

RETAIL FOR SALE

HIGHWAY 169 RETAIL/RESTAURANT/AUTO SALES

405 Enterprise Dr. E, Belle Plaine, MN 56011



SALE PRICE:	\$549,500 \$439,900
LOT SIZE:	1.73 Acres
YEAR BUILT:	1956
BUILDING SIZE:	1,800 SF
ZONING:	B-2, Highway Commercial District

PROPERTY OVERVIEW

Highly visible commercial property on a corner lot with 462 feet of frontage located along Hwy 169 frontage road. B-2 Highway Commercial District zoning allows a variety of retail and professional services. Current use is auto sales. Pylon signage allowed with city approval. Building may be expanded to the north.

PROPERTY HIGHLIGHTS

- Located along Hwy 169 Frontage Road
- Traffic Volume- 17,000 vehicles (2016) along Hwy 169, cross Street Walnut Street
- Property has 462 feet of very visible frontage
- Building expansion capability
- Ample parking, 77 parking spaces
- Commercial Industrial corridor of Belle Plaine experiencing commercial growth
- Close proximity to Cambria Corporate Offices

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Interior Reception Area



Interior view restrooms in the space



Interior view entry door natural light



Car wash on site

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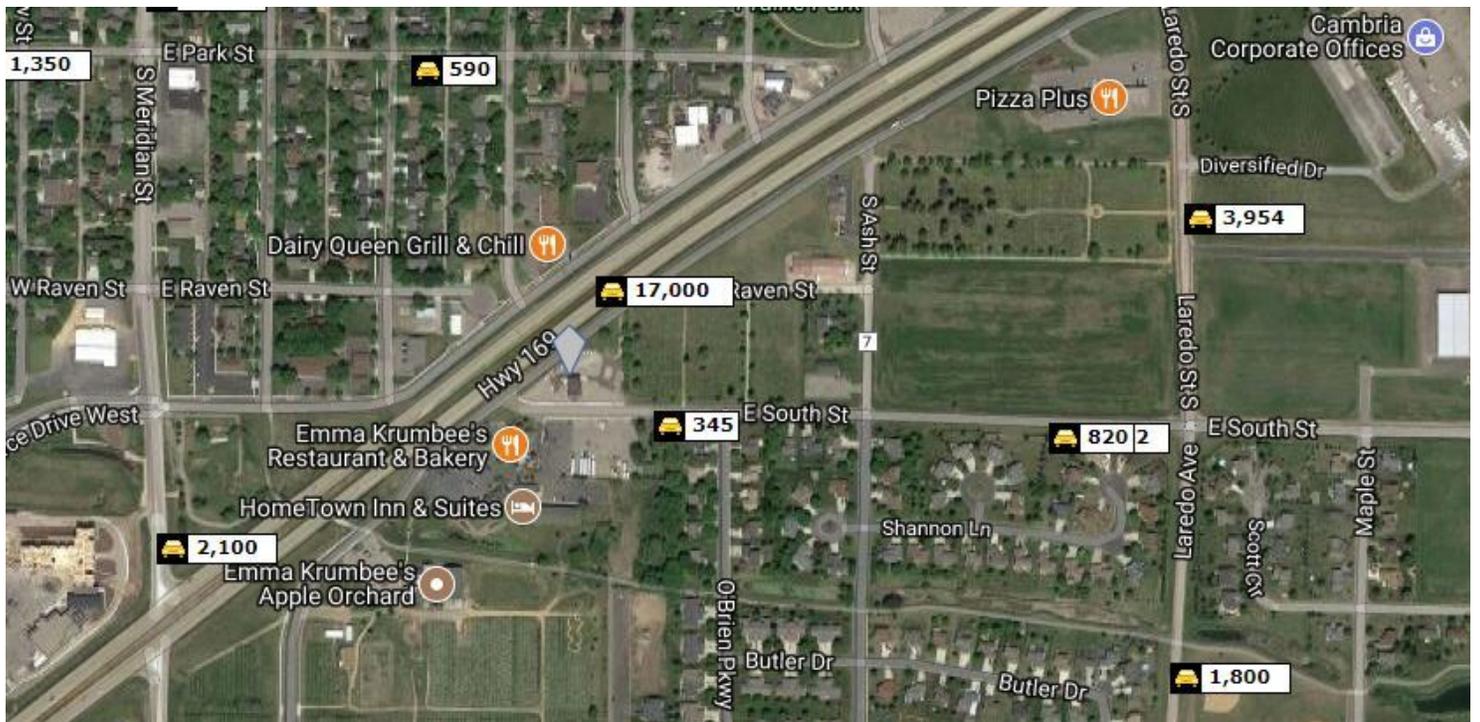
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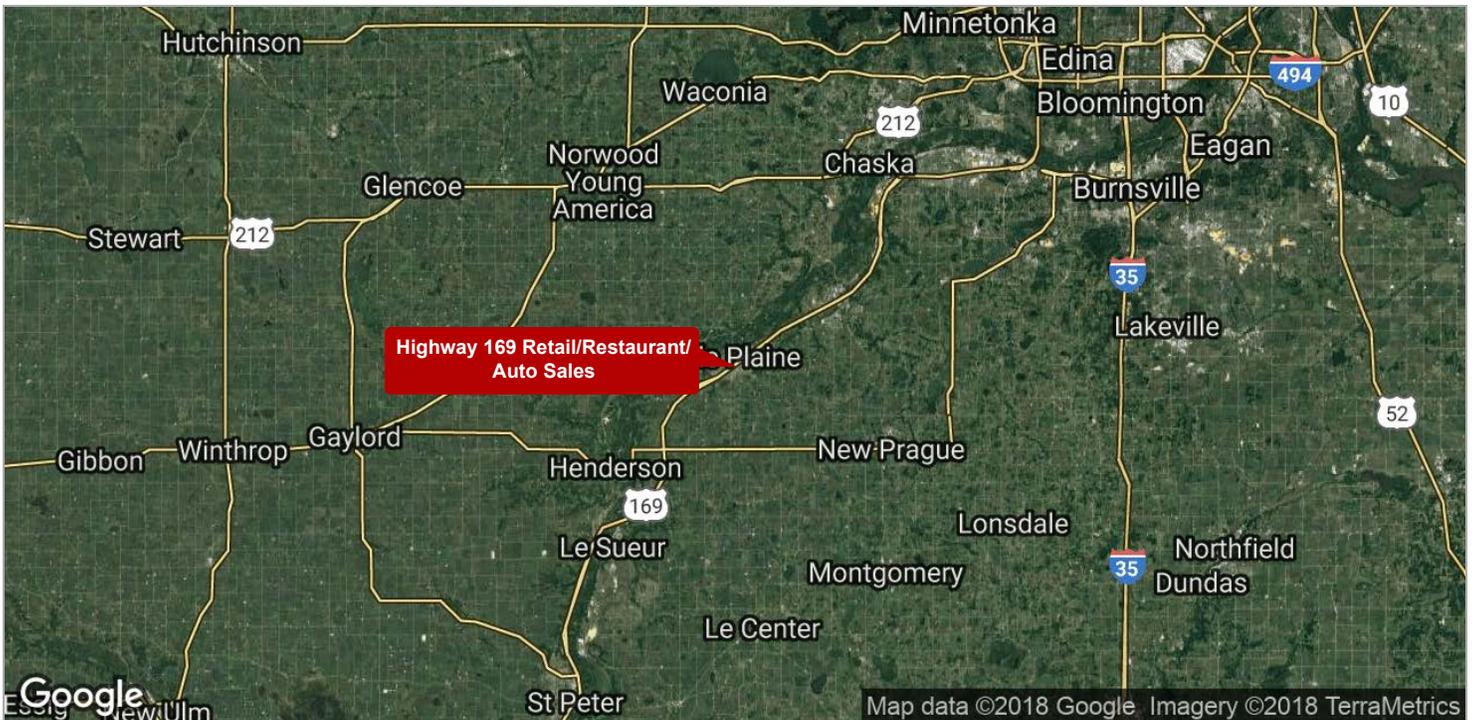
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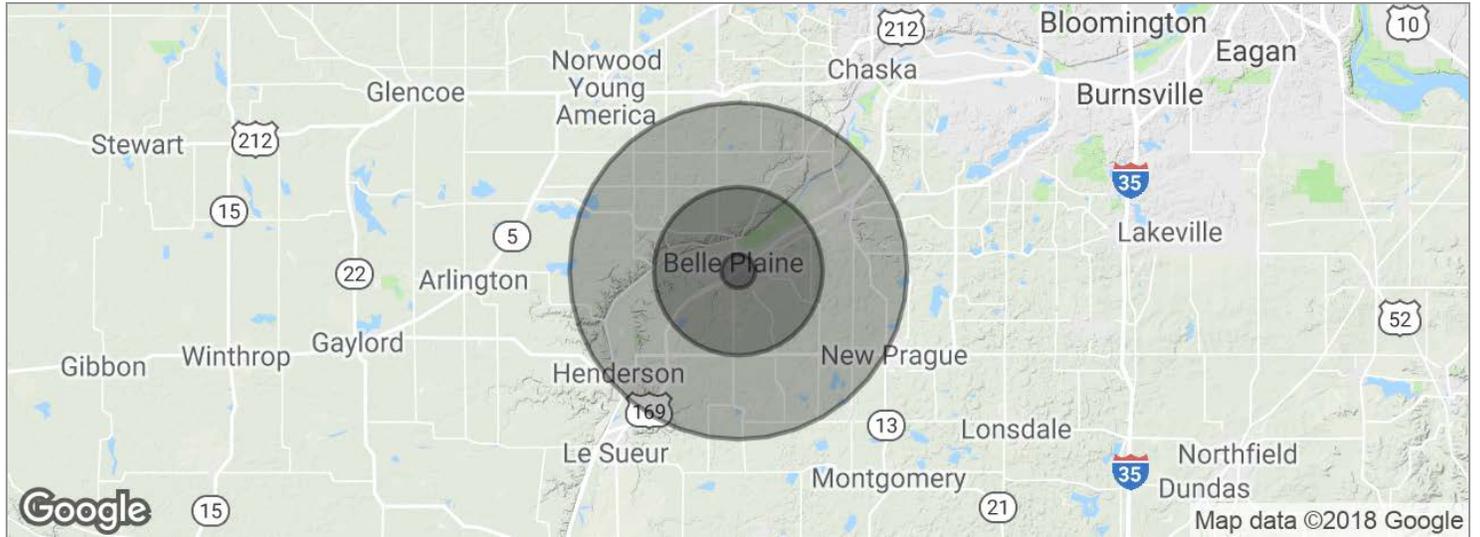
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	298	6,553	23,979
Median age	32.0	32.7	34.0
Median age (male)	31.9	32.8	34.0
Median age (Female)	32.3	33.0	34.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	108	2,364	8,673
# of persons per HH	2.8	2.8	2.8
Average HH income	\$75,801	\$78,722	\$79,698
Average house value	\$248,344	\$264,069	\$281,161

** Demographic data derived from 2010 US Census*

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