










Available Retail Property in New Ulm


Street Address	Photo (if available)	Former Occupant/ Reference	Size	Lease/ Sale	Additional Information	Property Owner/ Contact	Phone Number	Date Available
19 North Minnesota Street		Hodgepodge	2,300 - 2,500 approximately	Lease or Sale	Downtown (Main Street) Minnesota Street retail area; approximately 2,700 total square feet on main floor. A portion of the main floor (approximately 500 sq. feet) could be leased separately; there is a rear entrance (see listing below). 2nd floor has 4 apartments (1 is current owner-occupied), fully leased with history of low tenant turnover. Basement is air-conditioned and has ventilation with poured cement floor, approximately 2,300 sq. ft.	Vern Clobes	321-799-2035 (home) or 321-271-5235 (cell)	3/1/2011
19 North Minnesota Street		Behind HodgePodge with own entrance		Lease (or Sale see listing above)	(Former location of Sunsational Graphics) Space behind HodgePodge. Main area can be easily be divided into tow private rooms if needed. Bathroom and additional smaller storage areas. Move in ready. With room to grow business, access to additional secure storage space on main floor or basement level. Back door entrance with hallway makes it easily for client access.	Vern Clobes	321-799-2035 (home) or 321-271-5235 (cell)	immediately
26 No. Broadway		Union Hall/Meyer Studio	Downtown Side Street - 1,100 sq. ft.	Lease	Great location on Broadway and downtown. 1,100 sq. ft. Heat and air would be 51% share with Edward Jones. Interior has movable walls. Two outside entrances to the building, 2 inside entrances for you and your clients convenience. Some interior walls/partitions' could be removed if needed.	Tate & Karen Stillwell, 59501 414 Lane, New Ulm, MN 56073	507-354-4330	immediately
Boesch Building 10 & 12 North Minnesota		Currently 100% occupied. Main street level is occupied by 2 businesses, The Thimble Box and Pike Driving School. The upper level has 4 apartments, each apartment is a 2-bedroom unit.	Downtown Main Street Lot size 47' x 110' Building 47' x 80' Zoned B3 Commercial	Building for Sale	On downtown main street (Minnesota Street). Steam heat and forced air. Central air installed in the main floor businesses. Square footage: main floor - 3,760 sq. ft.; Upper level consists of two apartments, approx. 817 sq. ft. each.	Scott Nelson Upper Midwest Management	359-2004	immediately

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206 No. Minnesota St.		Main Jang House Chinese Restaurant	<i>Downtown Main Street</i>	Lease \$800 per month/terms open - pricing negotiable	2,000 sq. ft. on main floor with 2 restrooms, currently set up for restaurant usage, additional storage area in basement and rear area; will negotiate on upgrades	Jeff Dittrich	507-359-9212 or email jeff@krhomes.com	immediately
219 North Broadway		(formerly the Sun Valley Motors) building	<i>Highway/Downtown Broadway - high exposure</i>	<i>Freestanding on Broadway (main throughfare) - Lot size is 47,250 SF</i>	this was a distressed property; property information available from United Prairie Bank;	Mark Peterson	507-359-2001	immediately
Marktplatz Mall 1 N German St.		Enclosed Mall Spaces	<i>Mall - South 30,000 sq. ft. Center 60,000 sq. ft.</i>	Lease - 12 to 24 spaces available ranging in various sizes from 250 sq. to 6,000 square	North end owned by Wilshire Finance; South end owned by Danielson	Wilshire Finance / Randy Danielson	Local contact Randy Danielson at 507-351-8203 or contact Wilshire Finance, Lance Warner 419-626-4858	immediately
1704 No. State		Rooms & Rest	<i>Retail with Broadway visibility</i>	Lease	Owner open to reconfiguring existing retail space to accommodate up to 10,000 square foot area for a secondary tenant. Separate entrances, shared loading dock. Owner of building is a general contractor and could easily assist in renovation to suit.	Jim Scheman	Jim's cell: 507-276-4436	immediately
2010 No. Garden		(formerly Sears)	<i>Strip next to KMart - 10,000 sq. ft.</i>	Lease	Built in 1989, concrete block exterior, full glass fronts, steel frame roof structure, rear access loading/unloading, parking lot.	contact the Kmart Store Manager at 507-359-1525		immediately
1227 No. Broadway		Terry's Mobil	<i>Corner site, high visibility - on Broadway</i>	Sale	Zoned B2 Commercial, Corner site that encompasses 2 city lots - 50' X 165' each, Building size approximately 35'd X 50'w, with 2 auto service bays / includes 2 car hoists (gas tanks no longer active). Highly visible corner site.	Terry Johnson	507-354-2461	immediately

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1602 South Broadway		Formerly Sarah Fischer Insurance	<i>Strip on Broadway (main throughfare) - 1,500 sq. ft.</i>	Lease	Office/Retail: Move-in ready, building renovated just 10 years ago - including roof, electrical, etc. Lease terms include water, sewer, garbage, snow removal. Well insulated, reasonable gas & electric, lighted canopy for signage.	John Vorweck	John's cell: 507-276-7771	immediately
1603 South Broadway		Formerly Sprint	<i>Strip on Broadway (main throughfare) - 2,700 sq. ft.</i>	Lease	Office/Retail: Recent renovations include new carpet, sheetrock, lighting, and handicap accessible bathroom. Double faced lighted pylon sign. Parking lot. Lease terms are negotiable, approximate costs would be \$6.00 per square foot on a triple net (real estate taxes, insurance and common area maintenance) - this runs about \$2.00 per sq. ft per year.	Jim Scheman / John Vorweck	John's cell: 507-276-7771 Jim's cell: 507-276-4436	immediately
2010 N. Garden	Also approximately 2 acres of land adjacent to existing large parking lot	Adjacent to Kmart	10,000 sq ft can sub divide as low as 2,000 sections	Lease	Highly visible, lease term negotiable	Cameron Peterson, Northco Realty	952-820-1688 direct OR 952-820-1600 www.northco.com	immediately
1704 North Broadway Building		Partial available of Rooms & Rest furniture store building	Up to 5,000 sq. ft. available	lease terms negotiable	Vanilla shell consideration (owner open to build-outs), entrance between Broadway/State with picture window on Broadway already existing	Jim Scheman	Jim's cell: 507-276-4436	immediately
1226-1/2 So. Broadway		Office space - underneath Musselman Family Chiropractic	<i>Within freestanding</i>	Lease	4 offices total; currently have 2 offices available with shared reception area available; 1 office does have separate entrance	Allen Hansen	507-359-3460	immediately
1 North Minnesota		Upper Level - 4 office spaces - above Chamber of Commerce	<i>Upper level within main street building - 190 sq. ft., 203 sq. ft., 266 sq. ft., 406 sq. ft.</i>	Lease	2 offices have downtown main street exposure (Minnesota Street)	Jenny Eckstein	233-4300	immediately
Corner of Westridge Road and Highland Ave	Land - build to suit.	Northend Development Area	4.3 acres	Sale	Property consists of 4.3 acres located off of Hwy. 14 West at the intersection of Highland Avenue North and Westridge Road. Good visibility - traffic count of 4,400 vehicles per day. Zoned B-2. Selling as one tract at time of closing.	Greg Thomas 507-359-2004		immediately
SuperCenter Square, Ste. 4, 1702 Westridge Road		(formerly Rosita's)	<i>Strip near WalMart SuperCenter - 1600 sq. ft.</i>	Lease	full glass front, rear access for delivery, restrooms, new construction built approx. 6.07	Doug Bercu	404-421-4949	immediately

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Strip Center adjacent to Wal-Mart (space is next to Laundromat)			Strip near WalMart SuperCenter - 1200 sq. ft.	Lease	full glass front, rear access for delivery, new construction built approx. 6.07: new vanilla shell space, has not yet been occupied	Doug Bercu	404-421-4949	immediately
15 South Broadway		Formerly bp/Budget Mart	Freestanding on Broadway (main thoroughfare) - building size is 3,850 sq. ft; lot parcel is 18,975 sq. ft.	sale (possible lease)	Registered to Twin Cities Convenience, Inc., 9448 S. Lyndale Ave., #112, Bloomington, MN 55420 - agent name: Bassam Hatter	Contact Brown County Assessor for further information on property lien holdings	<i>This is a distressed property; the owner has been unreachable by the NURDC</i>	
1200 South Broadway		Lower Level		lease terms negotiable	portions of this property have been converted into offices, contact MBW directly for current availabilities	Justin Udhe, MBW Company	233-3055	immediately