

FOR SALE / LEASE



100 Sibley Street Hastings, MN 55033

Second Generation Restaurant



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

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Property Details & Highlights

100 Sibley Street, Hastings, MN 55033

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Sale Price	\$750,000
Lease Price:	\$15 Base Rent NNN
Property Type	Retail
Property Subtype	Restaurant
APN	19-32150-04-083
Building Size (Main/Upper)	6000
Year Built	1900
Number of Floors	2

Rare restaurant opportunity in the heart of historic downtown Hastings. This two-level building, originally constructed in 1900, offers approximately 6,000 square feet available for lease or for sale and is well suited for a restaurant, catering operation, or retail concept. The property features two full kitchens—one on each floor—creating an ideal setup for food service, catering, or private events.

The second floor provides additional dining or event space with scenic views of the Mississippi River Valley, offering a unique atmosphere for guests. Ample parking is conveniently located directly across the street in a city-owned lot, making access easy for customers and staff.

Flexible terms include a lease-to-own option, presenting an excellent opportunity for an operator seeking to establish their business with the potential for future ownership.

Lease - Delivery Condition

- As-Is, with the following Landlord improvements prior to tenant occupancy:
- Upgrade of the existing lift from the first floor to the second floor; approved by the state inspector.
- Installation of new HVAC units for the first-floor space.
- Installation of new ceiling grid in the first-floor kitchen.
- Exterior painting and associated improvements of alley wall.
- Walk-In coolers shall be in working condition upon Tenant Delivery.
- Other Landlord work per City-approved permit drawings dated January 8, 2025.



- Rare second generation restaurant opportunity in the heart of historic downtown Hastings with approximately 6,000 SF across two levels | Bonus 3000sqft space in Basement
- Two full commercial kitchens with walk-in coolers and working hoods —one on each floor—ideal for a restaurant, catering business, or food production concept.
- Second-floor dining or event space featuring scenic views of the Mississippi River Valley, creating a memorable guest experience.
- Convenient customer access with ample parking located directly across the street in a city-owned lot.
- Lease-to-own opportunity available, allowing operators to establish their business now with potential for future ownership.

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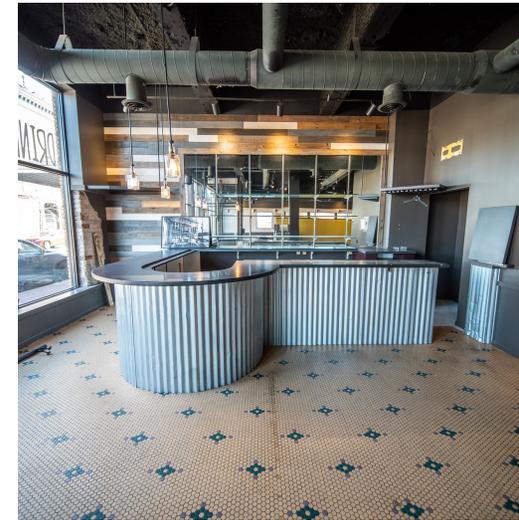
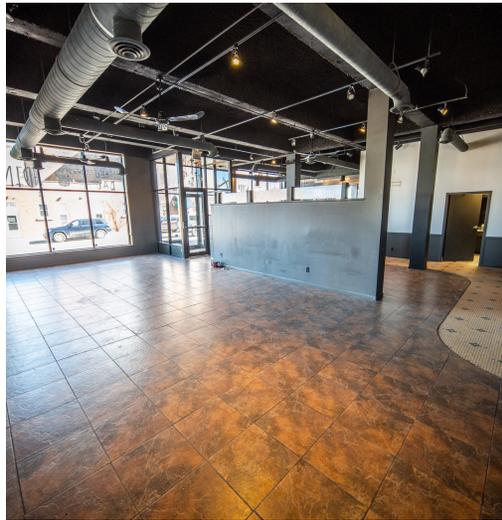
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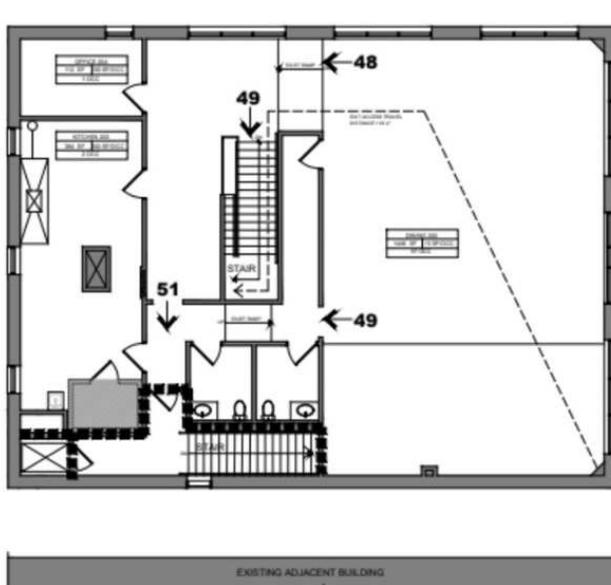
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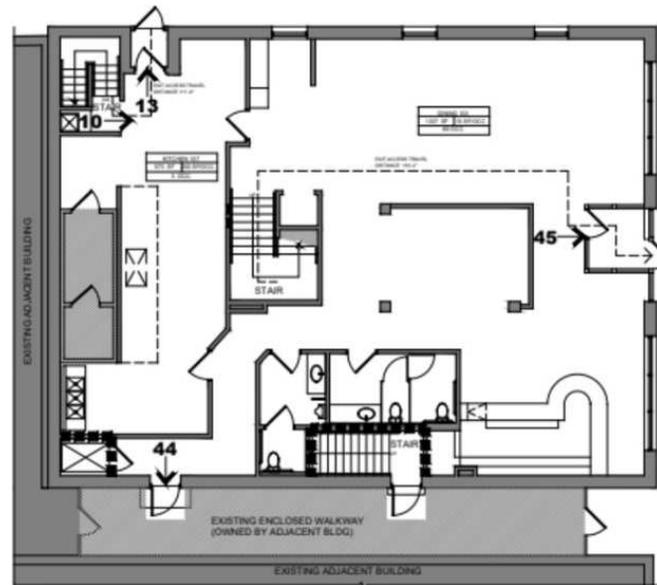
Floor Plans

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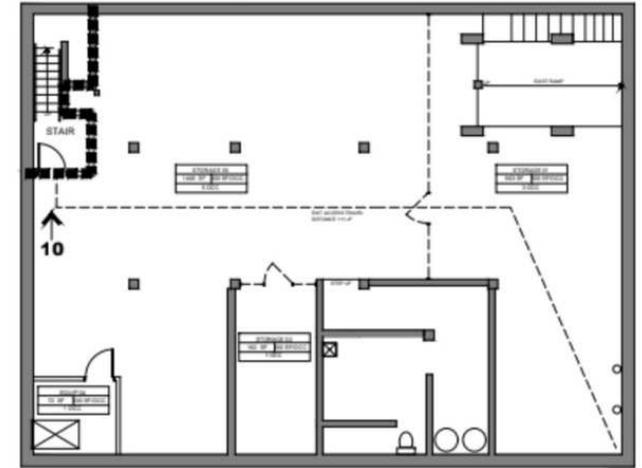
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3 SECOND FLOOR CODE PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR CODE PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT CODE PLAN
SCALE: 1/8" = 1'-0"

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