



PROPERTY INFORMATION

- * Sales Price **\$795,000.00**
- * Building is 6,400/sf
- * Lease Rate **\$10.00/psf Net**
- * Space Available is 2,000/sf For Lease
- * Lot is .2 Acres
- * McLeod County
- * PID 23.051.0025 2022 Taxes \$20,690.00
- * PID 23.051.0010 2022 Taxes \$5,610.00
- * Zoned: C3 Central Commercial
- * New Roof 2020
- * Separate Electric Meters
- * MultiTenant Building
- * Businesses in the Area Include:
Muddy Cow Restaurant, Domino's Pizza,
MidCountry Bank, Citizens Bank & Trust,
Kock's Jewelry, Ace Hardware, Liquor Hutch,
Dairy Queen, Faith Lutheran Church and more...



Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Professional Office Building 75 Hassan Street SE, Hutchinson 55350



LOCATION INFORMATION

- * Located One Block East of Highway 15
- * Corner of Hassan Street / 1st Avenue
- * Minutes South of Highway 7
- * Excellent Downtown Location
- * Large Rear Parking Lot

TRAFFIC COUNTS - 2021

- * Highway 15 - 11,400 VPD
- * Washington Ave - 3,250 VPD



Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

For Sale/Lease Professional Office Building 75 Hassan Street SE, Hutchinson 55350



For Lease



PROPERTY INFORMATION

- * 75 Hassan Street
- * 2,000/sf Available For Lease
- * 2 Front Offices (Great Natural Light)
- * 8' Ceilings
- * 7 Private Offices (including 2 in front)
- * Shared Restroom

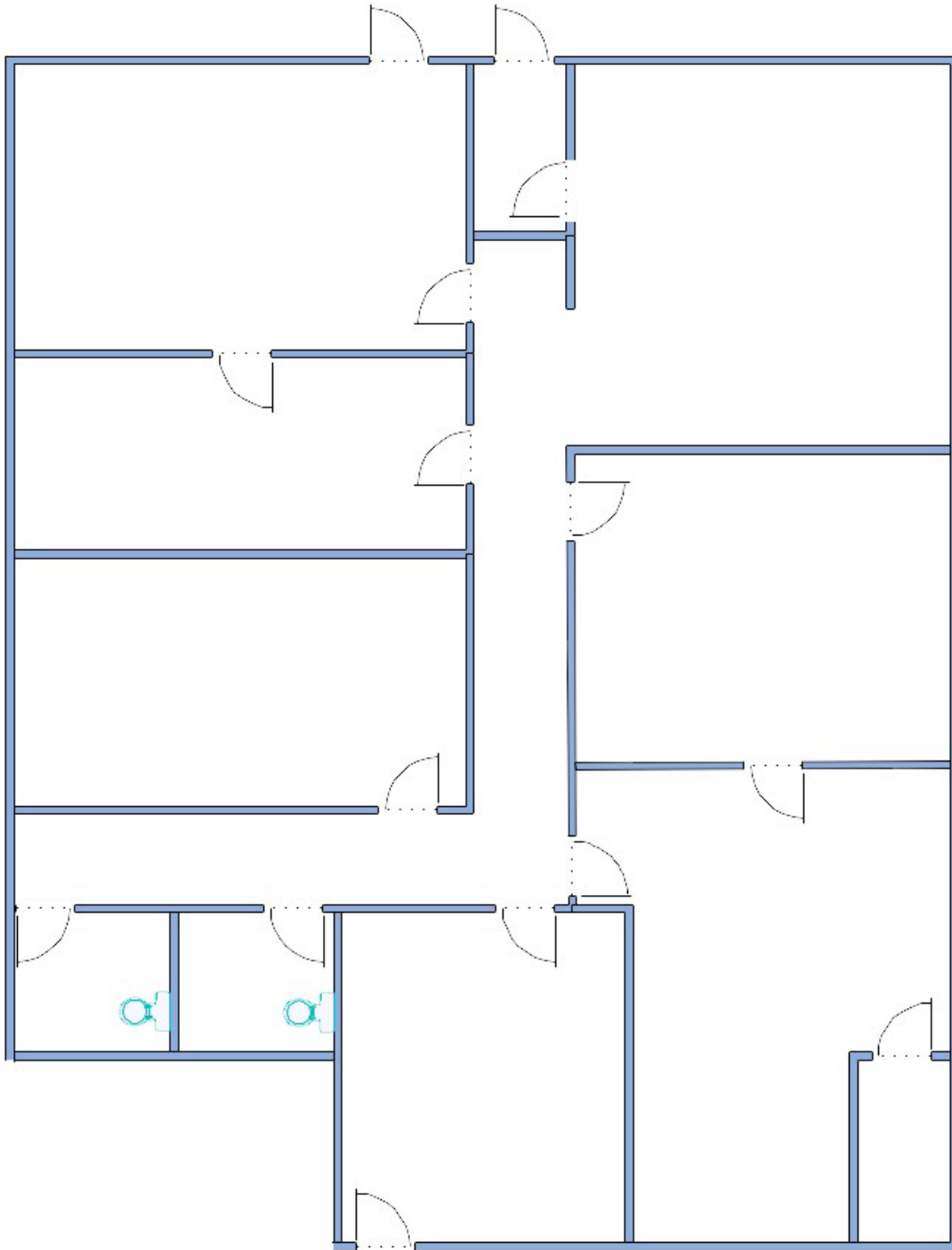
Contact:

WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

**For Sale/Lease
Professional Office Building
75 Hassan Street SE, Hutchinson 55350**



Floor Plan - Vacant Space

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

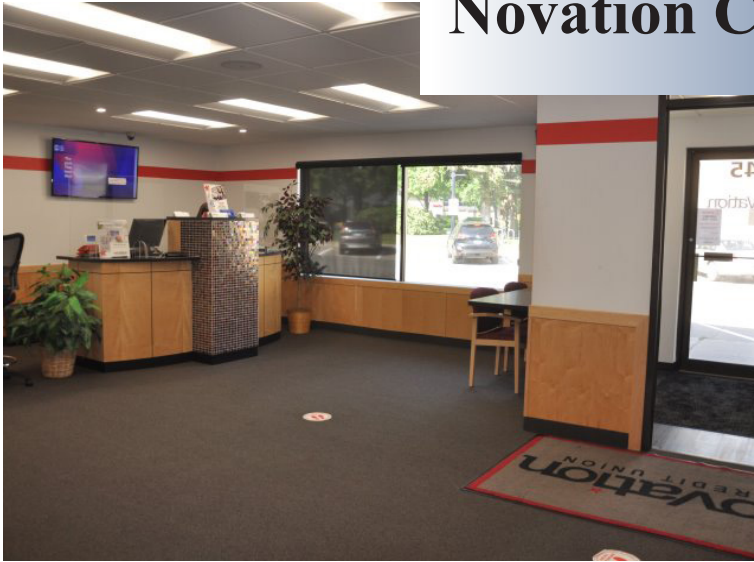
For Sale/Lease Professional Office Building 75 Hassan Street SE, Hutchinson 55350



PROPERTY INFORMATION

- * 45 Hassan Street
- * Tenant Novation Credit Union
- * 4 Private Offices
- * Reception Area
- * Rear Entrance
- * Kitchen/Storage Area

Novation Credit Union





COMMERCIAL REALTY SOLUTIONS

For Sale/Lease Professional Office Building 75 Hassan Street SE, Hutchinson 55350



Edward Jones



PROPERTY INFORMATION

- * 55 Hassan Street
- * Tenant: Edward Jones
- * Large Front Private Office
- * High End Finishes
- * Large Reception Area
- * Conference Room
- * Handicap Restroom
- * Rear Private Office - Used for Storage
- * Rear Entry

For Sale/Lease Professional Office Building 75 Hassan Street SE, Hutchinson 55350



PROPERTY INFORMATION

- * 95 Hassan Street
- * Tenant: American Family Insurance
- * 5 Private Offices
- * File/Work Room
- * 2nd Entry
- * Rear Entry
- * Shared Restroom

American Family Insurance

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

For Sale/Lease Professional Office Building 75 Hassan Street SE, Hutchinson 55350



Vacant Space Entrance

PROPERTY INFORMATION

- * Investment Office Building
- * Quality Tenants:
 - Novation Credit Union
 - Edward Jones
 - American Family Insurance

Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com