

FOR SALE



102 State St N Waseca, MN

Rooftop Deck, Office Space & Airbnb-Ready Property For Sale



NORTH STAR COMMERCIAL

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Property Details & Highlights

102 State St N, Waseca, MN 56093

FOR SALE | \$495,000

Building Name	102 State Street
Property Type	Mixed-use
APN	171001400
Building Size	6,591 SF
Lot Size	0.149 Acres
Building Class	B
Year Built	1906
Number of Floors	2
Average Floor Size	2,483 SF
Construction Status	Existing
Number of Buildings	1



This fully leased mixed-use investment property offers stable in-place income with significant future upside. The property features a market-rate residential apartment on the upper level and an established retail tenant on the main floor, generating over \$35,000 in annual Net Operating Income.

With the retail lease set to expire in approximately 10 months, investors have a unique opportunity to increase rental rates, secure a new tenant at market terms, or occupy the space with their own business. The combination of immediate cash flow and near-term value-add potential makes this an attractive opportunity for both investors and owner-users.

- **Prime Downtown Location:** Situated in the heart of downtown Waseca, offering high visibility, foot traffic, and proximity to local amenities.
- **Diverse Income Streams:** Combination of short-term rental units, retail spaces, event venues, and a restaurant provide multiple revenue opportunities.
- **Strong Tenant Appeal:** Modern updates throughout both buildings ensure functionality and attractiveness for a variety of uses.
- **Flexible Use Spaces:** Properties include retail, office, event, and residential options, allowing for adaptive reuse or portfolio diversification.
- **Storage Opportunities:** Additional storage space offers potential for added rental income or operational utility.

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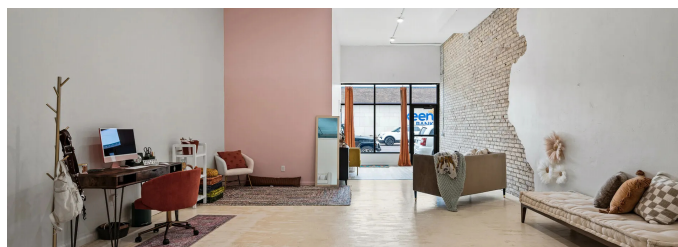
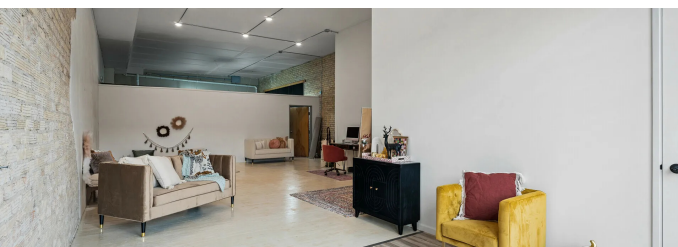
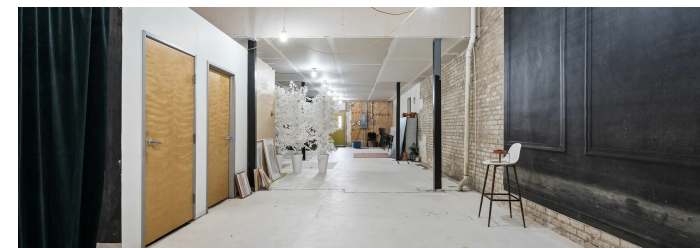
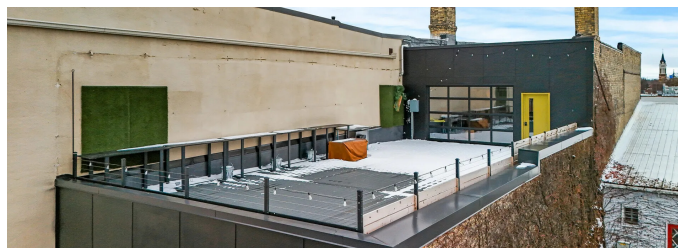
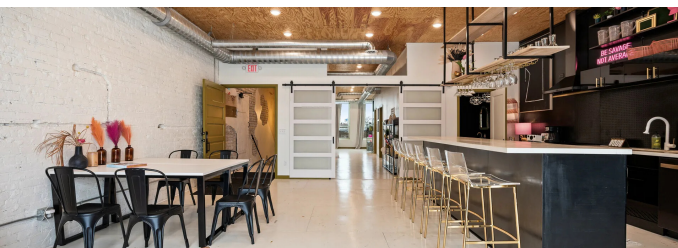
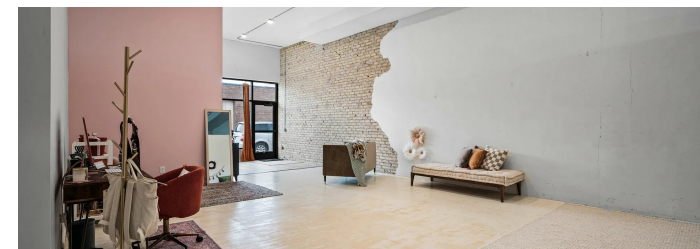
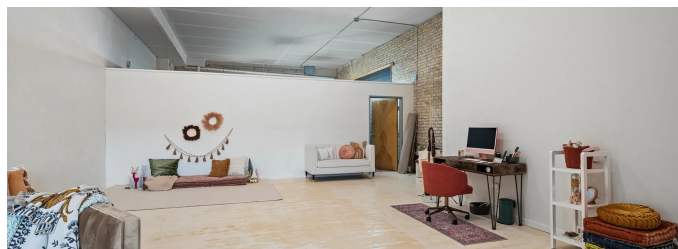


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Additional Photos

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Aerial Map

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