

COMMERCIAL LAND & BUILDING FOR SALE

104 Cedar Ave E, Pillager, MN 56473

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

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Features

Prime Real Estate.



Own a piece of Pillager's history with room to grow. This downtown corner property pairs a distinctive former bank building with an additional 30,000 square feet of vacant commercial land, creating opportunities for an owner-occupant, investor, or future development. The building retains three original working vaults and offers flexible main-level retail or workspace, two restrooms, and an unfinished basement for storage or potential future use. Improvements completed over the past six years include new flooring, roof, AC unit, kitchen area, plumbing, electrical systems, and interior finishes. CCTV cameras and keyless entry add convenience and security. Set on one of Pillager's most recognizable corners, the property offers strong visibility and convenient access in the heart of downtown. Use the existing building for retail, office, studio, or specialty business space while exploring the possibilities of the additional land.

Address:	104 Cedar Ave E, Pillager, MN 56473
Directions:	From Hwy 210 / River Street Intersection - South on River Street S - Property is the SE corner of River Street S and Cedar Ave E
Lot Size:	32,500 sq. ft. (0.75 Acres)
Building Size:	1,095 sq. ft. plus Unfinished Basement
PRICE REDUCED:	~~$359,000~~ $349,000
Lease Rate:	**(Building Only)** $2,000/Month Triple Net (Tenant Pays Property Taxes, Insurance & Maintenance)
2026 Real Estate Taxes:	$2,200

Continued on next page.

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Features

Water & Sewer:	City
Electric:	200 Amp, Single Phase
Lighting:	LED Interior, Dusk to Dawn Exterior
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Roof-Top Unit (2019)
Thermostat:	Wi-Fi Enabled
Year Built: **Remodeled:**	Unknown 2020
Construction:	Concrete Block
Foundation:	Concrete Block
Roof:	Rubber Membrane (New 2019)
Exterior:	Brick & Stone
Ceiling Height:	10’ and 11’-7”
Security:	Security System (with Low Temp Alarm Enabled) CCTV (1 front camera, 1 rear camera, 1 interior camera) Keyless Entry on Back Door
Appliances:	Refrigerated Water Bottle Filler Kitchen with Custom Cabinets & Induction Flat-Top - Plumbed for Dishwasher and Undercounter Fridge with Icemaker Washer/Dryer Hook-Up in the Basement
Windows:	Top Down - Bottom Up Window Treatments
Flooring:	New in 2019

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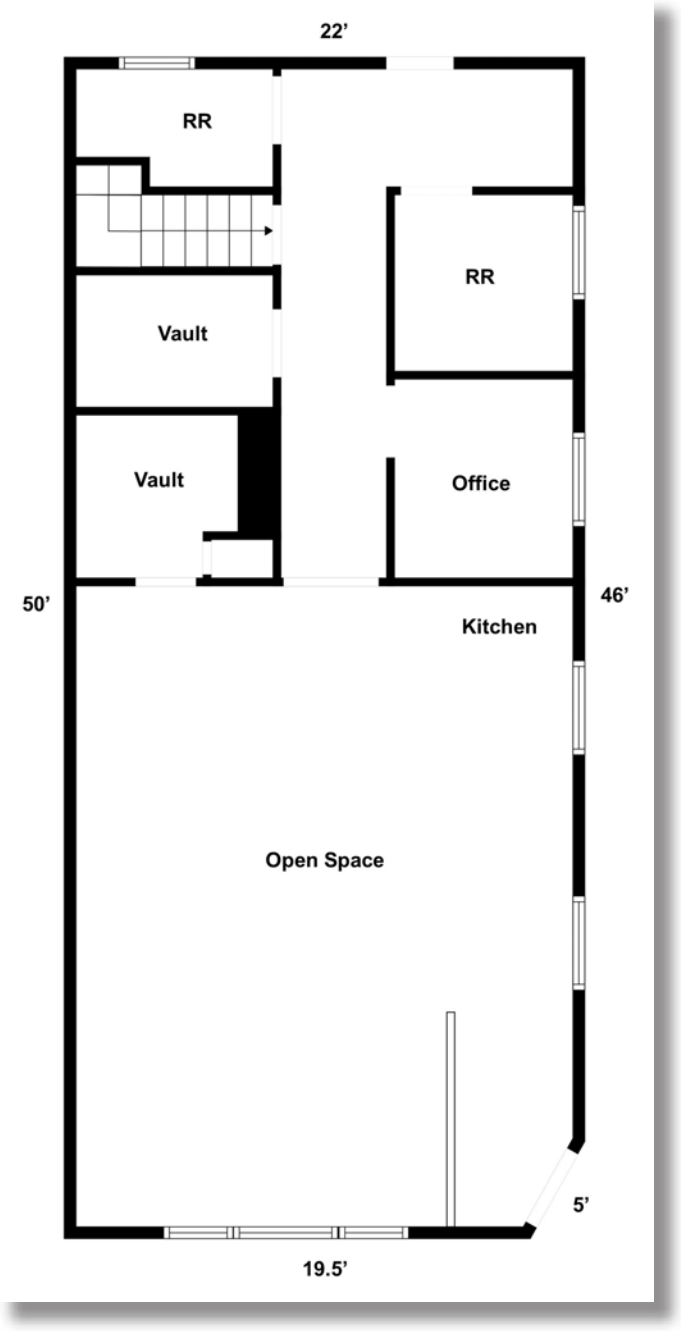
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Features

Ceiling:	Original Tin
Vaults:	3 (2 on Main Level, 1 in Basement)
Bathrooms:	2 (Both Remodeled in 2019, 1 ADA Compliant)
Parking:	On-Street Parking
Note:	ADA Ramp in Rear
Lot Dimensions:	25’ x 300’ x 150’ x 200’ x 125’ x 100’
Frontage:	25’ on Cedar Ave E, 300’ on River St S, and 150’ on Daisy Ave E
Zoning:	Commercial
PID#:	93-340-0230, 93-340-0235, 93-340-0240 & 93-340-0245
Legal Description:	W 25’ of Lots 4 & 5 plus all of Lots 6-9, Block 2, Bacon’s Addition to Pillager
Neighboring Businesses:	Located in downtown Pillager, nearby businesses include From Hair to There, Horizon Plumbing & Heating, KC’s Saloon, USPS, Bjerga’s Cafe, Redefyne Mental Health, CTC, Pillager Car Wash, Pine River State Bank, Manion Lumber & Truss, Pillager Auto Sales, Dollar General, plus numerous others.

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Floor Plan



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Building Photos



Subject Building



Subject Building



Entrance



Open Space



Open Space



Kitchen

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Building Photos



Vault



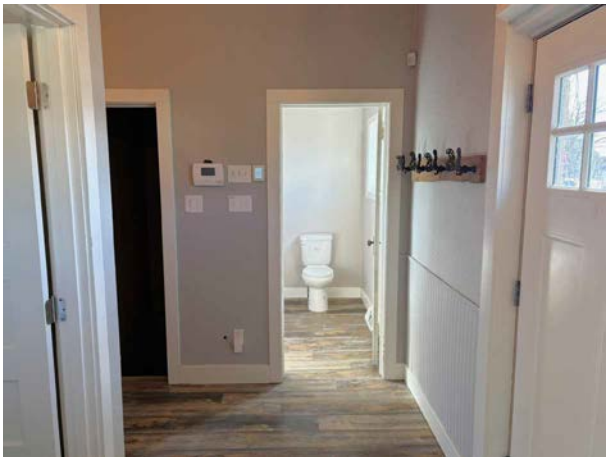
Vault



Office



Office



Rear Entrance & Storage



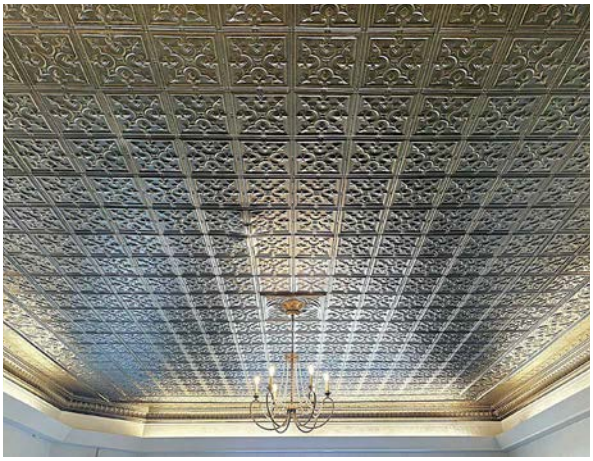
Restroom

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Building Photos



Restroom (ADA Compliant)



Original Tin Ceiling

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Vacant Land Photos









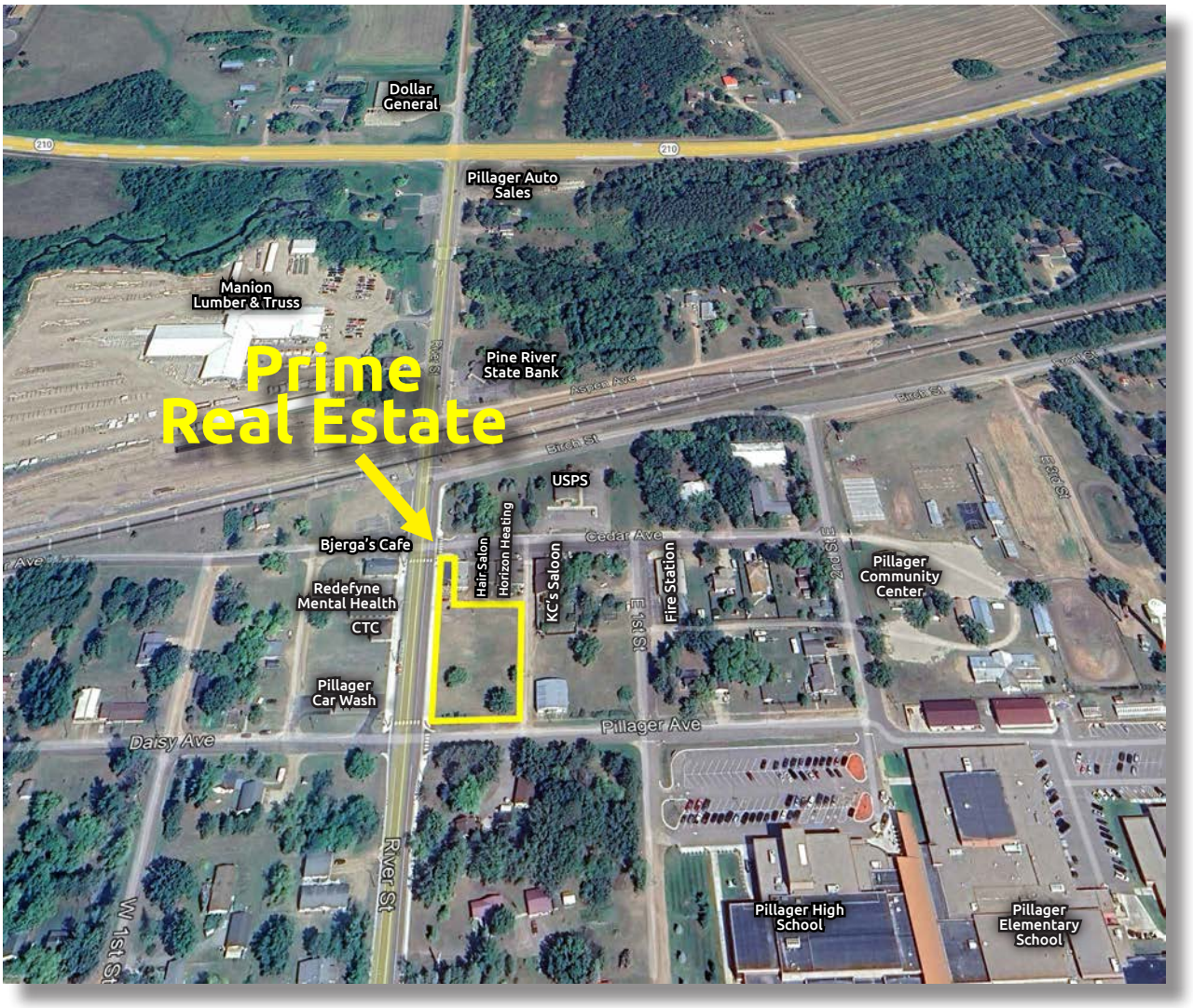




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Aerial Photo



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Section Map



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Counts from MNDOT

Traffic Counts

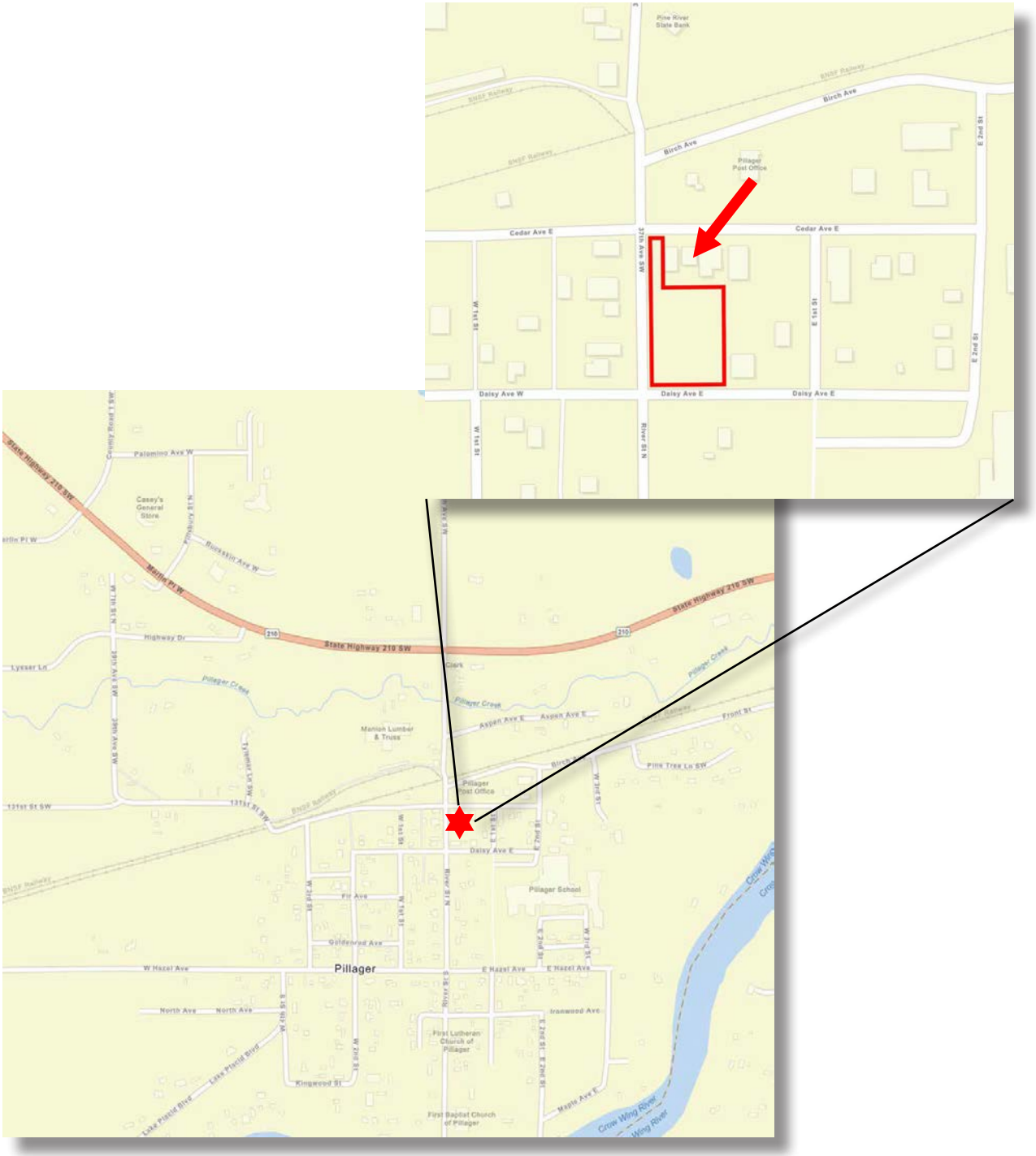
Traffic Counts: 3,038 (2026) on River St S and 7,623 (2026) on Hwy 210



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Location Map



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Figures from STDB, CCIM

Demographics

2025 Population:	Crow Wing County	69,034
	Cass County	31,987
	Brainerd	32,366
	Baxter	9,120
	Pillager	3,910
Estimated Summer Population:	Brainerd/Baxter	200,000+
Projected Population Growth Change 2025-2030:		
	Cass County	0.62%
	Pillager	0.561%
Households in 2025:	Cass County	13,304
	Pillager	1,515
2025 Median Household Income:		
	Cass County	$66,441
	Pillager	$76,763

City of Pillager Businesses:

Ausland Heating, Backwoods Furniture, Barnett's Bookkeeping, Beimert Outdoors, Bjerga's Café, Camp Confidence, Camp JIM, Camp Shamineau, Casino, Assembly of God, Country Financial, Dillenburg, Residential Construction, Dollar General, Eden Church, Essentia Health - Pillager Clinic, First Baptist Church, First Lutheran Church, Five Star Seamless, Fornshell Bus Service, From Hair to There, Hengel Construction, Horizon Plumbing and Heating, Hummel Construction, J & B Western, Jessie Janes Custom Graphics, Kavanaugh's Sylvan Lake Resort, KC's Saloon, Kinney and Son Moving and Storage, Koel Communications LLC, Lakeland Awning and Patio, Lakeshore Conservation Club, Lakewood Health System, Linescape, LJ's Auto Repair, Manion Lumber & Truss, New Beginnings Arena, Northern Hope Veterinary Care, Northern Tree and Landscape, Not Amy's Farm, Outback Trail Rides, Pillager Dental, Pillager Family Center, FBC Pillager, Pillsbury Forest Hardwoods, Pine Country Plumbing, Pine River State Bank, Putnam Hardwood Floors, Ridgeline Manufacturing, Riverside Assisted Living, Shady Hollow Resort, Shingledecker Concrete, Ski Gull, Subway, The Huntin Shack, The Learning Ladder, The Shante, Up North Eye Care, West Hair Boutique, and Woby's

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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

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

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

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

_____ (Signature) _____ (Date) _____ (Signature) _____ (Date)

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

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

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

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

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

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

(2) The fiduciary duties mentioned above are listed below and have the following meanings:
Loyalty - broker/salesperson will act only in client(s)' best interest.
Obedience - broker/salesperson will carry out all client(s)' lawful instructions.
Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.
Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

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

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

MN:AGCYDISC-2 (8/25)

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