

\$595,000



Actual Site

VACANT HARDEE'S AVAILABLE FOR SALE

FREESTANDING BUILDING WITH DRIVE-THRU

204 MINNESOTA AVE W | WALKER, MN 56484

EXCLUSIVELY LISTED BY

STEVEN DAVIS

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INTRODUCTION

Retail Investment Group is pleased to offer for sale this **former Hardee's** in **Walker, Minnesota**.

This freestanding building with drive-thru is **±3,469-square-feet**, and sits on a large **±0.80-acre** parcel.

\$595,000
PRICE

EXECUTIVE SUMMARY

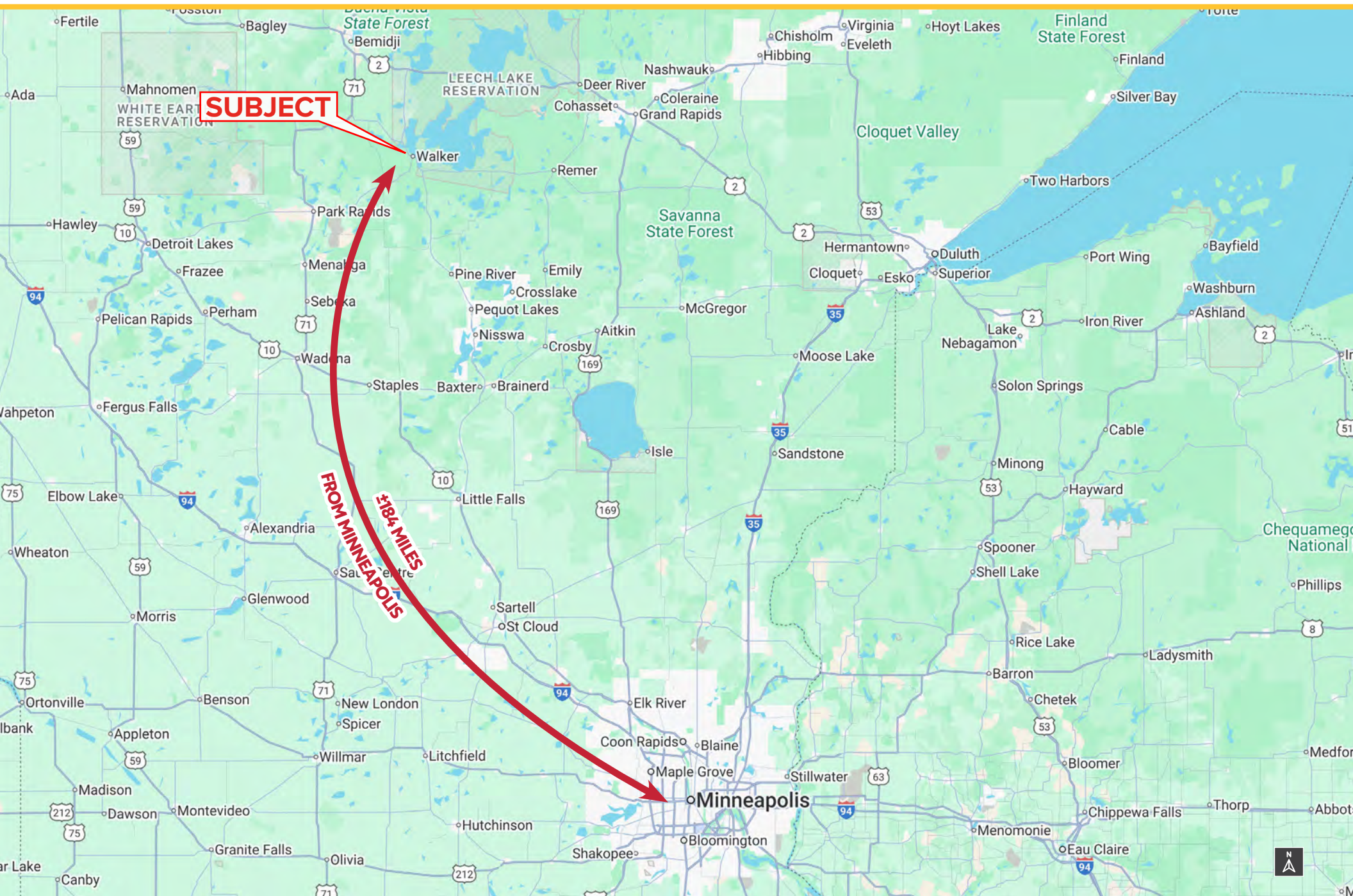
ADDRESS	204 Minnesota Ave W Walker, MN 56484
BUILDING SIZE	±3,469 SF
LAND SIZE	±0.80 AC
ZONING	Commercial (General)
APN	96-022-0005

PROPERTY HIGHLIGHTS

- Over 7,500 vehicles per day in front of the site
- Freestanding restaurant with drive-thru
- Fully equipped restaurant
- Rare visibility on three sides (3 streets)
- Turnkey - ready to move-in condition
- Below replacement cost
- Ample parking (±42 spaces)







2023 DEMOGRAPHICS WITHIN 5-MILES



POPULATION
±7,907



MEDIAN AGE
±51 YEARS



AVERAGE HH SIZE
±2.3 PERSONS



MEDIAN HH INCOME
±\$69,000

Source: 2025 Realtors Property Resource

ABOUT WALKER

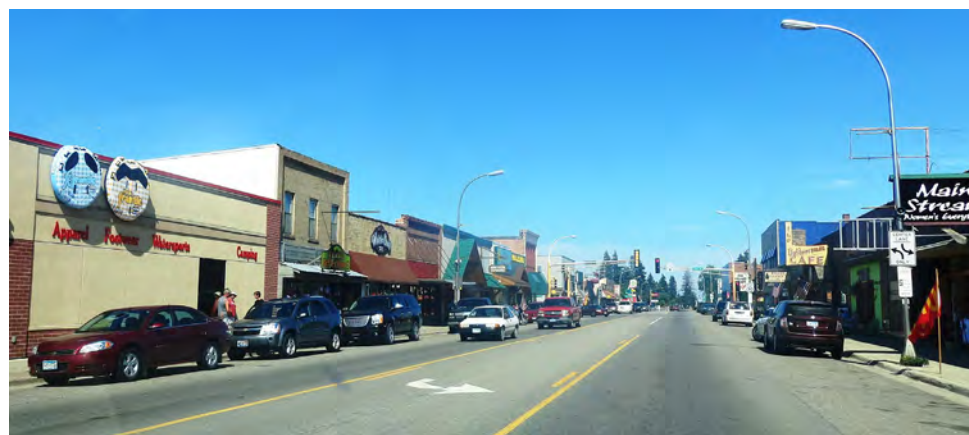
Walker is a city in Cass County, Minnesota, United States. The population was 966 at the 2020 census. It is the county seat of Cass County.

Walker is part of the Brainerd Micropolitan Statistical Area.

Minnesota State Highways 34, 200, and 371 are three of the main routes in the city.

Walker is on the southwest corner of Leech Lake, Minnesota's third-largest lake. According to the United States Census Bureau, the city has an area of 2.47 square miles, all land. Nearby cities and towns include Hackensack, Akeley, Whipholt, Laporte, Bemidji, and Onigum. Onigum is one of 11 communities that make up the Leech Lake Indian Reservation.

The Paul Bunyan State Trail passes through the city along Leech Lake.



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CONFIDENTIALITY DISCLAIMER

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This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



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