

THE ARMORY BUILDING: FLEXIBLE COMMERCIAL SPACE FOR SALE



217 & 219 Plum Street, Red Wing, Minnesota 55066

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BUSINESS OVERVIEW

HIGHLIGHTS

Own a piece of Red Wing heritage—the Armory Building is a beautifully restored historic landmark at 217 Plum Street, offering 12,200 square feet of flexible commercial space in the heart of downtown. Built in 1901 for the National Guard and the Masonic Hall, it stands today as a premier redevelopment opportunity with turnkey restaurant/event space, ample parking, and close proximity to the Mississippi River, boutique shops, and local foot traffic. Whether you're envisioning offices, a fine dining venue, a gallery, or mixed-use concept, this property's rich past and downtown location make it a unique canvas for the next chapter.



Asking Price	\$800,000
Total Building Units and Square Feet	13 Units, 18,300 square feet
Total Units and Square Feet Included in Sale	10 Units, 16,400 square feet, includes restaurant/event space
Furniture, Fixtures & Equipment	\$75,000, included in asking price
Rent Roll	Available with Signed Non-Disclosure Agreement
2025 Real Estate Taxes	\$7,297

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PROPERTY FEATURES



SQUARE FEET

18,300 - Total
6,100 - Each of the Three Levels



LOT SIZE

0.40 acres,
included in asking price



RESTAURANT CAPACITY

Approximately 150



PARKING

25 reserved spaces



RESTAURANT SPACE

Available



OCCUPANCY

7 OF 10 Units Leased

Property offers 12,200 square feet of versatile commercial space, signage visibility at street level, and potential for co-branding across the Armory facade. Lease-ready lower level features a fully equipped catering kitchen and dining area/event space with fire suppression and ventilation. Upstairs, flexible multi-tenant suites currently house medical and professional services - showcasing adaptability and ongoing viability. With modern systems and majority ownership of the condominium, this is a rare downtown opportunity blending heritage and functionality.

HISTORIC LANDMARK WITH MAJORITY CONDO OWNERSHIP



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PHOTOS



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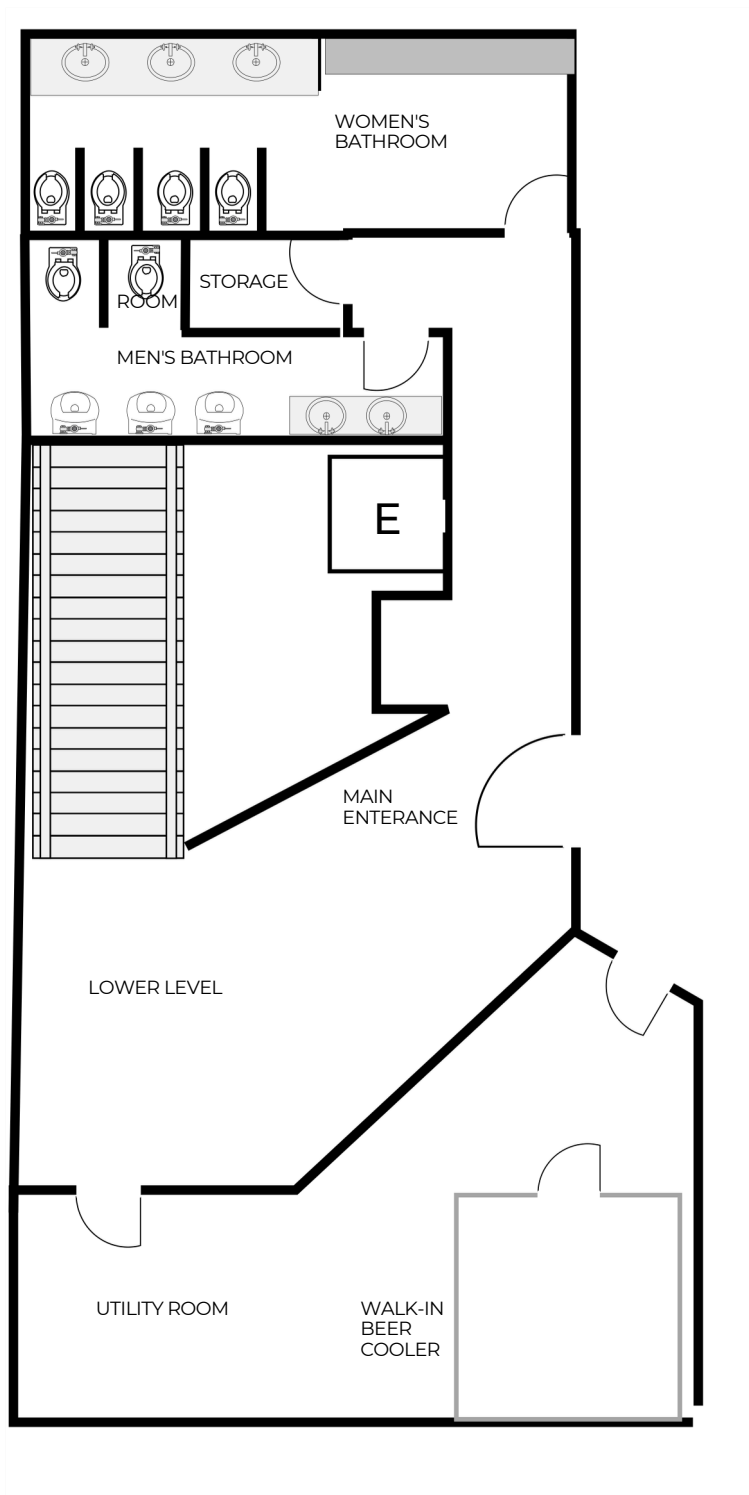
PHOTOS



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FLOOR PLAN

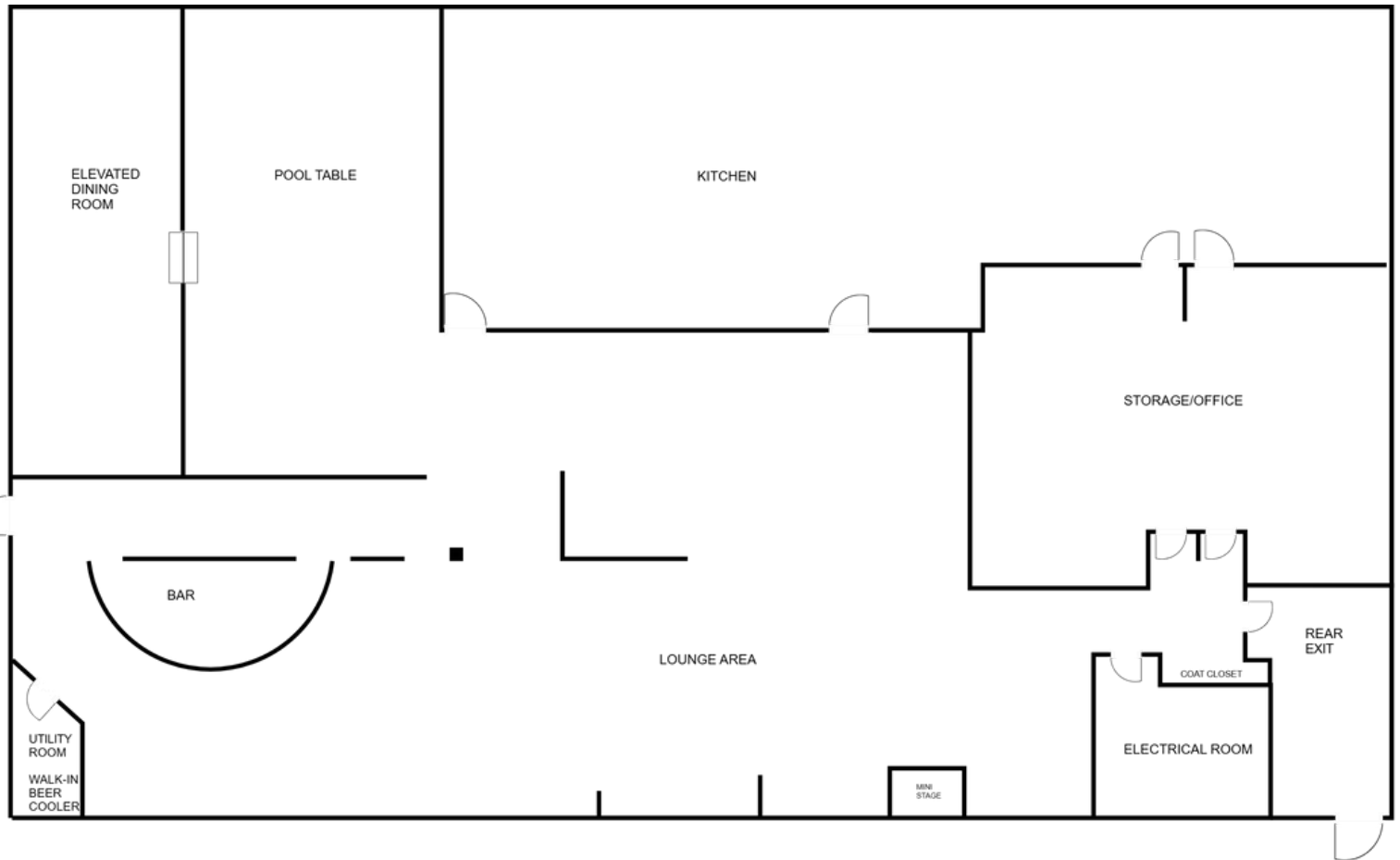
LOWER LEVEL COMMON AREA



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FLOOR PLAN

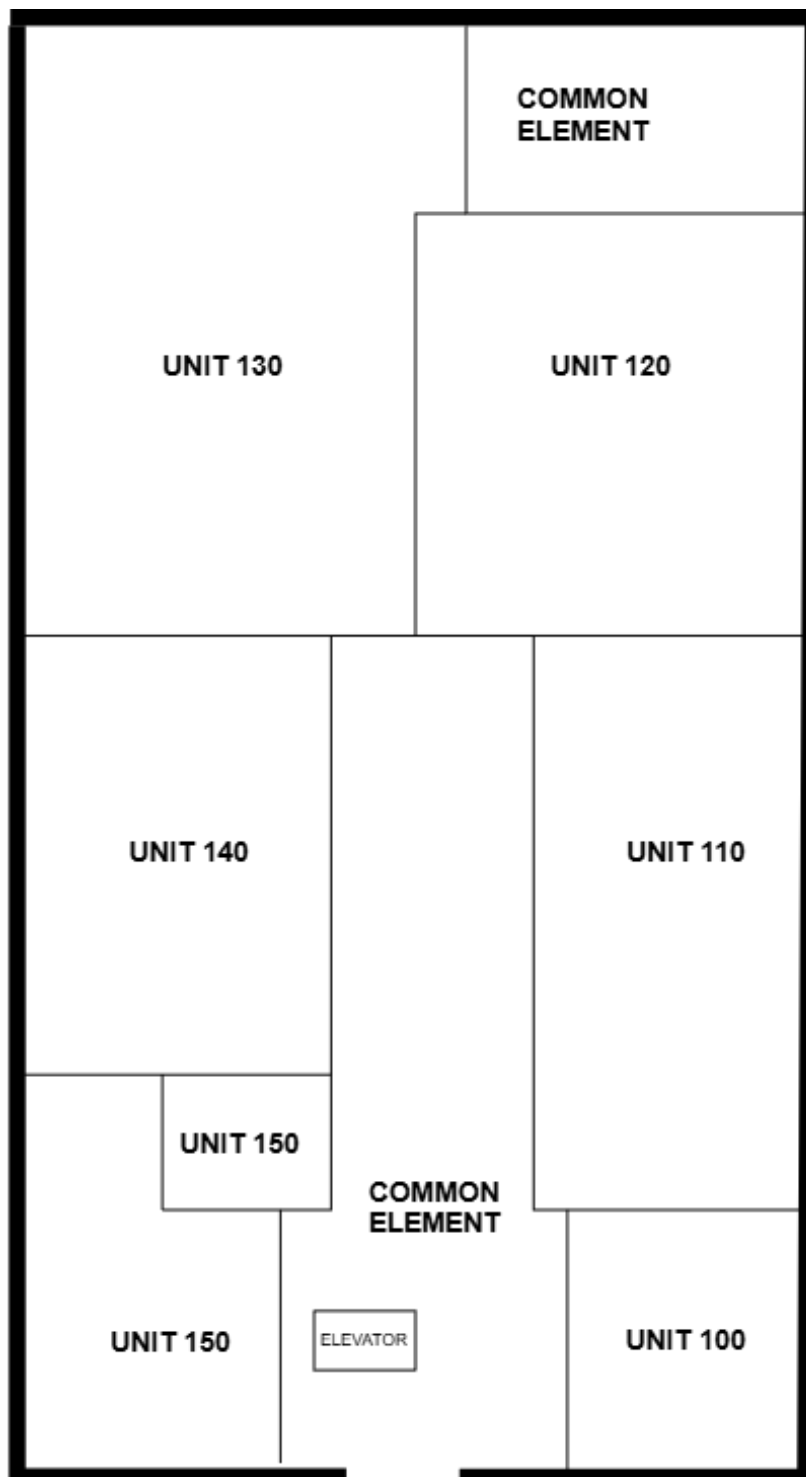
LOWER LEVEL RESTAURANT



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FLOOR PLAN

FIRST LEVEL

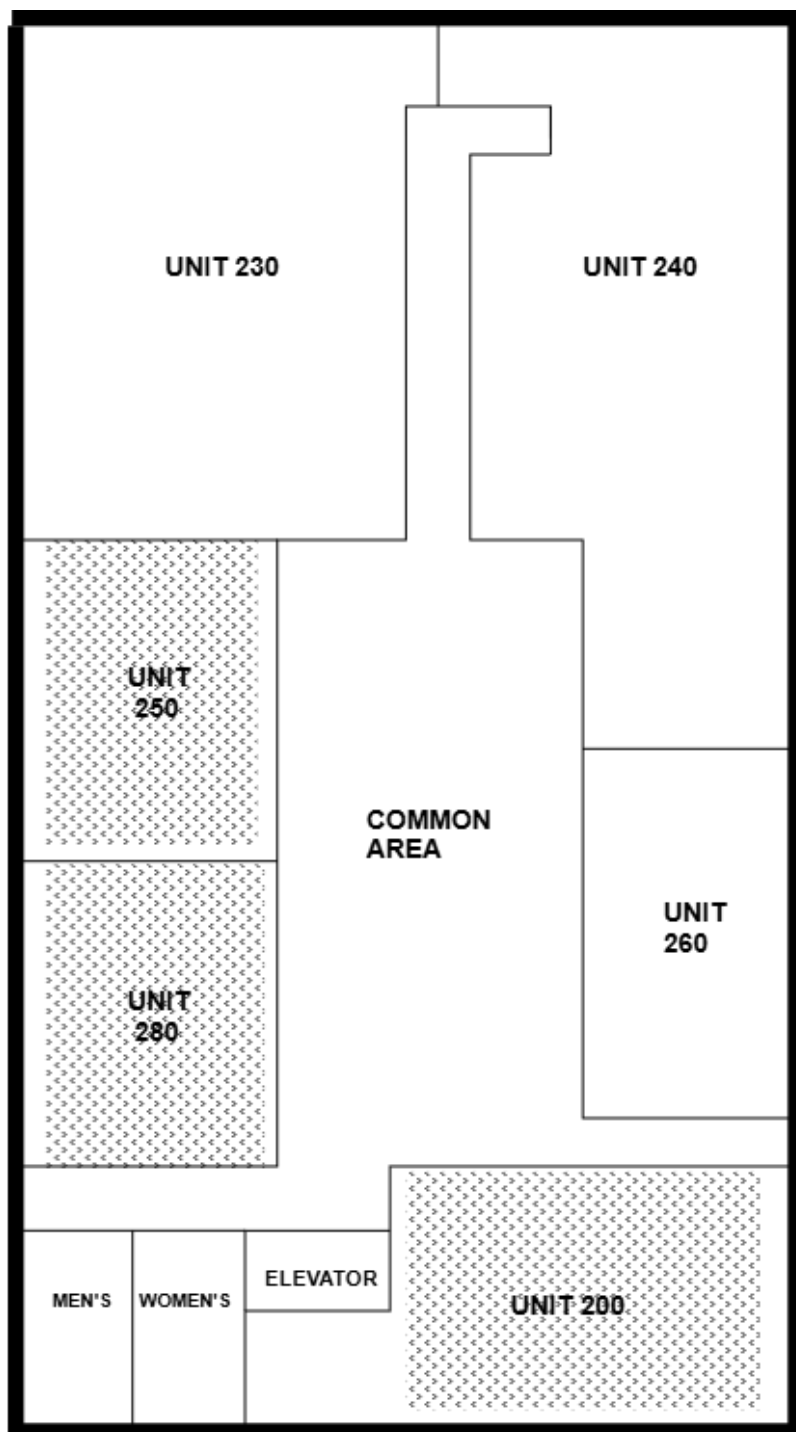


FIRST LEVEL

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FLOOR PLAN

SECOND LEVEL

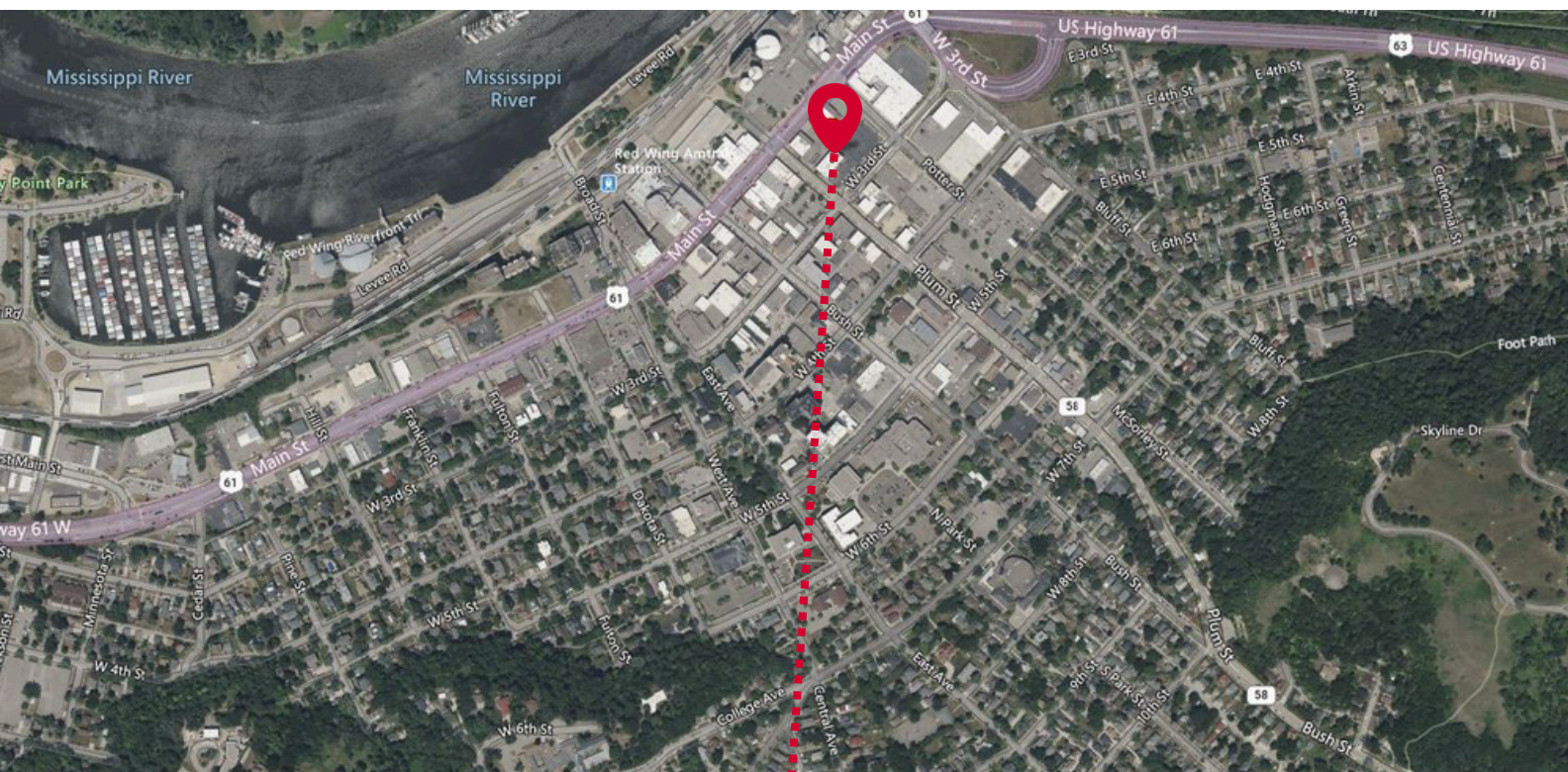


SECOND LEVEL

INDEPENDENTLY OWNED UNITS

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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,497	15,750	19,470
Median Age	41.9	44.0	44.1
College or Advanced Degree	38.8%	38.9%	39.4%
Median Household Income	\$52,980	\$69,053	\$72,736
Average Household Income	\$78,761	\$89,187	\$93,508
Owner Occupied	52.6%	64.3%	66.8%
Projected Population Growth 2022–2027	0.35%	0.26%	0.23%



TRAFFIC COUNT: 10,100 vehicles per day

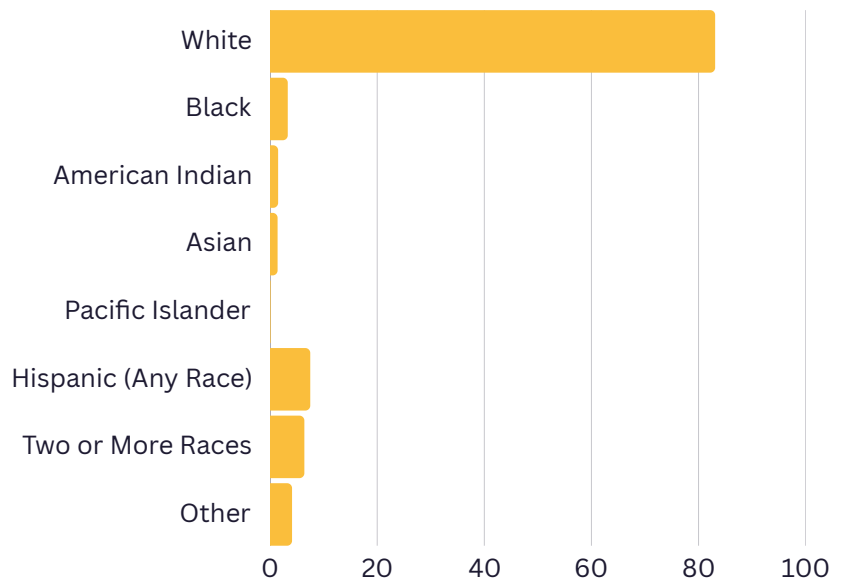


AREA BUSINESSES

St James Hotel
Target
Duluth Trading Co.
Hanisch Baker & Coffee Shop
ADM
Runnings
Hallstrom's Florist
Red Wing Shoe Company
Applebee's
Thrivent Financial



2023 RACE AND ETHNICITY



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AGENCY DISCLOSURE

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 representation contract). Until such time as you choose to enter into a written contract for representation of assistance, you will be treated as a customer of the broker or salesperson and not represented by the brokerage. The buyer or salesperson would then be acting as a Seller's Broker (See paragraph I below). Or as a non-agent (see paragraph IV below).

- I. **Seller's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, Represents the Seller and acts on behalf of the Seller. A broker or salesperson working with a Buyer may also act as a subagent of the Seller, in which case the Buyer is the broker's customer and is not represented by the broker. A Seller's broker owes in the Seller the fiduciary duties described below (2). The broker must also disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or she must act in the Seller(s) interest and must tell the Seller(s) any information disclosed to him/her. In that case, the Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.
- II. **Buyer's Broker:** A broker may enter into an agreement for the broker or salesperson to represent and Act on behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if s/he is being paid in whole or in part by the Seller. A buyer's broker owes to the Buyer the fiduciary duties described below (2). The broker must disclose to the Buyer any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- III. **Dual Agency. Broker Representing both Seller and Buyer:** 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 and the Buyer. 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 him or her. 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 and Buyer the fiduciary duties described below that Dual agents must disclose to Buyers any material facts of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.
- IV. **Non-agent:** A broker or salesperson may perform services for either party as a non-agent if that party signs a non-agency services agreement. As a non-agent the broker or salesperson facilitates the transaction, but does not act on behalf of either party. THE NON-AGENT BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, UNLESS THOSE DUTIES ARE INCLUDED IN THE WRITTEN NON-AGENCY SERVICES AGREEMENT. The non-agent broker or salesperson owes only those duties required by law or contained in the written non-agency agreement.

ACKNOWLEDGMENT: I/We acknowledge the I/We have been presented with the above described options. I/We understand that Buyers who have not signed a Buyer representation contract or non-agency services agreement are not represented by the broker/salesperson and information given to the broker/salesperson will be disclosed to the seller. I/We understand that written consent is required for a dual agency relationship. This is a disclosure only, NOT a contract for representation.

Seller Date

Buyer Date

Seller Date

Buyer Date

(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 interests.

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 rights and interests.

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 clients(s) money and property received as agent.

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