

# OFFICE FOR SALE

105 23rd St W, Hastings, MN 55033



<b>SALE PRICE:</b>	\$375,000
<b>PRICE PER UNIT:</b>	-
<b>LOT SIZE:</b>	0 Acres
<b>BUILDING SIZE:</b>	4,400 SF
<b>BUILDING CLASS:</b>	B

## PROPERTY OVERVIEW

Great 2,000 sf Owner/User building with private offices, a reception, and 2 baths. An additional 2,400 sf 2/3 heated garage with 3 stalls & storage. This building is in great condition and has been maintained very meticulously.

## PROPERTY FEATURES

- 2,000 sf Office with 2 baths
- 2,400 sf Garage with 3 stalls plus storage
- Approximately 2/3 heated garage
- Well maintained buildings
- Good mix of local retailers nearby

**KW COMMERCIAL**  
13100 Wayzata Blvd.,  
Suite 400  
Minnetonka, MN 55305

**BRIAN ERTEL**  
Director  
O: 763.228.2800  
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bertel@cre-mn.com  
MN #20622742 - WI #77588-94

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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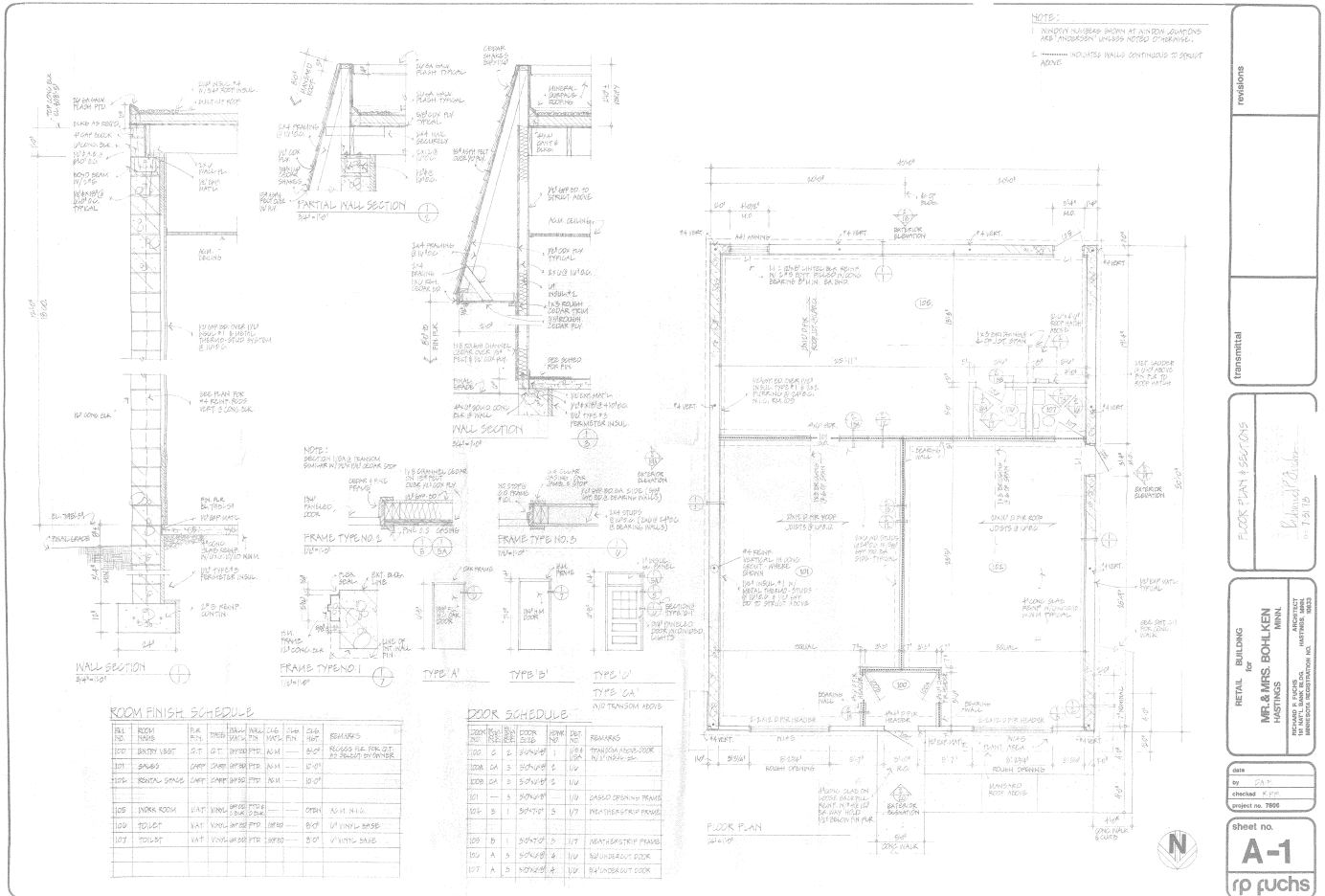


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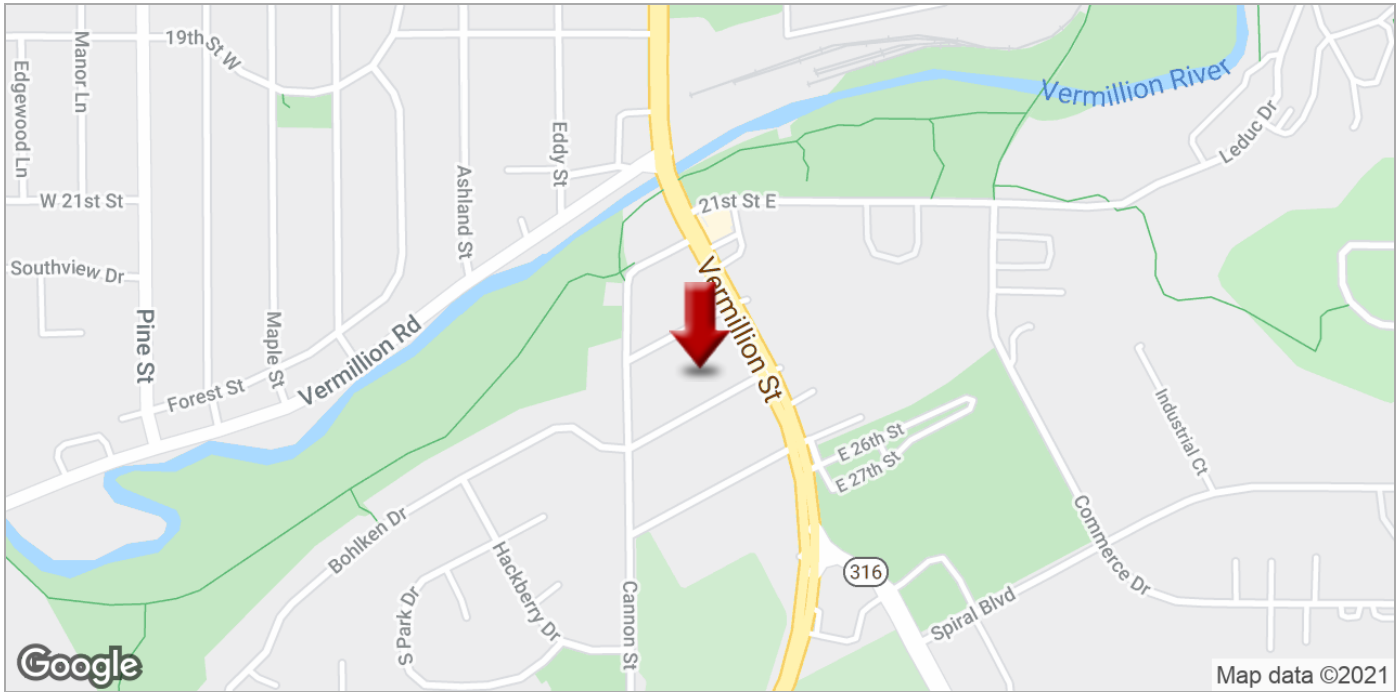
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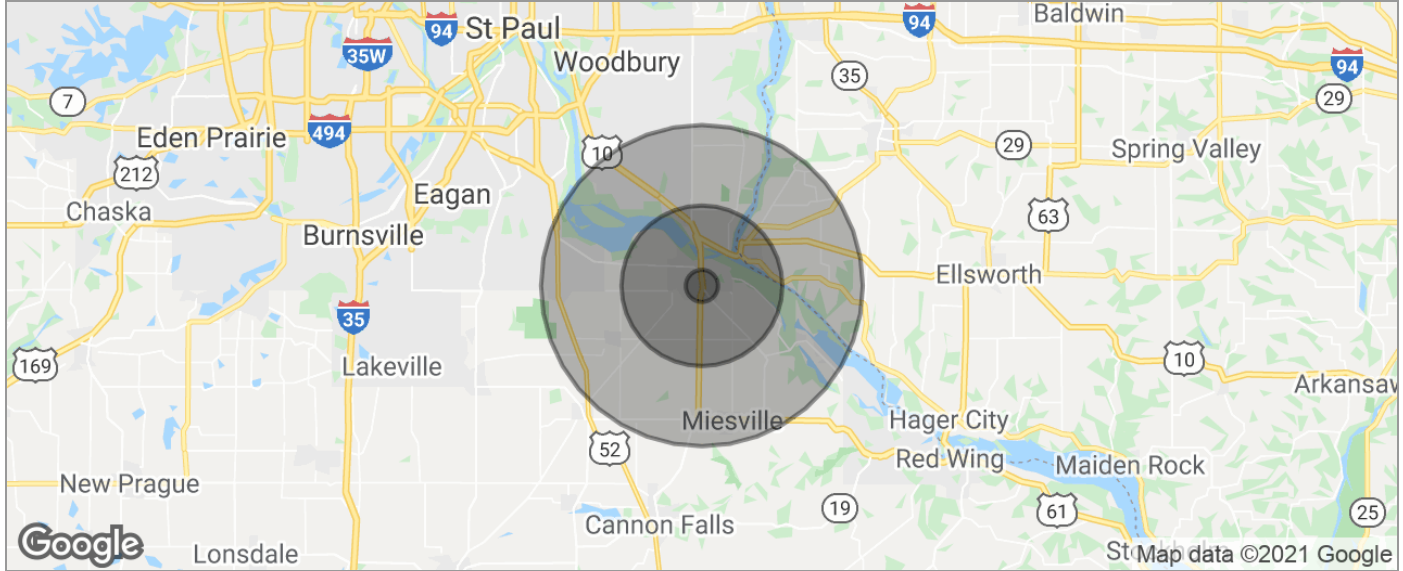


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	4,003	34,821	76,028
MEDIAN AGE	38.4	37.5	36.9
MEDIAN AGE (MALE)	36.6	35.7	36.0
MEDIAN AGE (FEMALE)	40.5	39.6	38.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	1,518	13,253	27,273
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$72,774	\$74,191	\$83,674
AVERAGE HOUSE VALUE	\$221,001	\$268,890	\$291,534

<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	96.5%	95.6%	93.1%
% BLACK	0.2%	0.7%	2.0%
% ASIAN	0.8%	0.9%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.1%	0.3%
% OTHER	0.6%	1.4%	1.1%

<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	1.9%	3.1%	3.2%

\* Demographic data derived from 2010 US Census

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