



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



Hugo Feed Mill & Hardware For Sale

5582 146th 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 146th 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

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CONTACT: Marty Fisher

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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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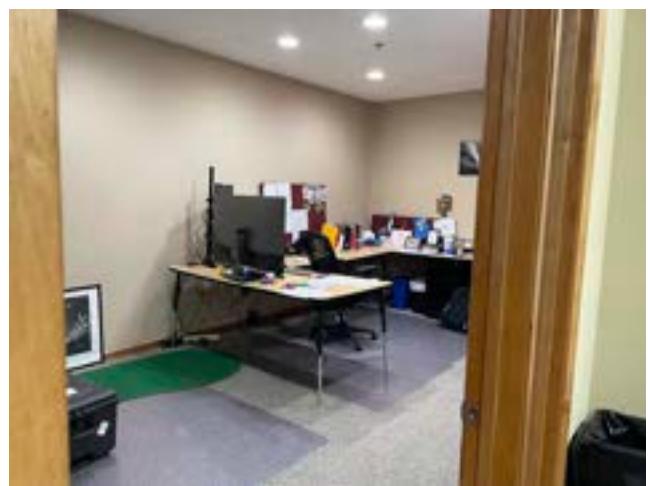
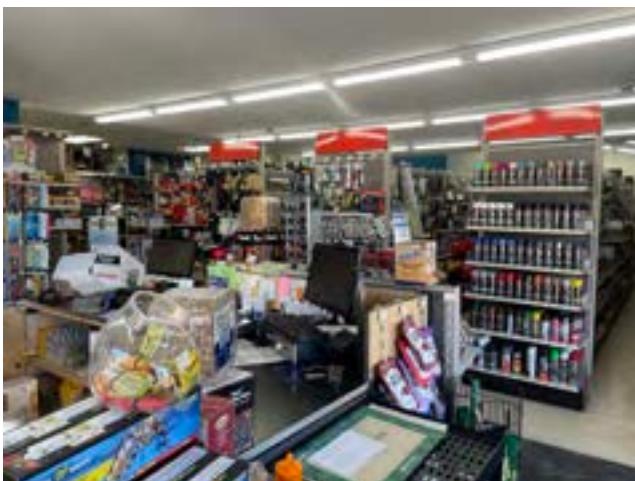
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New Hardware Store: Approximately 3,100 SF





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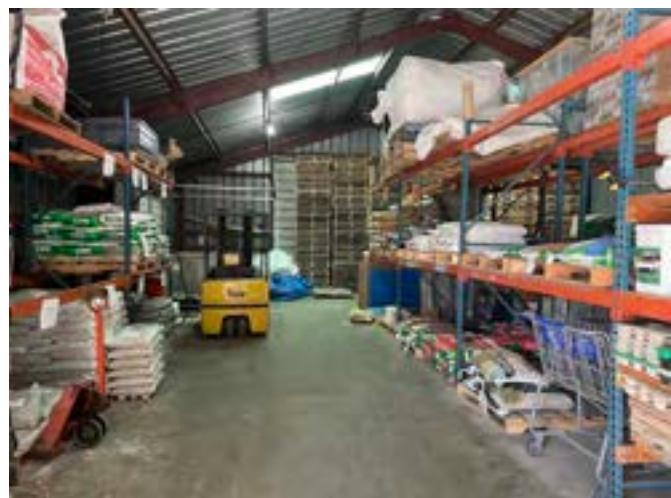
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Warehouse: Approximately 4,600 SF





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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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