



OWNER USER RETAIL - FOR SALE
1270 1234 1230 N State Street
Units 2 3 and 4
Waseca, MN 56093

Unbeatable Retail Opportunity in Waseca, MN!

Discover an incredible retail investment at 1270 1234 1230 N State Street, Waseca, MN. This owner-occupied property is priced significantly below replacement cost, presenting a rare chance for savvy buyers. Positioned alongside Bomgaars Fleet and Farm, a national tenant, the site offers versatile options for conversion, from self-storage to medical offices or education facilities.

Situated on the bustling North State Street, the location boasts the highest traffic counts in town, with immediate access to junior and senior high schools, ensuring a steady stream of potential customers. Surrounding retailers like Walmart, Verizon, and McDonald's underscore the area's commercial vibrancy.

Encompassing a total of 43,693 sq ft, the property includes diverse units such as Elevate Eyecare, a tobacco shop, and a vacant space, with Cash Wise Liquor rounding out the offerings. Don't miss out on this exceptional retail opportunity in a prime Waseca location!

TOTAL Retail INCLUDED IN SALE	43,693 sq ft
Unit 2 – Elevate Eyecare	2,931 sq ft
Unit 3 – Tobacco Shop	2,937 sq ft
Unit 4a – Vacant	33,825 sq ft
Unit 4b – Cash Wise Liquor	4,000 sq ft



Questions

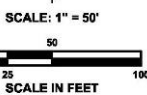
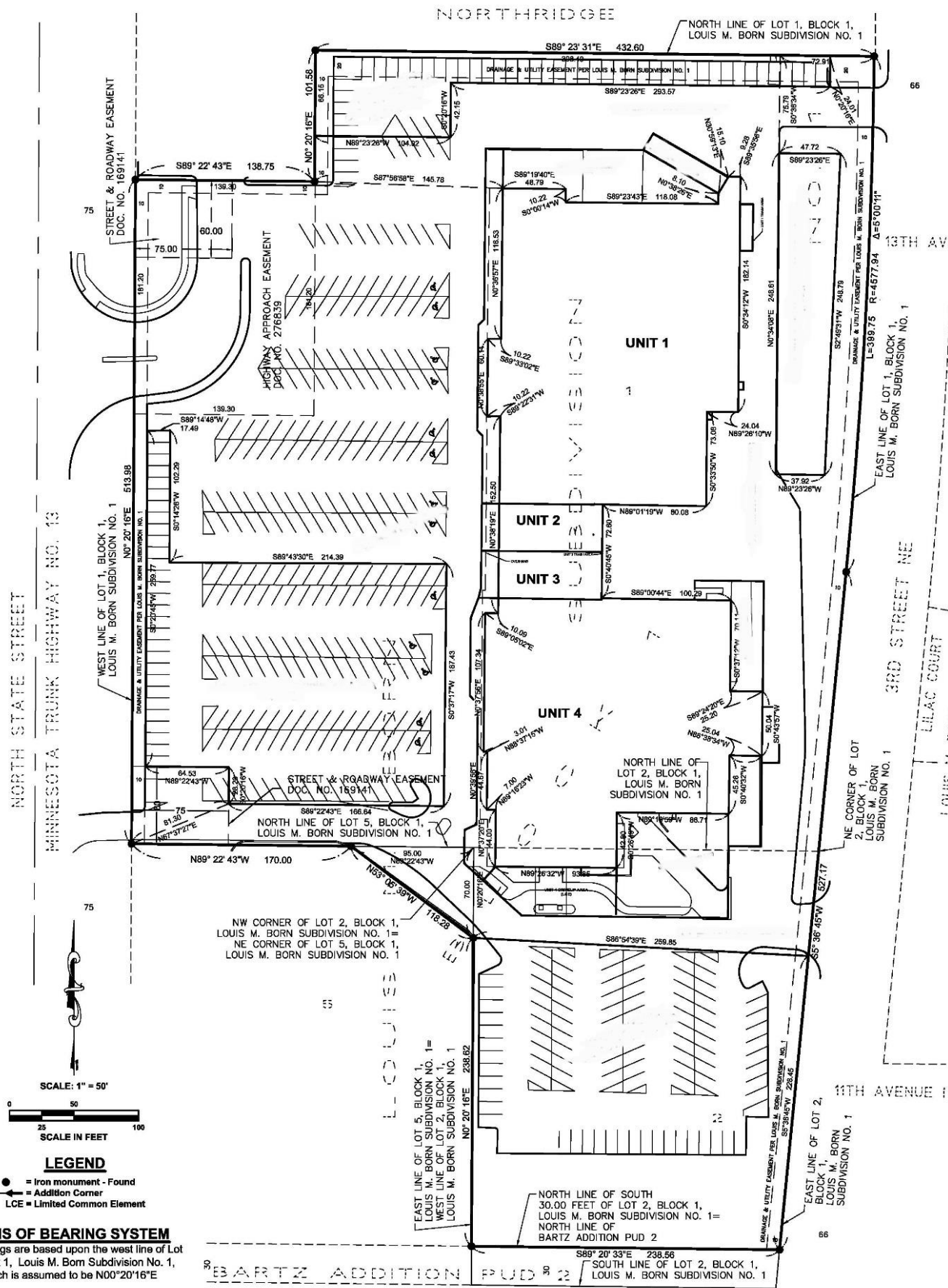
Dixon Diebold - CCIM

ReUrban, LLC

651-343-1889

dixon@reurbanrealestate.com

Unit 2, 3, and 4 are included in the SALE



- LEGEND**
- = Iron monument - Found
 - ⊕ = Addition Corner
 - LCE = Limited Common Element

BASIS OF BEARING SYSTEM
 All bearings are based upon the west line of Lot 1, Block 1, Louis M. Born Subdivision No. 1, which is assumed to be N00°20'16"E