



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE



## Hugo Feed Mill & Hardware For Sale

5582 146<sup>th</sup> Street N., Hugo, MN

### AVAILABLE SPACE

- Since 1923 this iconic property is located in the heart of downtown Hugo on the corner of Highway 61 and 146<sup>th</sup> St. North
- Still operating as a Hardware Store and Feed Mill
- Fantastic highway access & visibility to 14,178 vehicles / day.
- Approximately 185' of frontage to Highway 61
- Impressive local demographics
- Absolutely fantastic local history
- Business to be sold separately from the Property



### PROPERTY DETAILS

Sale Price: \$950,000

Property Taxes (2025):\$10,738

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

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**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

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## Salient Details:

- Four buildings located on three Washington County tax parcels:
  - PID 20.031.21.24.0065 totals .51 acres and includes the old hardware store, feed mill and warehouse
  - PID 20.031.21.24.0066 totals .172 acres and includes the new hardware store operations
  - PID 20.031.21.24.0022 empty lot to the North .07 acres
- Approximate measurements:
  - New hardware store 3,100 SF
    - Main floor, plus upper-level break room & office
  - Old hardware store 1,150 SF
  - Warehouse 4,600 SF
  - Mill 3,200 SF
- Purchase for continued hardware & mill operations or for various retail / service uses or a retail development
- Member of Midwest Hardware Association, Midwest Forage Association, Minnesota Grain & Feed Association, National Federation of Independent Business and the Hugo Business Association.



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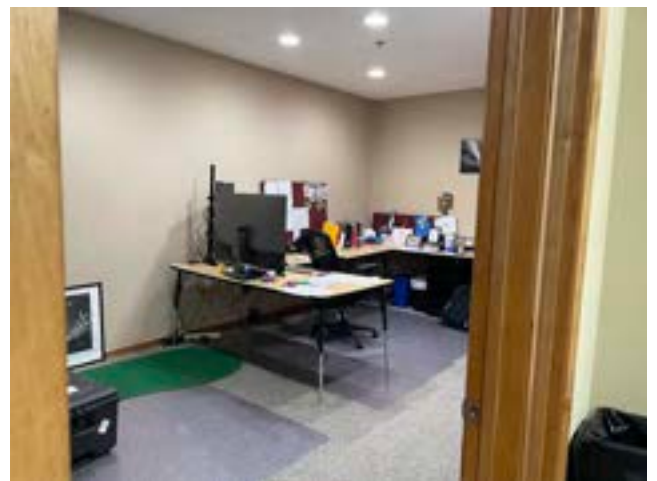
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## New Hardware Store: Approximately 3,100 SF







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## Warehouse: Approximately 4,600 SF





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## Feed Mill & Old Hardware Store Approximately 4,750 SF







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Demographics ( 2024)	1 Mile	3 Miles	5 Miles
Population	6,083	22,381	38,330
Households	2,338	8,209	14,090
Average Household Income	\$125,491	\$139,721	\$142,501



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