



DOWNTOWN HASTINGS MIXED-USE RETAIL BLDG

2324 Vermillion Street, Hastings, MN 55033



PROPERTY DESCRIPTION

Discover an exceptional retail investment or owner-user opportunity located in the heart of Hastings, MN. This property features a spacious 4,560 SF building ideally suited for retail or mixed-use, offering versatile space for a range of businesses plus possible housing upstairs! Upper level loading dock offers a unique amenity to a retailer or other service provider.

With a prime location in DOWNTOWN HASTINGS, MN on Vermillion Street (Highway 61) and a zoning designation of C-3, this property presents an advantageous investment for commercial real estate entrepreneurs seeking a high-traffic, commercial hub.

Built in 1960, and updated over the past two years, with over \$125,000+ in improvements, this building boasts an amazing canvas for the next buyer. Seller Financing will be considered!

Available FOR SALE OR LEASE!

Call/Text Chad (612.963.5147) or William (651.216.6814) for more details and to see the property!

OFFERING SUMMARY

| | |
|------------------------|--|
| Sale Price: | \$395,000 |
| Lease Rate: | \$10/SF (NNN) Plus CAM/Tax/Insurance + Utilities |
| Building Size: | 4,560 SF (Approximately 3,060 SF Main and 1,500 SF Upper) |
| Available SF: | 1,500 - 4,560 SF |
| Lot Size: | 0.20 Acres |
| Traffic Counts: | 25,000+ Vehicles Per Day (Highway 61 / Vermillion Street) |
| 2026 Real Estate Taxes | \$ 6,138 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,158 | 9,471 | 12,542 |
| Total Population | 8,002 | 23,060 | 31,037 |
| Average HH Income | \$110,017 | \$110,556 | \$115,962 |

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CHAD HEER
CCIM | Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

MIXED-USE, STAND ALONE RETAIL BLDG FOR SALE / LEASE



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Sale Price

\$395,000

Lease Rate

**\$10/SF NNN
PLUS CAM/TAX/INSURANCE +
UTILITIES**

PROPERTY INFORMATION

Property Type Retail

Property Subtype Free Standing Building

Zoning C-3
**155.30 C-3 Community
Regional Commerce**

Hastings City Planner Justin Fortney
651-480-2381
JFortney@hastingsmn.gov

Lot Size 0.20 Acres

Property ID 198170005050

Traffic Counts Over 25,000 Vehicles Per Day
on Highway 61 (Vermillion St)

Building Improvements
(Ask for full list)

Complete Demo of Main &
Upper Levels
Drain Title, Gutters,
Downspouts & Grading
New Roof
Sewer Lining
Asphalt, Sidewalks Repair
New Glass / Windows

LOCATION INFORMATION

Building Name Vermillion Street Mixed-Use
Retail Bldg

Street Address 2324 Vermillion Street

City, State, Zip Hastings, MN 55033

County Dakota

BUILDING INFORMATION

Building Size 4,560 SF

Number of Floors 2

Year Built 1960

Year Last Renovated 2025

Number of Buildings 1

Foundation Size Approximately 3,060 SF

Dock Doors One (Upper Level)

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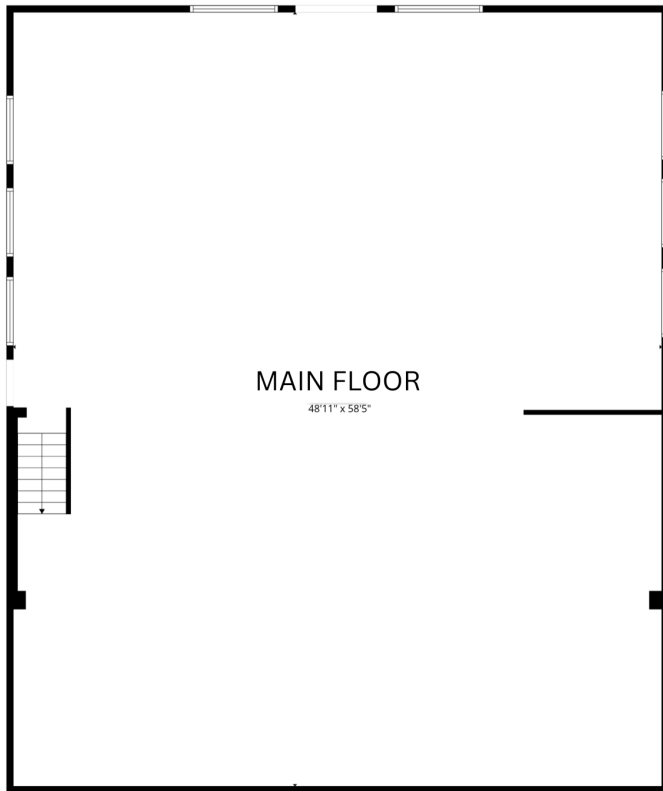
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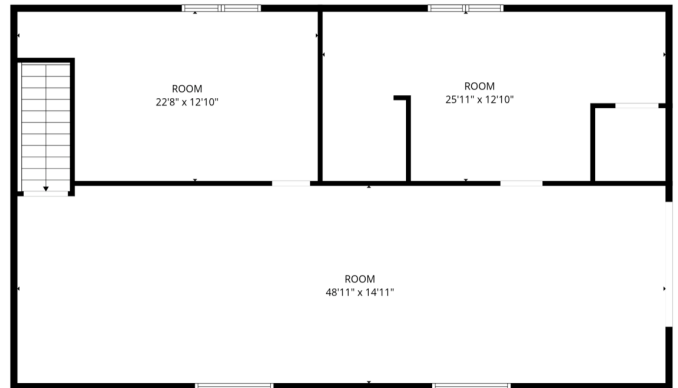
FLOOR PLAN

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1st floor



2nd floor

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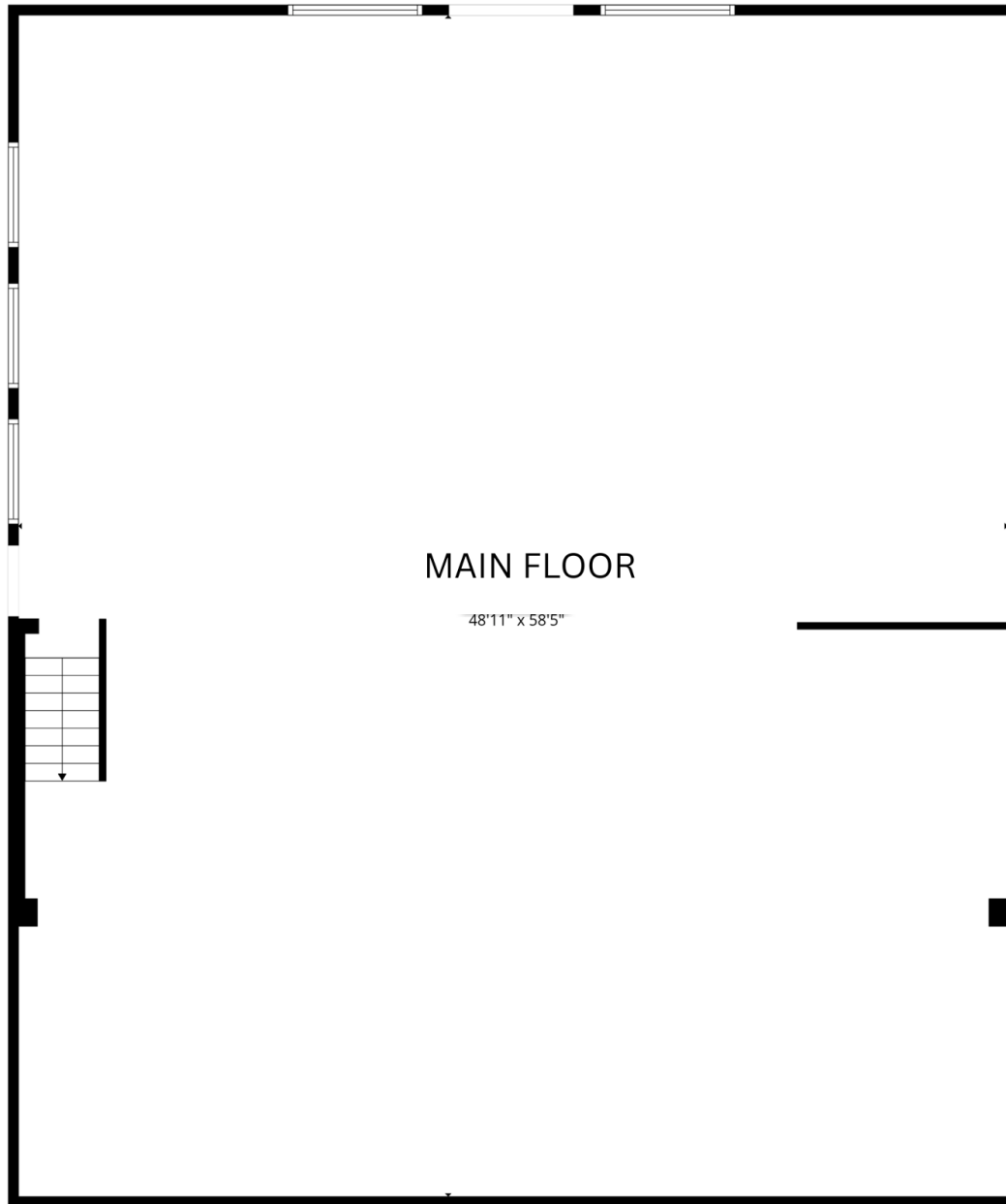
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MAIN FLOOR | FLOOR PLAN

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MAIN FLOOR

48'11" x 58'5"

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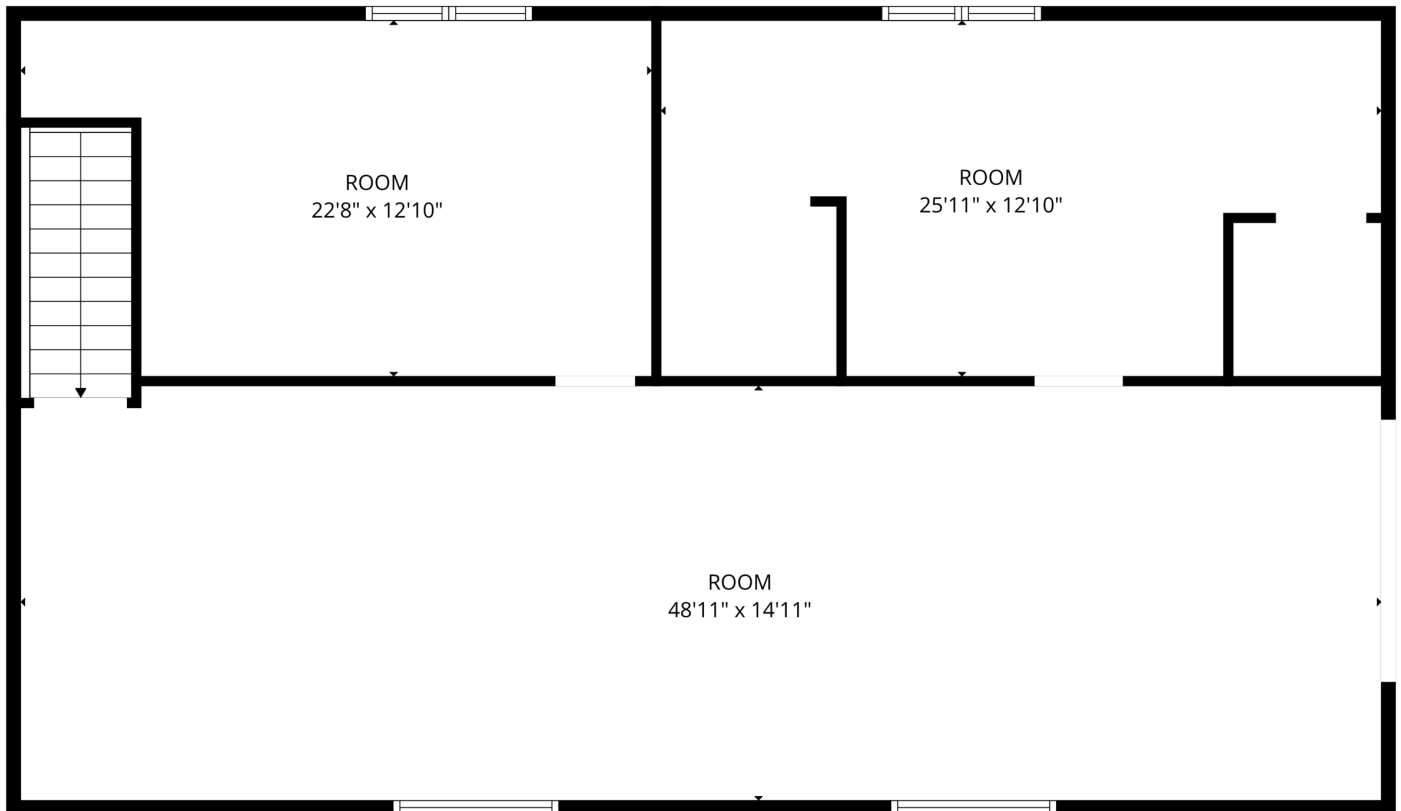
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SECOND FLOOR | FLOOR PLAN

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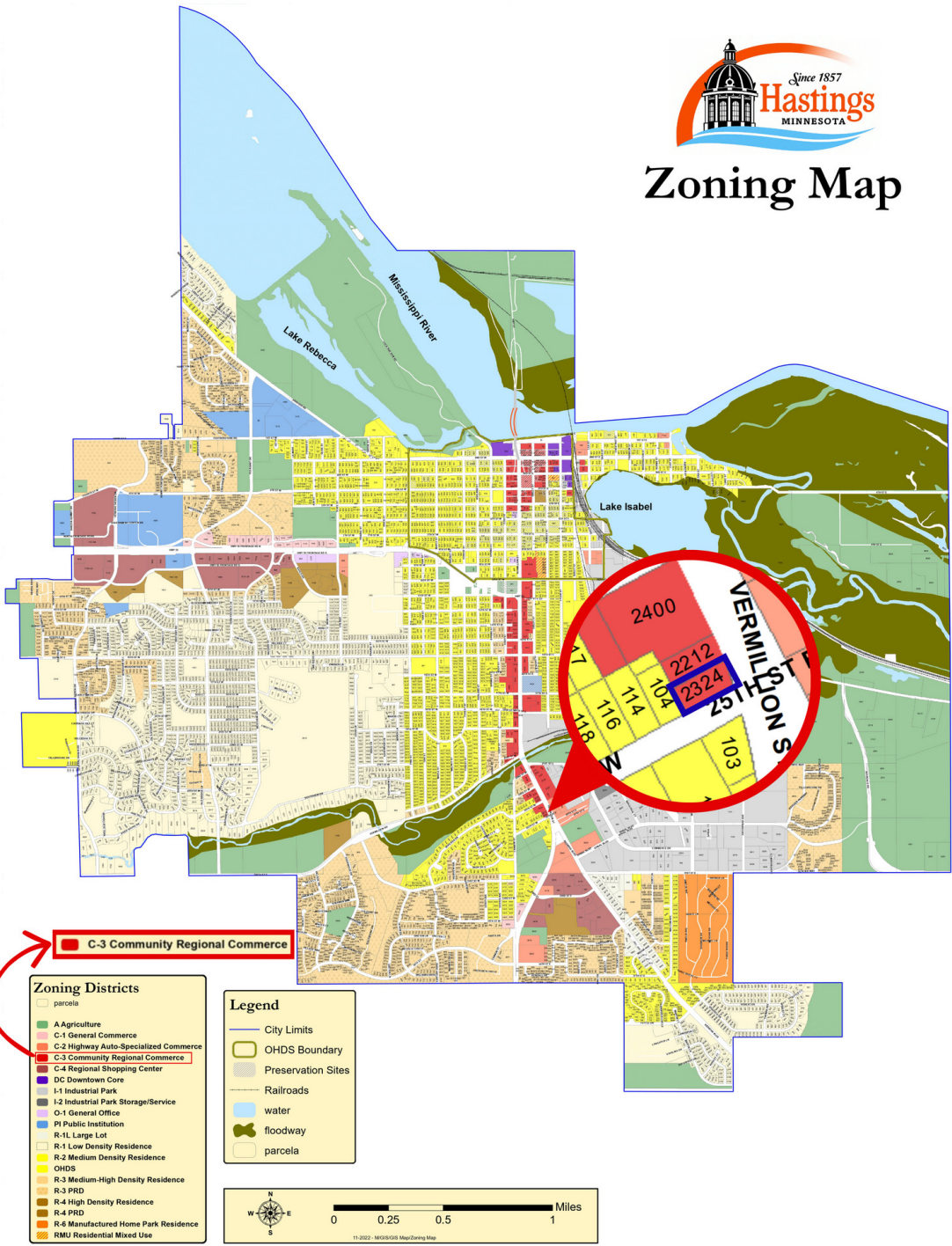
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Zoning Map



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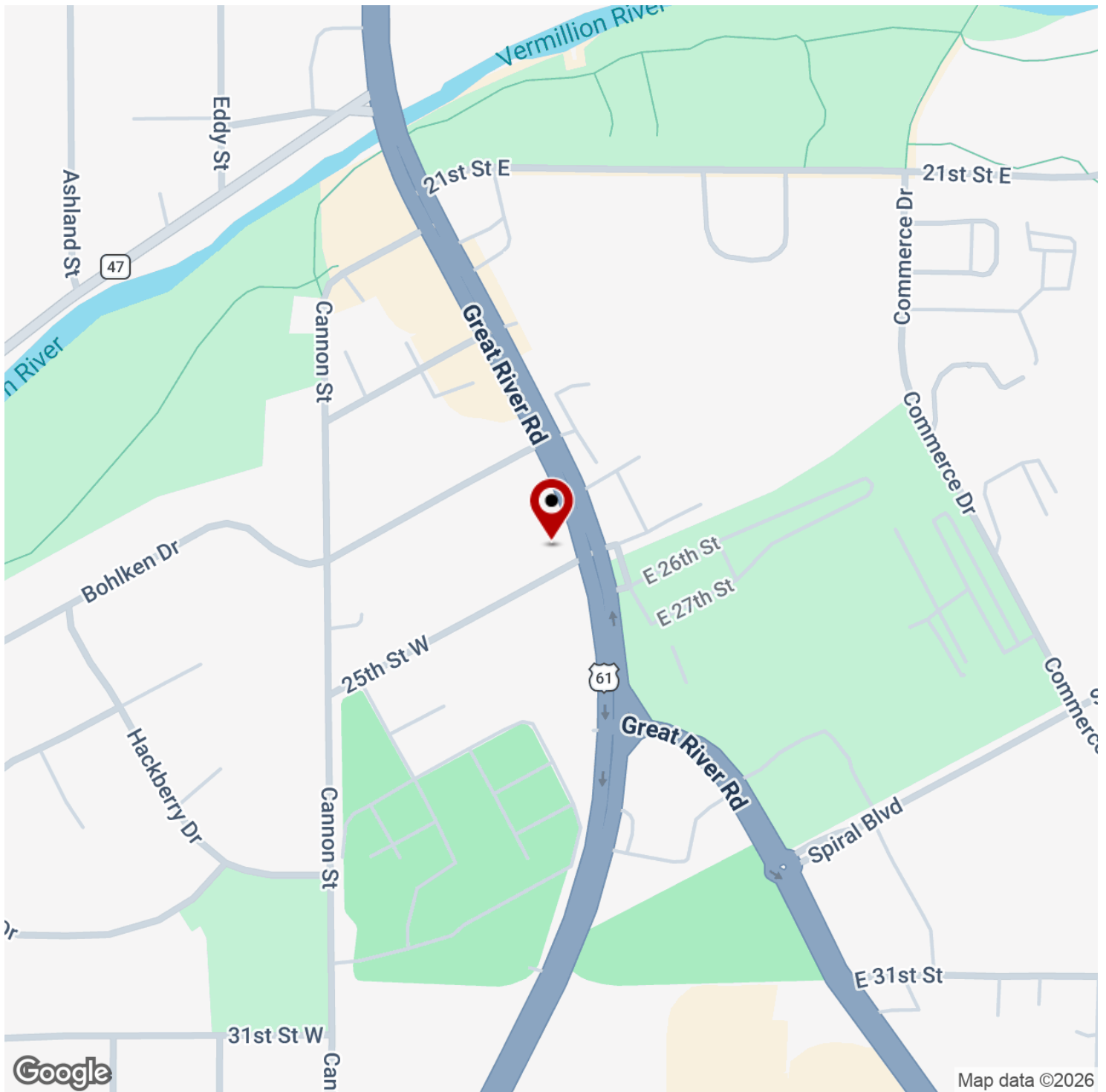
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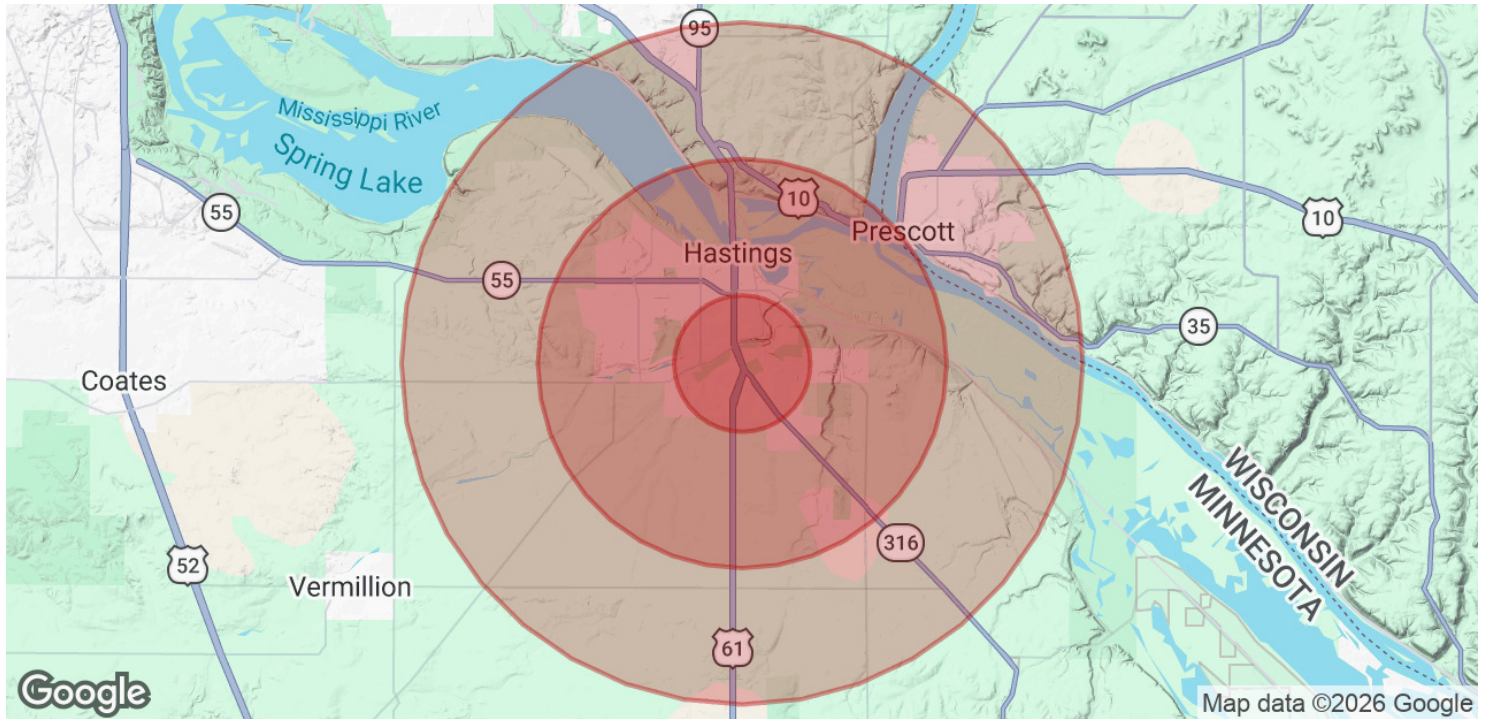
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 8,002 | 23,060 | 31,037 |
| Average Age | 41 | 42 | 42 |
| Average Age (Male) | 40 | 41 | 41 |
| Average Age (Female) | 42 | 43 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 3,158 | 9,471 | 12,542 |
| # of Persons per HH | 2.5 | 2.4 | 2.5 |
| Average HH Income | \$110,017 | \$110,556 | \$115,962 |
| Average House Value | \$311,079 | \$332,402 | \$355,359 |

2020 American Community Survey (ACS)

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