	\$55,424
	Pillager	\$58,616

## City of Pillager Businesses:

Ausland Heating, Backwoods Furniture, Barnett's Bookkeeping, Beimert Outdoors, Bjerga's Café, Camp Confidence, Camp JIM, Camp Shamineau, Casino, Assembly of God, Country Financial, Dillenburg, Residential Construction, Dollar General, Eden Church, Essentia Health - Pillager Clinic, First Baptist Church, First Lutheran Church, Five Star Seamless, Fornshell Bus Service, From Hair to There, Hengel Construction, Horizon Plumbing and Heating, Hummel Construction, J & B Western, Jessie Janes Custom Graphics, Kavanaugh's Sylvan Lake Resort, KC's Saloon, Kinney and Son Moving and Storage, Koel Communications LLC, Lakeland Awning and Patio, Lakeshore Conservation Club, Lakewood Health System, Linescape, LJ's Auto Repair, Manion Lumber & Truss, New Beginnings Arena, Northern Hope Veterinary Care, Northern Tree and Landscape, Not Amy's Farm, Outback Trail Rides, Pillager Dental, Pillager Family Center, FBC Pillager, Pillsbury Forest Hardwoods, Pine Country Plumbing, Pine River State Bank, Putnam Hardwood Floors, Ridgeline Manufacturing, Riverside Assisted Living, Shady Hollow Resort, Shingledecker Concrete, Ski Gull, Subway, The Huntin Shack, The Learning Ladder, The Shante, Up North Eye Care, West Hair Boutique, and Woby's

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# Demographics

Brainerd Lakes Area Businesses: (To see a list of additional businesses, please go to [www.explorebrainerdlakes.com](http://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  
Cub Foods (2)  
Dick's Sporting Goods  
Discount Tire  
Dollar Tree (2)  
Dondelinger  
Dunham's Sports  
East Brainerd Mall  
(17 Retailers)  
Fleet Farm  
Home Depot  
Home Goods  
Hobby Lobby  
Jiffy Lube

Major Retailers Continued:

Kohl's  
Menards  
Michaels  
PetSmart  
Planet Fitness  
Super One  
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  
Baia Della Italian Kitchen  
Bar Harbor  
Baxter's  
Black Bear Lodge & Saloon  
Blaze Pizza  
Blue Oyster  
Boulder Tap House  
Breezy Point Marina  
Buffalo Wild Wings  
Burger King  
Burritos California  
Caribou Coffee (4)  
Char  
China Garden  
Chipotle  
Coco Moon  
Cold Stone Creamery  
Cowboy's  
Cragun's Legacy Grill  
Cru  
Culver's  
Dairy Queen (3)  
Diamond House  
Domino's Pizza (3)

Restaurants/Fast Food Continued:

Dough Bros.  
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  
Jr's No. 19 BBQ  
KFC  
Little Caesar's  
Loco Express  
Lucky's  
Madden's Classic Grill  
Manhattan Beach  
Maucieri's  
McDonalds (2)  
Moonlite Bay  
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 (4)  
Sunshine's Summer House  
Taco Bell  
Taco John's  
The Barn  
The Commander  
The Pines at Grandview  
Timberjack  
Wendy's (2)  
Ye Ole Wharf

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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  
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-AGC/DISC-2 (8/14)

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# Contact

## Office Location

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## Agents

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