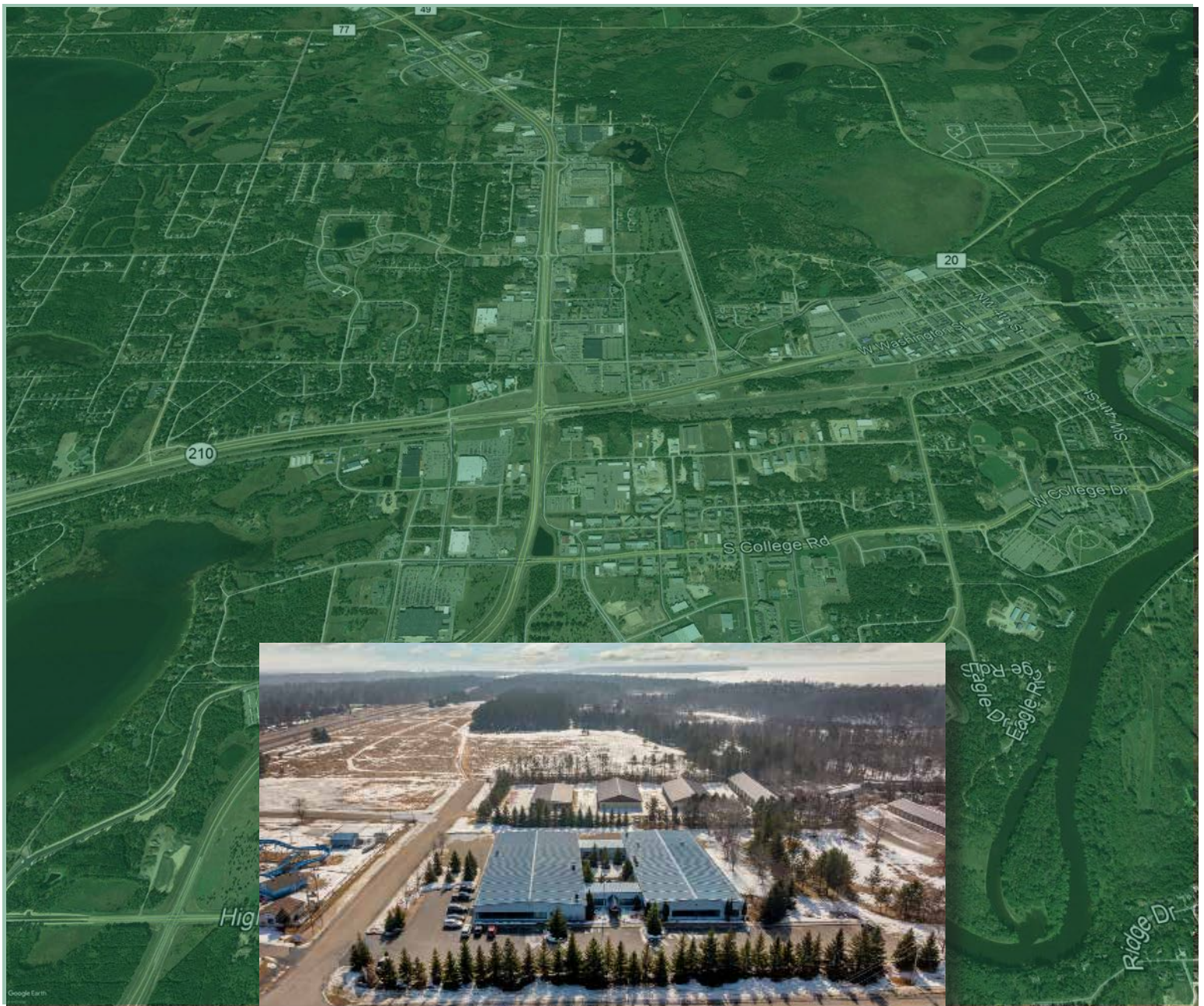




OFFICE / WAREHOUSE FOR SALE

23973 Hazelwood Drive S, Nisswa, MN 56468

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

23973 Hazelwood Drive S, Nisswa, MN

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Commercial Real Estate | Business Brokerage

Owner/Occupy or Invest.

Discover a rare office and warehouse opportunity in Nisswa, designed to inspire productivity while offering exceptional flexibility for both owner-users and investors. The property encompasses 36,000+ square feet, with 10,000+ SF currently leased, providing income in place while leaving 18,000+ SF of office space and 7,500+ SF of warehouse space available to occupy or lease. Inside, the office complex blends modern design with functional workspace. Glass-walled conference rooms, open collaborative areas, and multiple private offices create an ideal environment for a growing team. The space is highlighted by bright open lighting, barnwood workstations and a central open courtyard. The 7,500+ SF warehouse area, equipped with four overhead doors, offers convenient access for shipping, storage, or operational support. Whether you're expanding your operations, establishing a regional headquarters, or adding a quality asset to your portfolio, this versatile Nisswa property offers immediate income, flexible space, and long-term potential.



Address:	23973 Hazelwood Drive S, Nisswa, MN 56468
Directions:	From Hwy 210/371 intersection in Baxter - North on Hwy 371 to Nisswa - West on CR 77 (at Sportland Corner Stoplight) - Property is on the South, just after the waterpark
Lot Size:	4.12 Acres (180,019 sq. ft.)
Lot Dimensions:	Approx. 494.67' x 383.54' x 494.6' x 357.65'
Building Size:	36,288 sq. ft. Total
West Office:	18,288 sq. ft. (Vacant)
East Office:	10,440 sq. ft. (Adam's Pest Control)
East Warehouse:	7,560 sq. ft. (Vacant)
Purchase Price:	\$1,950,000
2025 Real Estate Taxes:	\$33,250

Continued on next page.

23973 Hazelwood Drive S, Nisswa, MN

Features

Water:	Well
Sewer:	Septic
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Roof-Top Units
Electric:	Multiple 200 Amp Panels, Single Phase
Lighting:	Fluorescent
Year Built:	1975
Remodeled:	1995 & 2012
Construction:	Steel Frame
Foundation:	Concrete
Roof:	Steel
Exterior:	Steel Siding
Ceiling Height:	Office: 8' - 9' Warehouse: 10' - 16' Vaulted
Overhead Doors:	2 (14' W x 12' H) East Warehouse 1 (10' W x 12' H) East Warehouse 1 (16' W x 13' H) East Warehouse
Bathrooms:	West Office: 2 East Office: 2 East Office & Warehouse: 1 Shared
Parking:	85+ Paved Parking Spaces
Frontage:	494' on CR 77 and 383' on Hazelwood Drive S
Landscaping:	Underground Sprinkler System Large Open Courtyard in the middle of the complex

Continued on next page.

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Legal Description:

PID#: 28230542:

Pt of NE 1/4 of NW 1/4 Sec 23 desc as follows; comm at the point on the N line of said Sec 23 which s 645.23 ft W, assm/bear from the N 1/4 corner of said Sec 23, said point being on the W line of the E 500 ft of that pt of said NENW, lying W'ly of Trk Hwy 371, then S 00 Deg 25 Min E 4.51 ft alg said W line to the POB on the S'ly ROW line of Co State Hwy #77, then S 00 Deg 25 Min E 3830.54 ft, then S 87 Deg 18 Min 09 Sec W 250.0 ft, then N 00 Deg 18 Min 30 Sec W 372.28 ft to said S'ly ROW line for CSA Hwy 77, then N 84 Deg 43 Min E 250 ft alg said S'ly ROW line to the POB. And also that pt of the NE 1/4 of NW 1/4 desc as foll: comm at the N 1/4 corner of said Sec 23; then W assumed bearing 894.28 ft along the N line of said NENW; then S 00 Deg 18 Min 30 Sec E 27.53 ft to the S'ly ROW line of CSAH 77 the POB of the Tract to be desc; then S 00 Deg 18 Min 30 Sec E 372.28 ft then S 87 Deg 18 Min 13 Sec W 30.03 ft; then N 00 Deg 18 Min 30 Sec W 370.92 ft to the S'ly ROW line of CSAH 77; then N 84 Deg 43 Min 00 Sec E 30.11 ft along said S'ly ROW line of CSAH 77 to the POB. Except that part of the NE 1/4 of NW 1/4 shown as parcel 621B on MN DOT ROW Plat #18-96. Subject to an easement of record.

PID# 28230502:

Pt of NE 1/4 of NW 1/4 desc; Comm at N1/4 cor of sd Sec 23 then W assm bear 894.28 ft alg N line of sd NENW then S 0D 18'30" E 27.53 ft to an I/M on S'ly ROW line of CSAH #77 then S 84D 43' W 30.11 ft alg sd S'ly ROW line of CSAH #77 to POB of tract to be desc then S 0D 18'30" E 370.92 ft to an I/M then S 87D 18'9" W 294.6 ft to an I/M on E line of W 100 ft of sd NENW then N 0D 11' W 357.65 ft alg sd E line of W 100 ft of NENW to an I/M on sd S'ly ROW line of CSAH #77 then N 84D 43' E 294.67 ft alg sd S'ly ROW line of CSAH #77 to POB. Subj to an Esmnt of Rec.

Zoning:

HB - Highway Business District

A district that allows and encourages commercial development that provides services and shopping facilities adjacent to Trunk Highway 371. The City should encourage Open space design principles for commercial projects within this district.

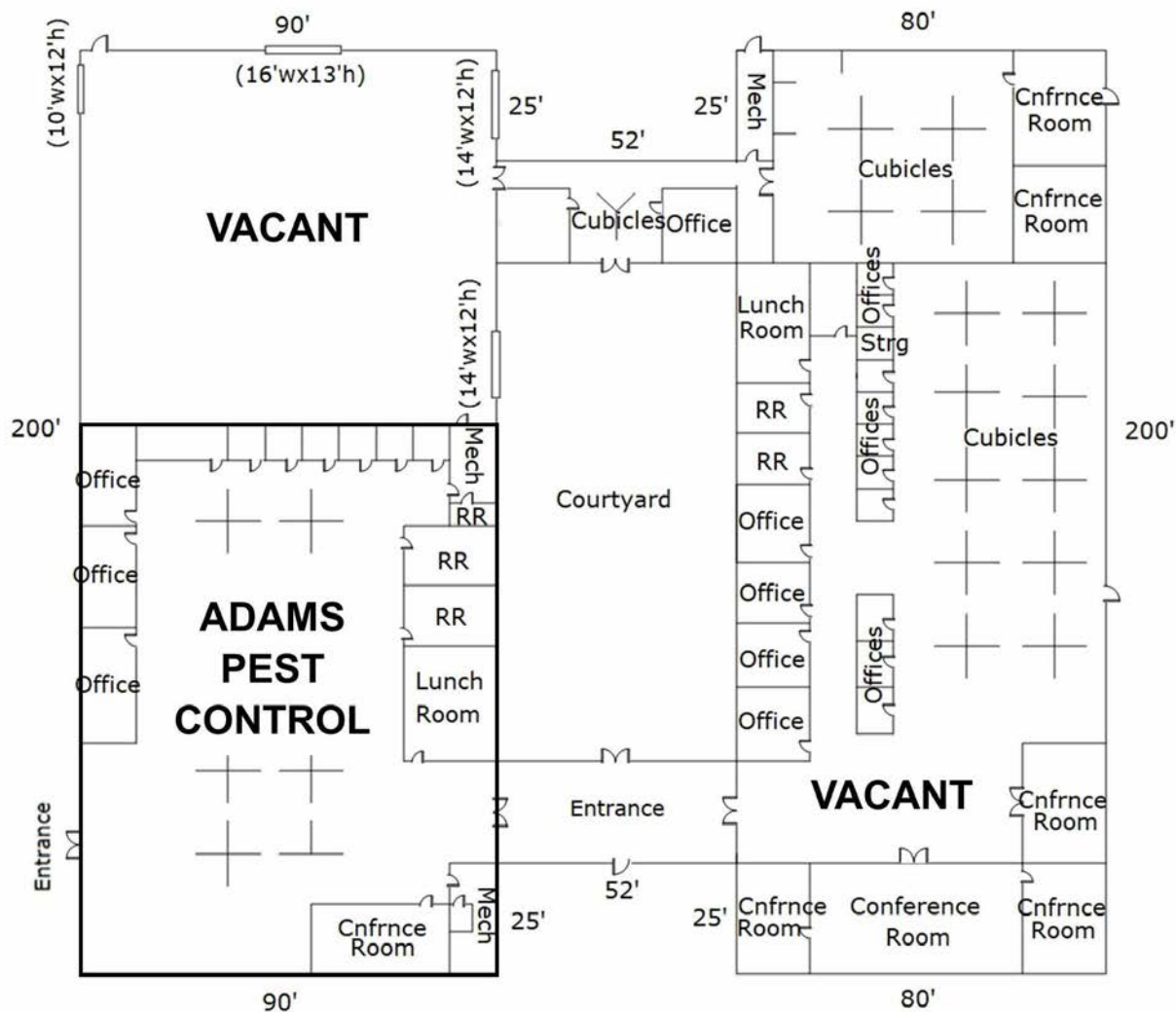
Neighboring Businesses:

Located near Nisswa Family Fun Waterpark, All Seasons Storage, Johnson Mini Storage, Boats & Beyond Rentals, Nisswa Hair Salon, Positive Realty, Holiday Gas Station, Sportland Outdoor Outfitters, Wendy's, Sully's Self Storage, Schaefer's Foods, Spirits of Nisswa, FastTrax Marine, American National Bank, ReMax Realty, First National Bank, Nisswa Inn & Suites, Marine Max, Grandview Lodge, Bar Harbor, Zorbaz, plus numerous others.

Floor Plan

EAST WAREHOUSE

7,560 SF



EAST OFFICE

10,440 SF

WEST OFFICE

18,288 SF

23973 Hazelwood Drive S, Nisswa, MN

Photos



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Photos



Subject Property



Subject Property



West Office



West Office



East Office



East Warehouse

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Photos



Land West of Building



Central Courtyard



Central Courtyard



Shared Front Entrance - Looking at East Office



Shared Front Entrance - Looking at West Office



West Office - Reception Area

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Photos



West Office - Conference Room



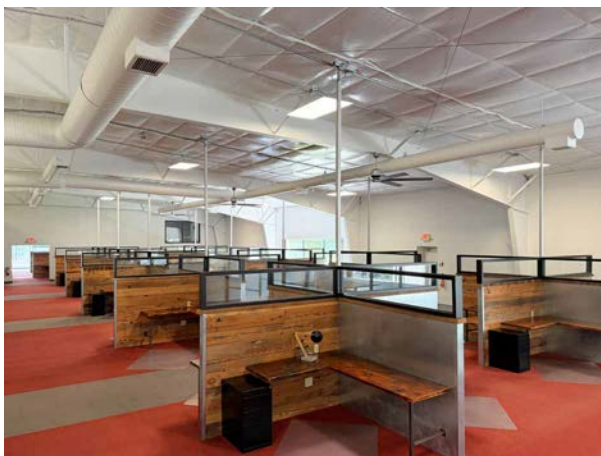
West Office - Conference Room



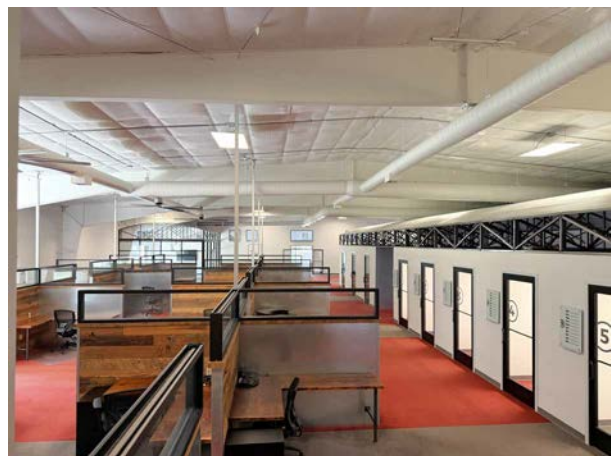
West Office - Conference Room



West Office - Open Work Space



West Office - Open Work Space



West Office - Open Work Space

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Photos



West Office - Private Offices



West Office - Office



West Office - Office



West Office - Private Offices



West Office - Breakroom



West Office - Mechanical

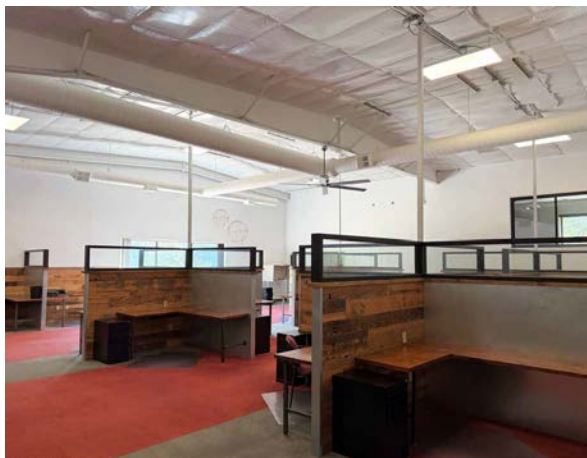
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West Office - Restroom



West Office - Restroom



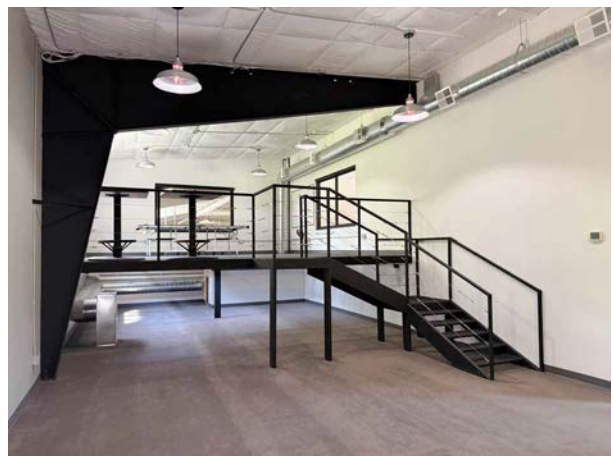
West Office - Open Work Space



West Office - Open Work Space



West Office - Open Work Space



West Office - Open Work Space

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23973 Hazelwood Drive S, Nisswa, MN

Photos



West Office - Open Work Space



West Office - Open Work Space



West Office - Open Work Space



West Office - Office



West Office - Office



East Warehouse

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23973 Hazelwood Drive S, Nisswa, MN

Photos



East Warehouse



East Warehouse & Office - Restroom



East Warehouse & Office - Mechanical



East Office - Restroom



East Office - Breakroom



East Office - Breakroom

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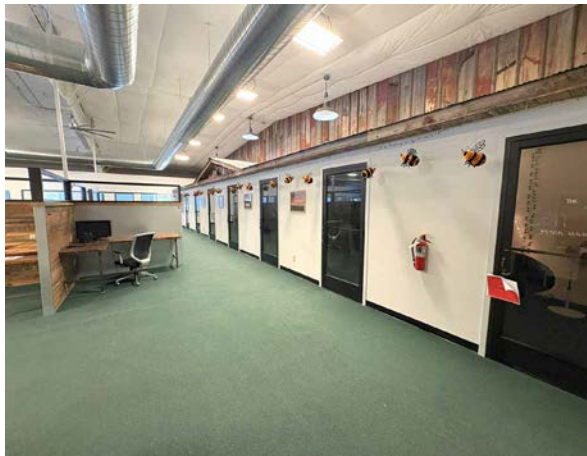
Photos



East Office - Conference Room



East Office - Meeting Room



East Office - Private Offices



East Office - Open Work Space



East Office - Open Work Space



East Office - Reception Area

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Aerial Photo



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Section Aerial



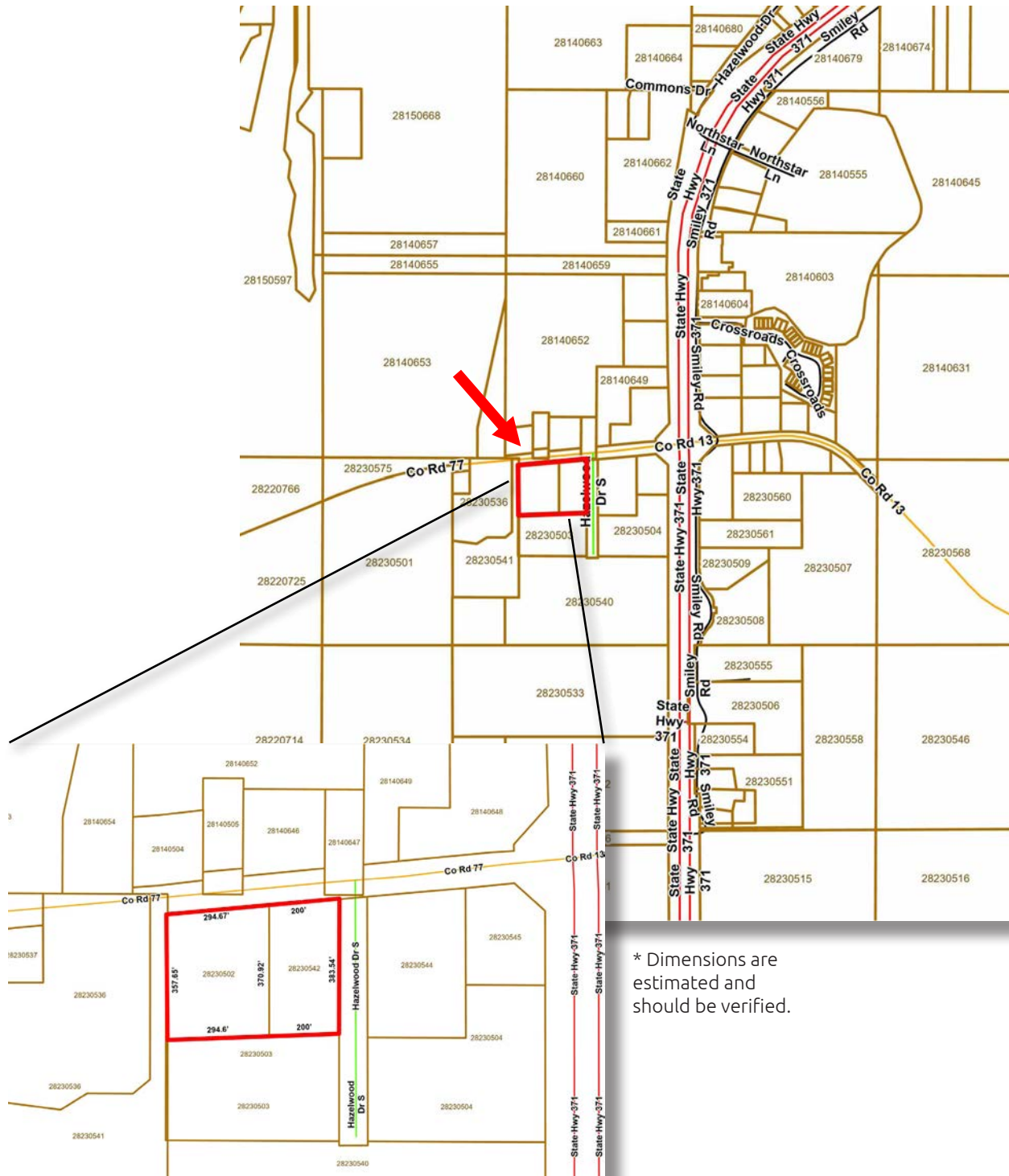
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Section Map



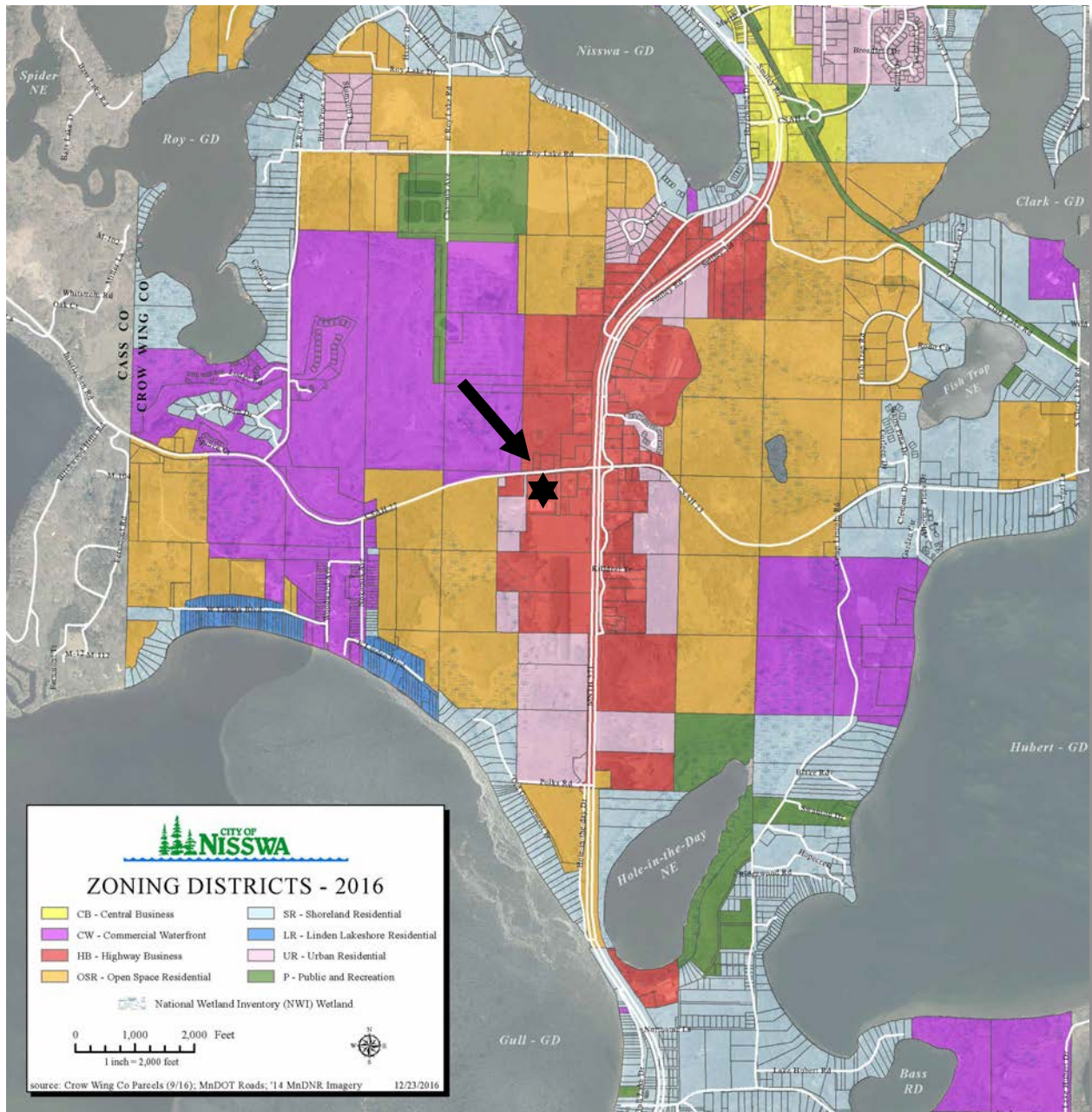
* Dimensions are estimated and should be verified.

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Zoning Map

HB - Highway Business



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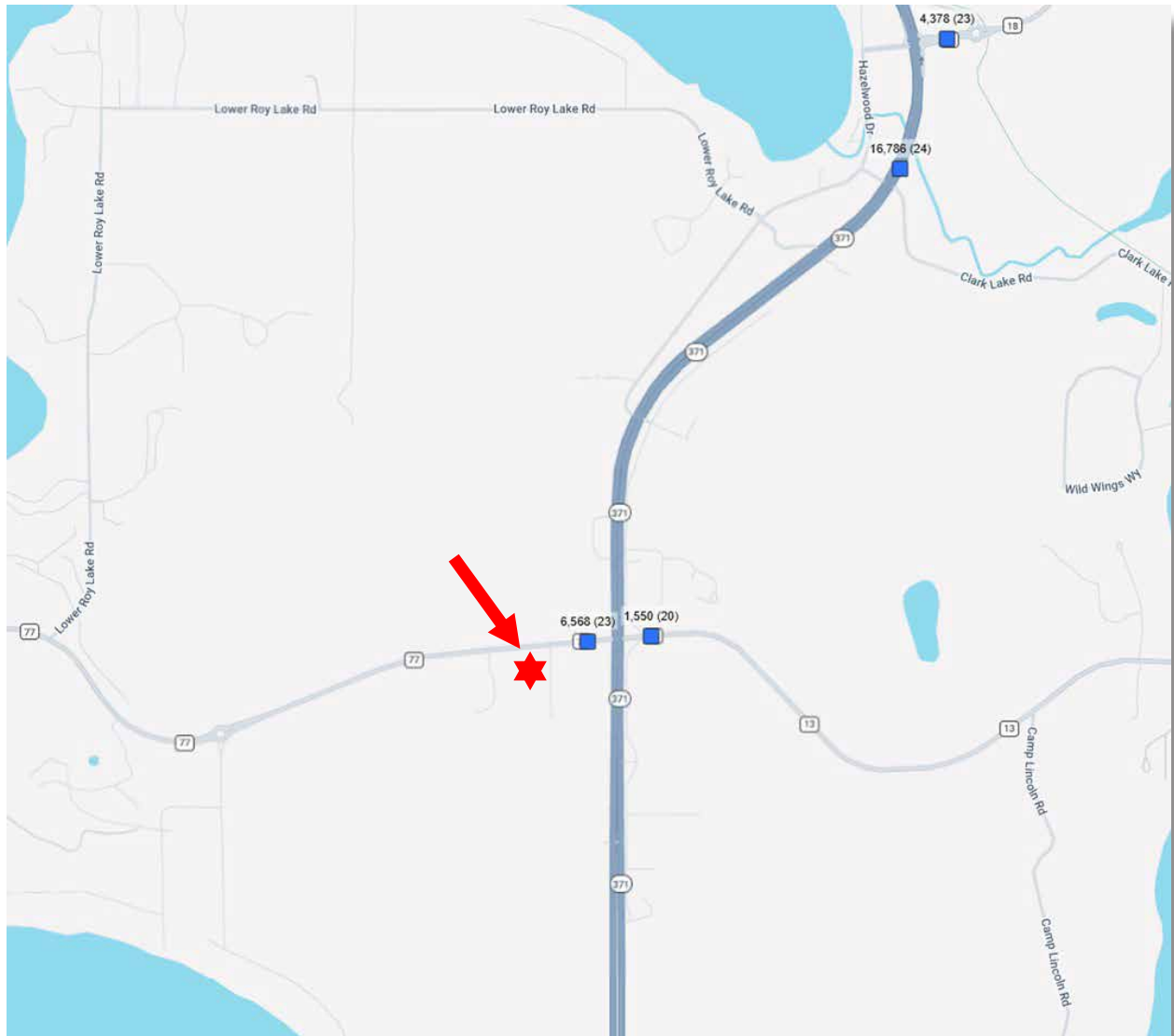
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Counts from MNDOT

Traffic Counts

Traffic Counts: 6,568 (2023) on CR 77 and 16,786 (2024) on Hwy 371



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Location Map



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Trade Area 2025 Population (Includes the following counties):

Crow Wing County	69,034
Cass County	31,987
Total Trade Area Population	101,021

2025 Population:

Brainerd	32,366
Baxter	9,120
Nisswa	4,840

Estimated Summer Population:

Brainerd/Baxter	200,000+
-----------------	----------

Projected Population Growth Change 2025-2030:

Crow Wing County	0.49%
Nisswa	0.45%

Households in 2025:

Crow Wing County	29,595
Nisswa	2,135

2025 Median Household Income:

Crow Wing County	\$79,236
Nisswa	\$97,487

Leading Employers in Crow Wing County in 2025:

Essentia Health
Cuyuna Regional Medical Center
Brainerd School District
Grandview Lodge
Breezy Point Resort
Ascensus
Clow Stamping
Crow Wing County
Madden's Resort
Cragun's Resort
Walmart
Ruttgers Bay Lake Resort
Super One (3 Stores)
Central Lakes College
Anderson Brothers Construction
Pequot Lakes School District
Mills Automotive
Bang Printing
City of Brainerd
Costco
Bethany Good Samaritan
Woodland Good Samaritan
Crosby Ironton School District
MinnesotaCare

Leading Employers Cont.:

Landis + Gyr
Northstar Plating
Nortech Systems
Lindar
Avantech
Reichert Bus
Lexington
Growth Zone
CTC
Stern Companies
MNDOT
MNDNR
TDS
Graphic Packaging
Crow Wing Power

23973 Hazelwood Drive S, Nisswa, MN

Thank You

Thank you for considering this Close Converse opportunity

Close Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, they must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information
21. disclosed to them, except confidential information acquired in a facilitator relationship (see paragraph IV on page
22. two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the
23. broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. even if they are being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, they
31. must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to them,
32. except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In
33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about them. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
49. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
50. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
51. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
52. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
53. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
54. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
55. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
56. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
57. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
58. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
59. Broker (see paragraph II on page one (1)).
60.

61. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
62. one to four families as their residence.

63. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:

64. **Loyalty** - broker/salesperson will act only in client(s)' best interest.

65. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.

66. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
67. which might reasonably affect the client(s)' use and enjoyment of the property.

68. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
69. information (such as disclosure of material facts to Buyers).

70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.

71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

72. ⁽³⁾ If Seller's/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller's/Landlord(s) may give up the
73. opportunity to sell/lease the property to Buyer's/Tenant(s) represented by the broker/salesperson. If Buyer's/
74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer's/Tenant(s) may give up the opportunity to
75. purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
78. obtained by contacting the local law enforcement offices in the community where the property is located,
79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
80. <https://coms.doc.state.mn.us/publicreglstrantsearch>

MNAGCYDISC-2 (8/25)

23973 Hazelwood Drive S, Nisswa, MN

Contact

Office Location

521 Charles Street
Suite 201
Brainerd, MN 56401

Mailing Address

PO Box 327
Brainerd, MN 56401

Phone

218-828-3334

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