

# WASECA DOWNTOWN OFFICE - STATE STREET

Price Upon Request

111 N. State Street  
Waseca, MN 56093

AVAILABLE SPACE  
220 - 580 SF

## FEATURES

- Affordable Rent
- High Traffic Counts
- Located on Main Commercial Thoroughfare



## AGENT CONTACT

Dave Bergmark  
Sales & Leasing Agent  
507 382 5946  
dave@cbcfishergroup.com



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## PROPERTY SUMMARY

LEASE



### OFFERING SUMMARY

Available SF:	220 - 360 SF
Lease Rate:	Price Upon Request
Lot Size:	0.07 Acres
Year Built:	1886
Building Size:	3,500 SF
Zoning:	Commercial

### PROPERTY OVERVIEW

Charming interior and exterior boasts a variety of office styles and users. Great tenant mix! The Landlord has recently renovated several suites, added an upstairs restroom, new roof, new furnace, and new covered rear entry area. The many recent improvements make this a "like new" property!

### LOCATION OVERVIEW

Located in downtown Waseca, Minn., this historic office building has high traffic counts and is on the main commercial thoroughfare. Waseca is only 30 minutes from Mankato, Minn. and 45 minutes from Rochester, Minn. (home of the Mayo Clinic). With a population just under 10,000 -- Waseca is a quaint town to live and work in.

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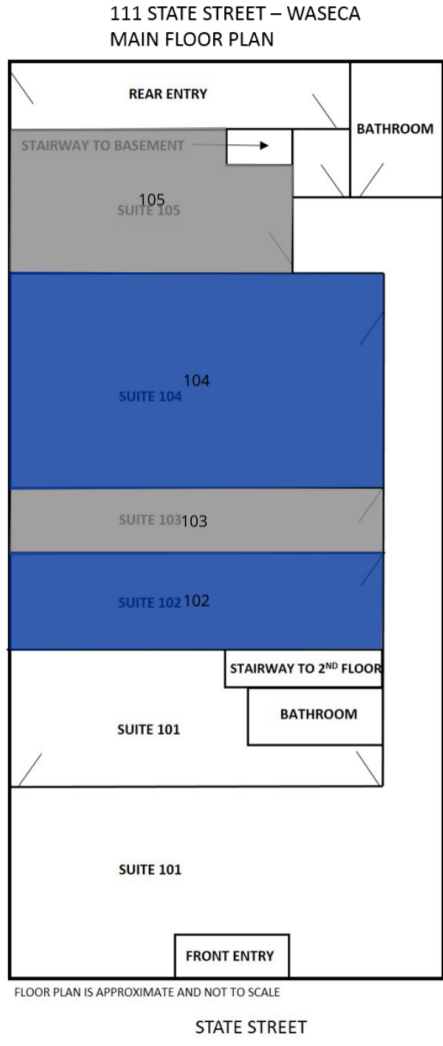


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## FLOOR PLAN

LEASE

LEASE TYPE | Gross    TOTAL SPACE | 220 - 360 SF    LEASE TERM | Negotiable    LEASE RATE | Price Upon Request



UNAVAILABLE  AVAILABLE 

SUITE	TENANT	SIZE	TYPE	RATE
102	Available	220 SF	Gross	Price Upon Request
104	Available	360 SF	Gross	Price Upon Request

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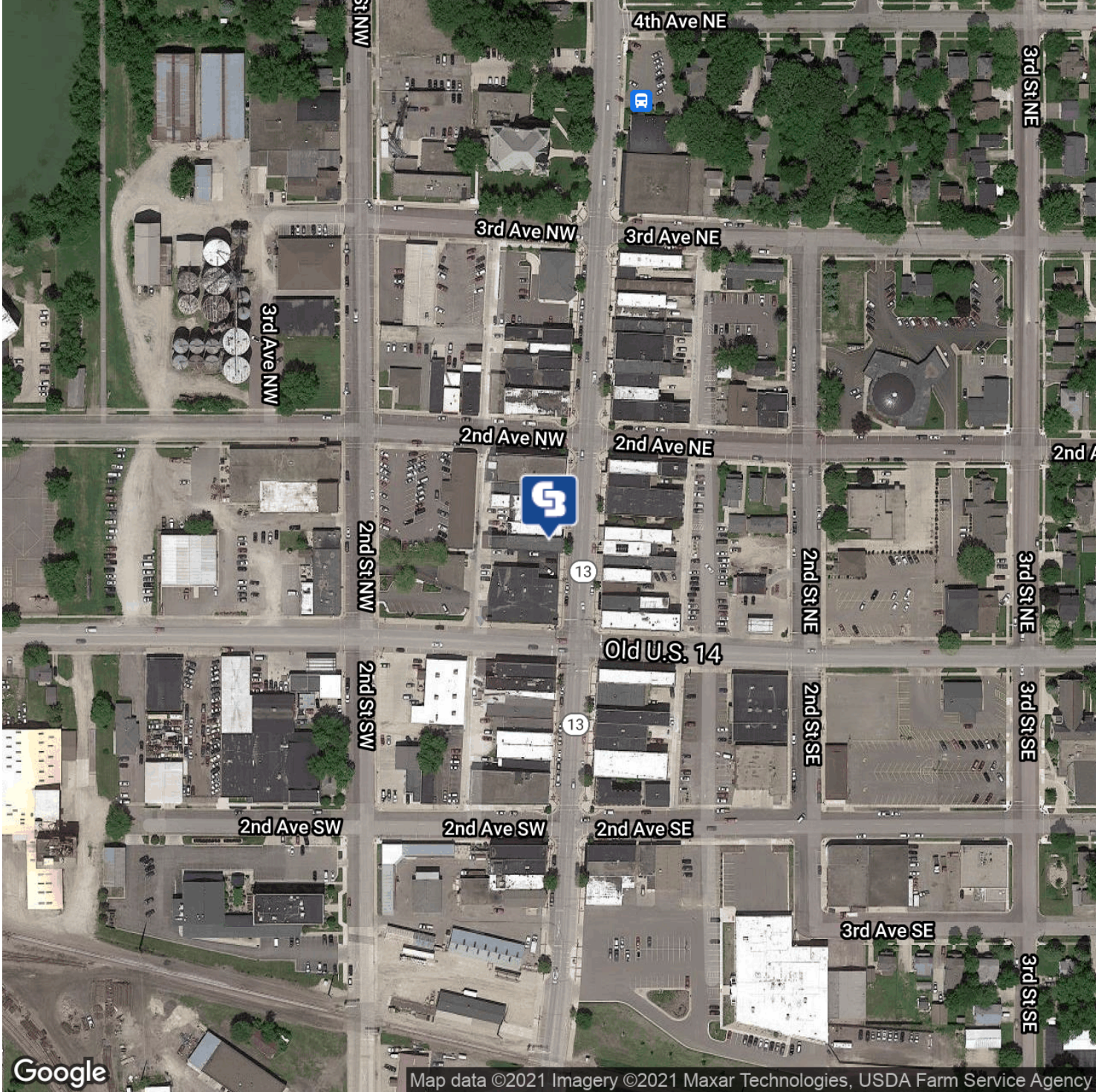




# WASECA DOWNTOWN OFFICE - STATE STREET

AERIAL IMAGERY

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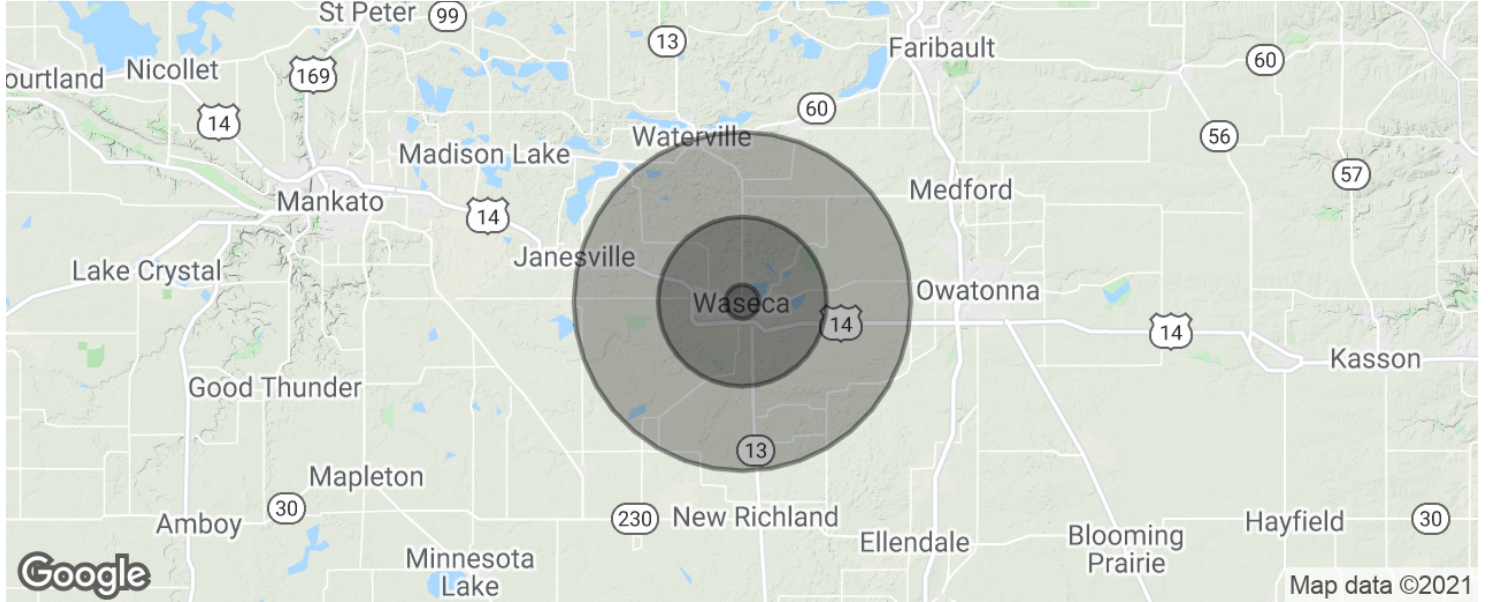
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 FISHER GROUP



# WASECA DOWNTOWN OFFICE - STATE STREET

## DEMOGRAPHICS

LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,919	16,250	21,555
Median age	38.9	38.7	39.2
Median age (Male)	39.0	38.9	39.1
Median age (Female)	38.4	38.1	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,135	6,197	8,161
# of persons per HH	2.6	2.6	2.6
Average HH income	\$54,634	\$55,433	\$58,505
Average house value	\$133,124	\$149,048	\$182,295

\* Demographic data derived from 2010 US Census

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## WASECA DOWNTOWN OFFICE - STATE STREET

AGENT BIOGRAPHY

LEASE



### DAVE BERGMARK

Sales & Leasing Agent

dave@cbcfishergroup.com

Direct: 507.382.5946 | Cell:

### PROFESSIONAL BACKGROUND

Dave Bergmark joined Coldwell Banker Commercial Fisher Group (formerly Fisher Commercial Realtors) nearly 20 years ago as a sales and leasing agent. He continues to utilize his previous experience as a small business owner to help his clients understand the complexities and benefits of property and business ownership. He has served as adjunct faculty at Minnesota State University Mankato teaching courses in finance and commercial real estate investing.

Dave has a talent for bringing success to his clients.

With over 37 years of sales, small business and commercial real estate experience, he offers precision, perspective and innovation to every situation. Through consultation, Dave strives to truly understand his client's real estate needs. His greatest reward comes from seeing the positive end result and the excitement around it. Dave's strategy is client centered and will generate the results you need.

#### Fisher Group

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