

RETAIL/FITNESS/INDUSTRIAL FOR SALE

**541 8TH STREET EAST, HECTOR, MN 55342**

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FOR SALE

**KW COMMERCIAL - LAKE MINNETONKA**

13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**PRESENTED BY:**

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## EXECUTIVE SUMMARY

541 8TH STREET EAST



### Property Overview

Recently renovated 3,870 sq. ft. recreational/fitness building situated less than one block north of Hwy. 212 in Hector, MN. The building is currently built out with (2) regulation sized racquetball courts (20'W x 40'L x 20' H) and there is open mezzanine (43'x25') with a viewing area and windows overlooking the racquetball courts. The mezzanine has a kitchenette and could be used for office, hosting groups/parties, or other fitness related concepts (workout equipment, yoga, dance, cycling, etc.). The building was recently renovated in 2024 with new HVAC, flooring, and interior renovations throughout. This building has potential for a variety of fitness concepts, or the possibility of converting to industrial use.

### Property Features

- 2 regulation sized racquetball courts
- New carpet in office and mezzanine areas (2024)
- Handicap accessible restroom
- Modern interior finishes!
- Located near Dollar General, Benny's Meat Market, Holiday Gas Station, and more
- Convenient access to Hwy 212, and minutes to Main Street Hector.

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## OFFERING SUMMARY

PRICE:	\$160,000
BUILDING SF:	3,870 SF
PRICE / SF:	\$41.34/SF
FLOORS:	2
YEAR BUILT:	1985
RENOVATED:	2024
CLEAR HEIGHT:	20'
CONSTRUCTION TYPE:	Metal, wood framed
PARKING:	+/- 15 Surface Stalls
ZONING:	B-2 Highway Commercial
HVAC:	Central heat & A/C units, replaced in 2024. Building is 100% air conditioned
PROPERTY TAXES	\$1,244 (2025)

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## PROPERTY PHOTOS

541 8TH STREET EAST





## PROPERTY PHOTOS

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## PROPERTY PHOTOS

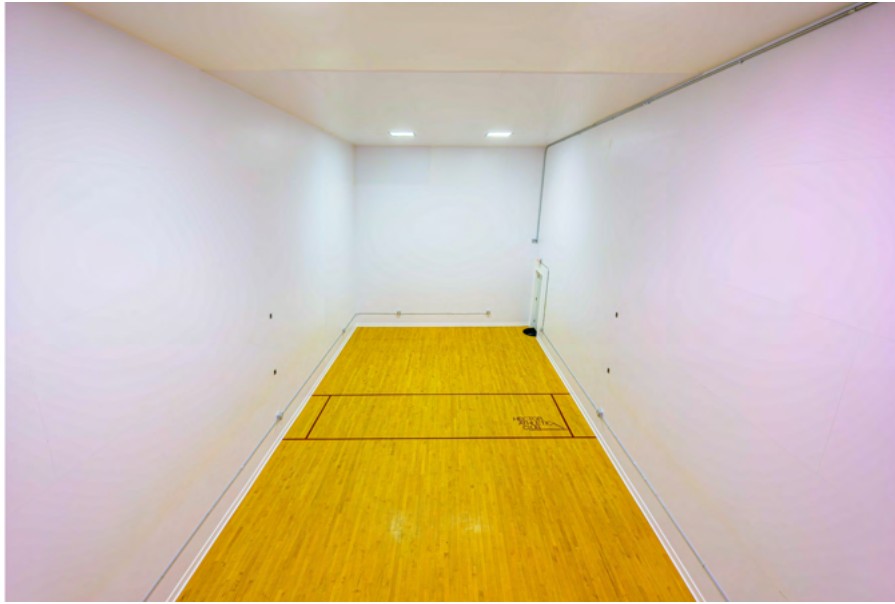
541 8TH STREET EAST





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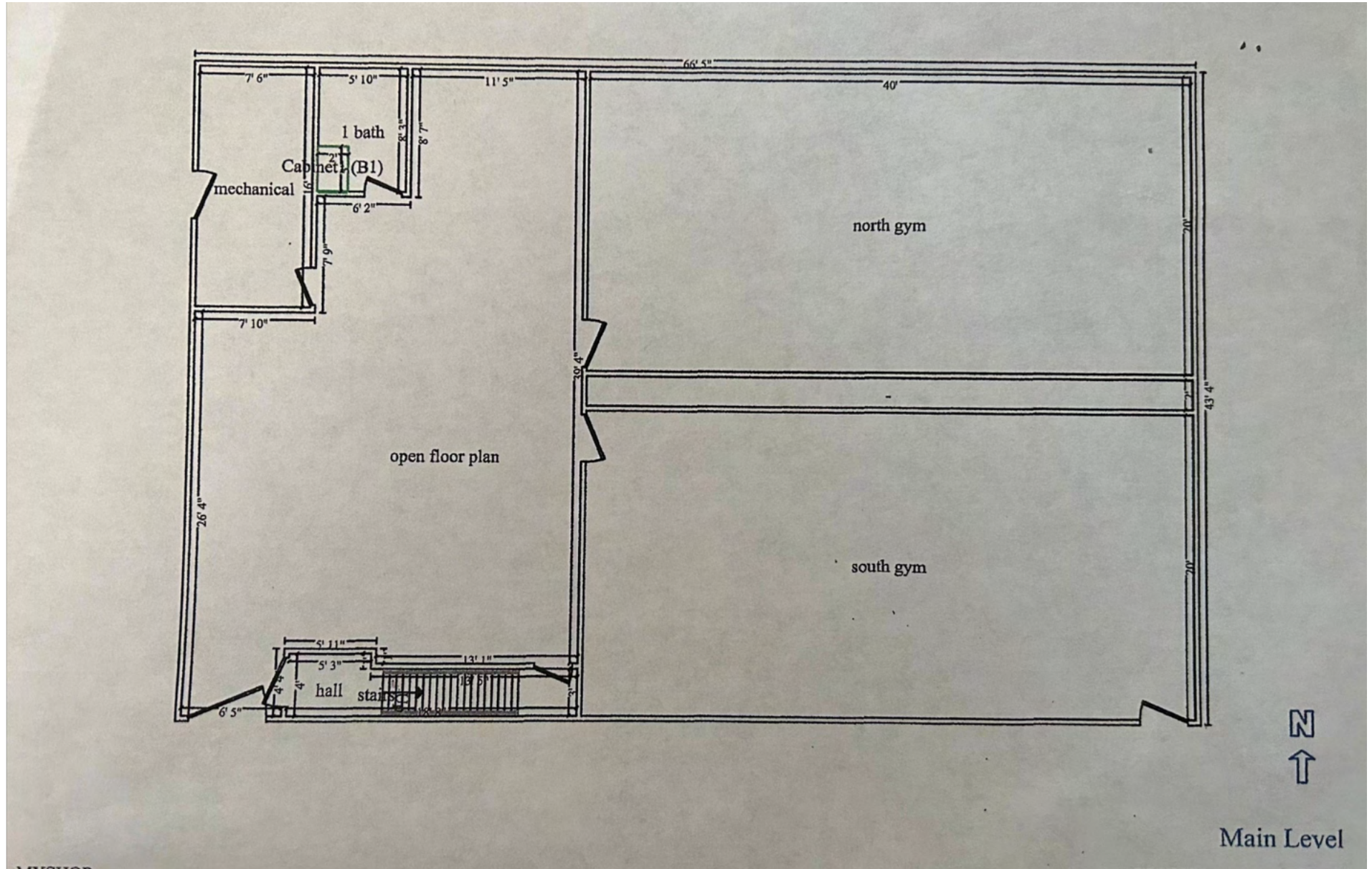
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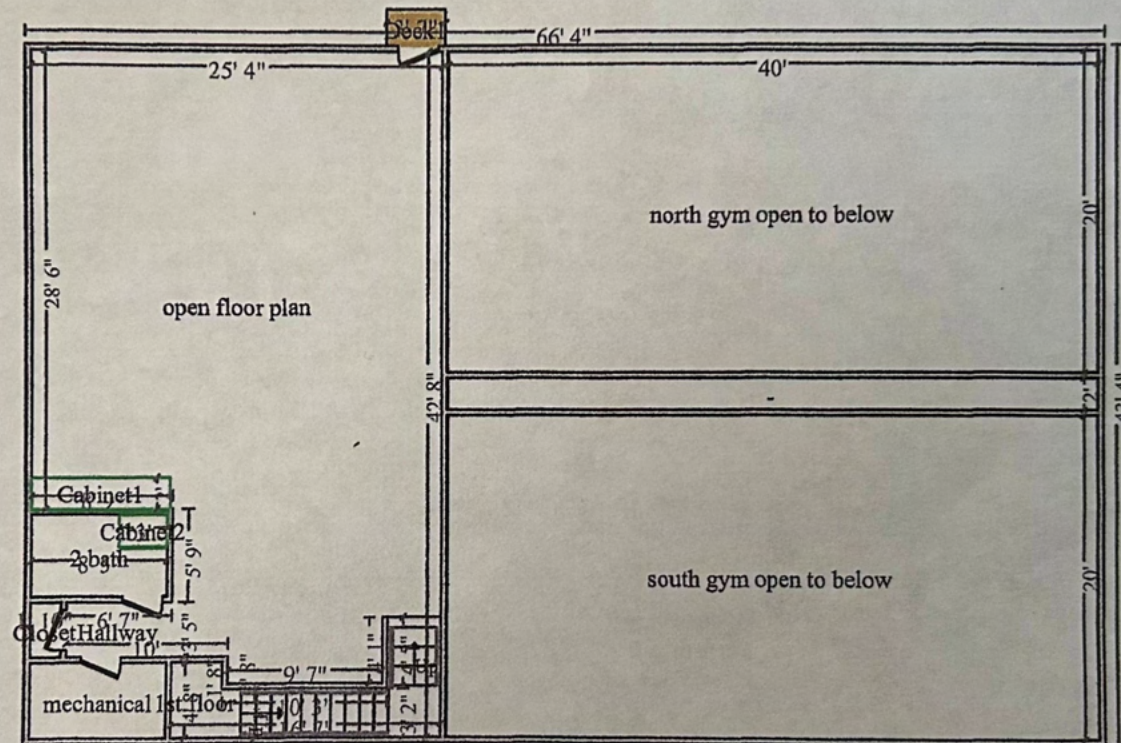
## UPPER LEVEL FLOOR PLAN

541 8TH STREET EAST



Insured: Claim #:

Sketch: SKETCH1, Level: Level 2



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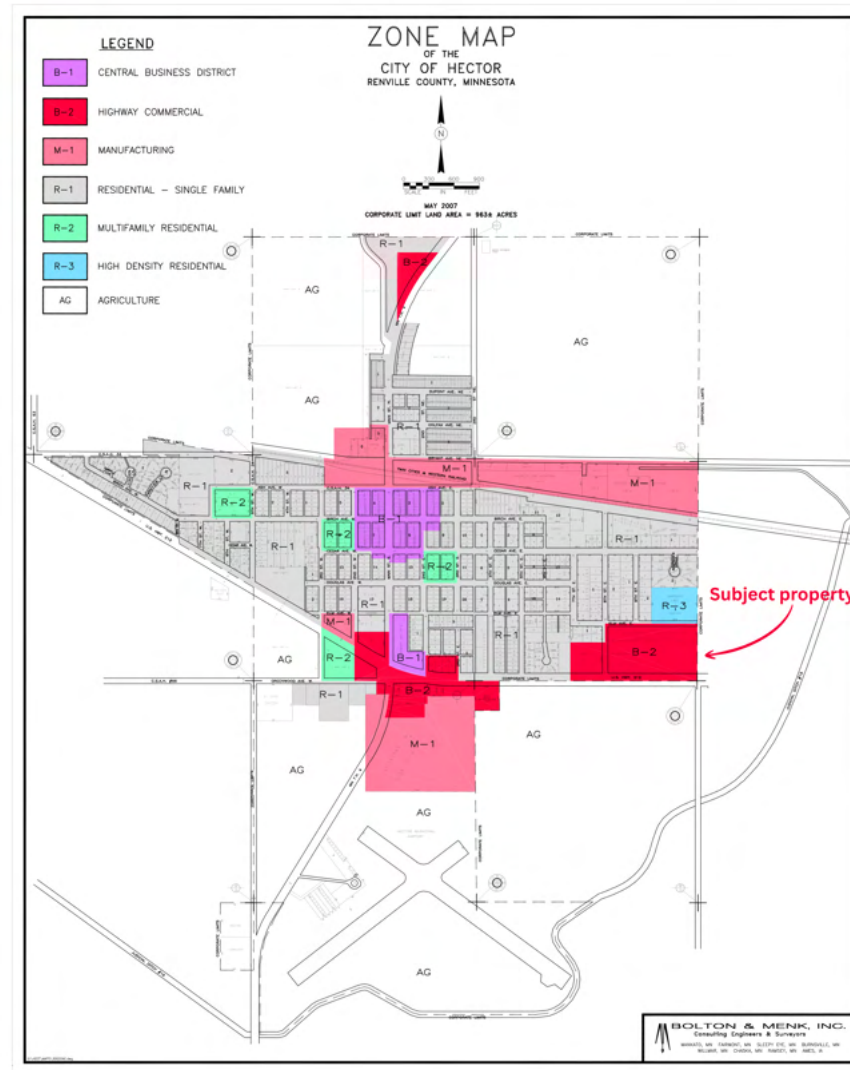
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# ZONING MAP

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# ZONING INFO

## 541 8TH STREET EAST



### § 151.088 B-2 HIGHWAY COMMERCIAL DISTRICT.

(A) **Purpose.** The B-2 Highway Commercial District is intended to allow wholesale, retail, and service business sites that border near U. S. Highway 212.

(B) **Permitted uses.** The following uses are permitted, as regulated herein, without special application requirements or conditions attached. Highly similar uses not listed may be allowed at the discretion and review of the Planning Commission and approval of the City Council:

- (1) Automobile repair and service shops;
- (2) Bakeries;
- (3) Banks;
- (4) Barber shops;
- (5) Candy and ice cream shops;
- (6) Convenience food stores;
- (7) Gas stations;
- (8) Offices;
- (9) Postal stations;
- (10) Drug stores;
- (11) Book stores;
- (12) Medical services including clinics, hospitals, rest homes, and animal clinics;
- (13) Flower shops;
- (14) Laundromats and dry cleaning establishments;
- (15) Shoe repair and sales shops;
- (16) Food services including grocery stores, fruit, vegetable and meat markets, supermarkets, restaurants, and delicatessens;
- (17) Hardware stores;
- (18) Hair salons;
- (19) Photographic shops;
- (20) Funeral homes;
- (21) Apparel shops;
- (22) Commercial greenhouses;
- (23) Recreation services including theaters, bowling alleys, pool and billiard rooms, dance halls, and roller and ice skating rinks;
- (24) Hotels, motels, private clubs and lodges, wholesale establishments, taverns, night clubs, on-off liquor stores, trade schools, and commercial parking garages and ramps;
- (25) Drive-in restaurants, drive-in banks, and other drive-in services;
- (26) Buildings and uses customarily incidental to any of the uses listed in this section when located on the same property and which will not be detrimental either by reason of odor, smoke, noise, dust, or vibration to the surrounding neighborhoods;
- (27) Lumber yards;
- (28) Storage buildings;
- (29) Public utility buildings;
- (30) Residence when included as an integral part of the principal building to be occupied by the owner or his or her employees;
- (31) Automobile service including auto equipment sales, car wash service, new and used car sales lot, trailer sales areas, gasoline service stations, and auto repair garages;
- (32) Recreation services including theaters, bowling alleys, pool and billiard rooms, dance halls, and roller and ice skating rinks;

(33) Hotels, motels, private clubs and lodges, wholesale establishments, taverns, night clubs, on-off liquor stores, trade schools, and commercial parking garages and ramps;

(34) Drive-in restaurants, drive-in banks, and other drive-in services; and

(35) Buildings and uses customarily incidental to any of the uses listed in this section when located on the same property and which will not be detrimental either by reason of odor, smoke, noise, dust, or vibration to the surrounding neighborhood.

#### (C) **Conditional use permits.**

(1) Recreational camping areas; and

(2) Truck or bus terminals.

#### (D) **Accessory uses.**

(1) Any accessory use, building, or structure customarily incidental to a principal use permitted above, and located on the same lot;

(2) Parking and loading facilities, as regulated in §§ 151.105 et seq.; and

(3) Signs as regulated in §§ 151.105 et seq.

#### (E) **Dimensional regulations.**

##### (1) **Setbacks (feet).**

Building Setback From:	
Street right-of-way	25
Interior lot line	20
Residential zoning boundary	50
Parking Lot or Circulation Drive Front:	
Street right-of-way	10
Interior lot line	6
Residential zoning boundary	10
Accessory Building Setback:	
Street right-of-way	20
Interior lot line	6
Residential zoning boundary	50

##### (2) **Minimum lot requirements (feet).**

(a) Lot area: 15,000 sq. feet;

(b) Minimum lot width: 100; and

(c) Minimum lot depth: 150.

(F) **Other requirements.** Refer to §§ 151.105 through 151.117 Special Provisions, for additional regulations pertaining to the following:

(1) Site plan review;

(2) Access, parking, and loading;

(3) Landscaping and lighting;

(4) Fences;

(5) Outdoor storage and displays; and

(6) Building facade materials.

(Prior Code, § 151.083) (Ord. 149, passed 3-9-1998)

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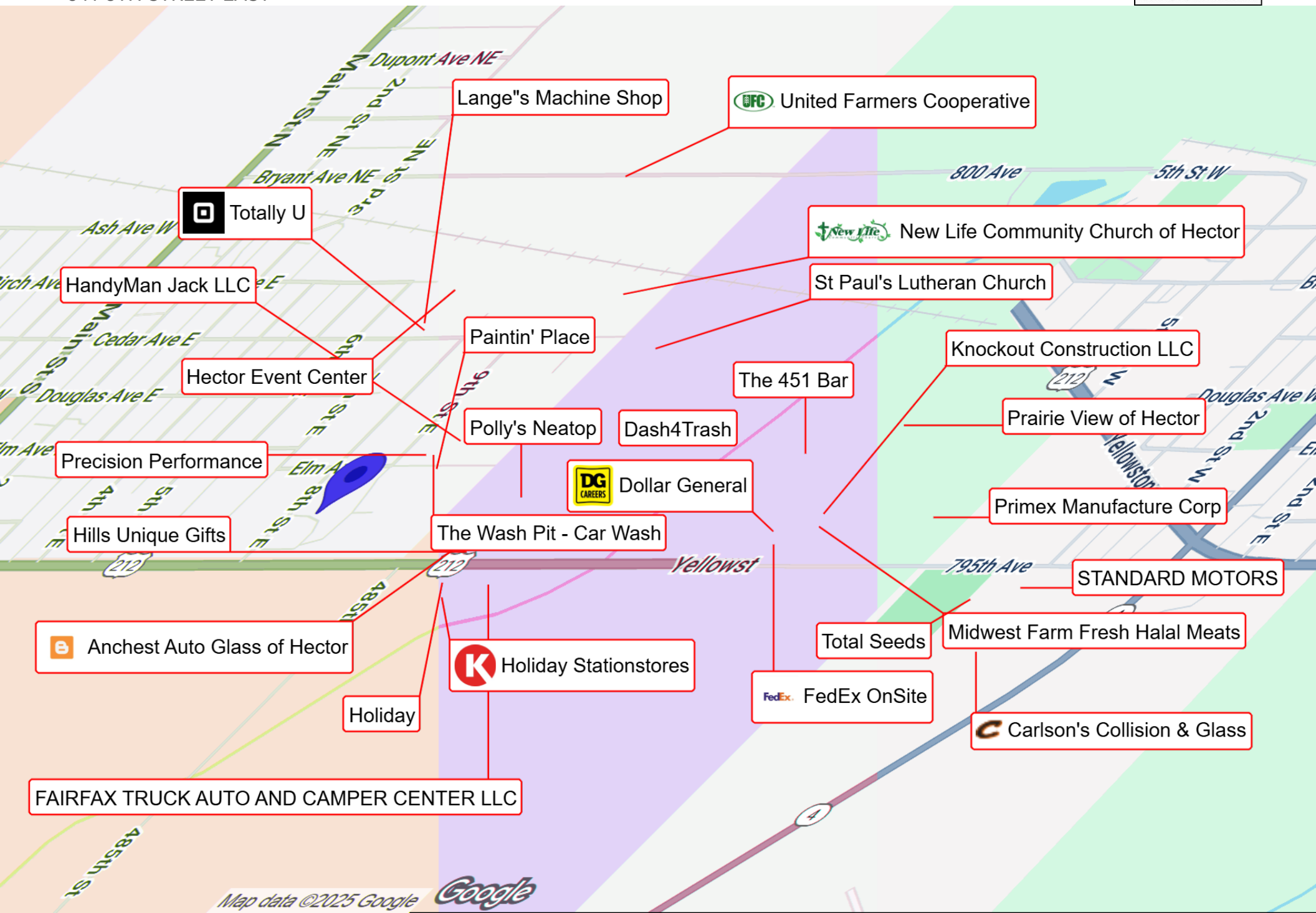
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## BUSINESS MAP

541 8TH STREET EAST



Lange's Machine Shop

United Farmers Cooperative

Totally U

HandyMan Jack LLC

New Life Community Church of Hector

St Paul's Lutheran Church

Hector Event Center

Paintin' Place

The 451 Bar

Knockout Construction LLC

Polly's Neatop

Dash4Trash

Prairie View of Hector

Precision Performance

Dollar General

Primex Manufacture Corp

Hills Unique Gifts

The Wash Pit - Car Wash

STANDARD MOTORS

Anchest Auto Glass of Hector

Holiday Stationstores

Total Seeds

Midwest Farm Fresh Halal Meats

Holiday

FedEx OnSite

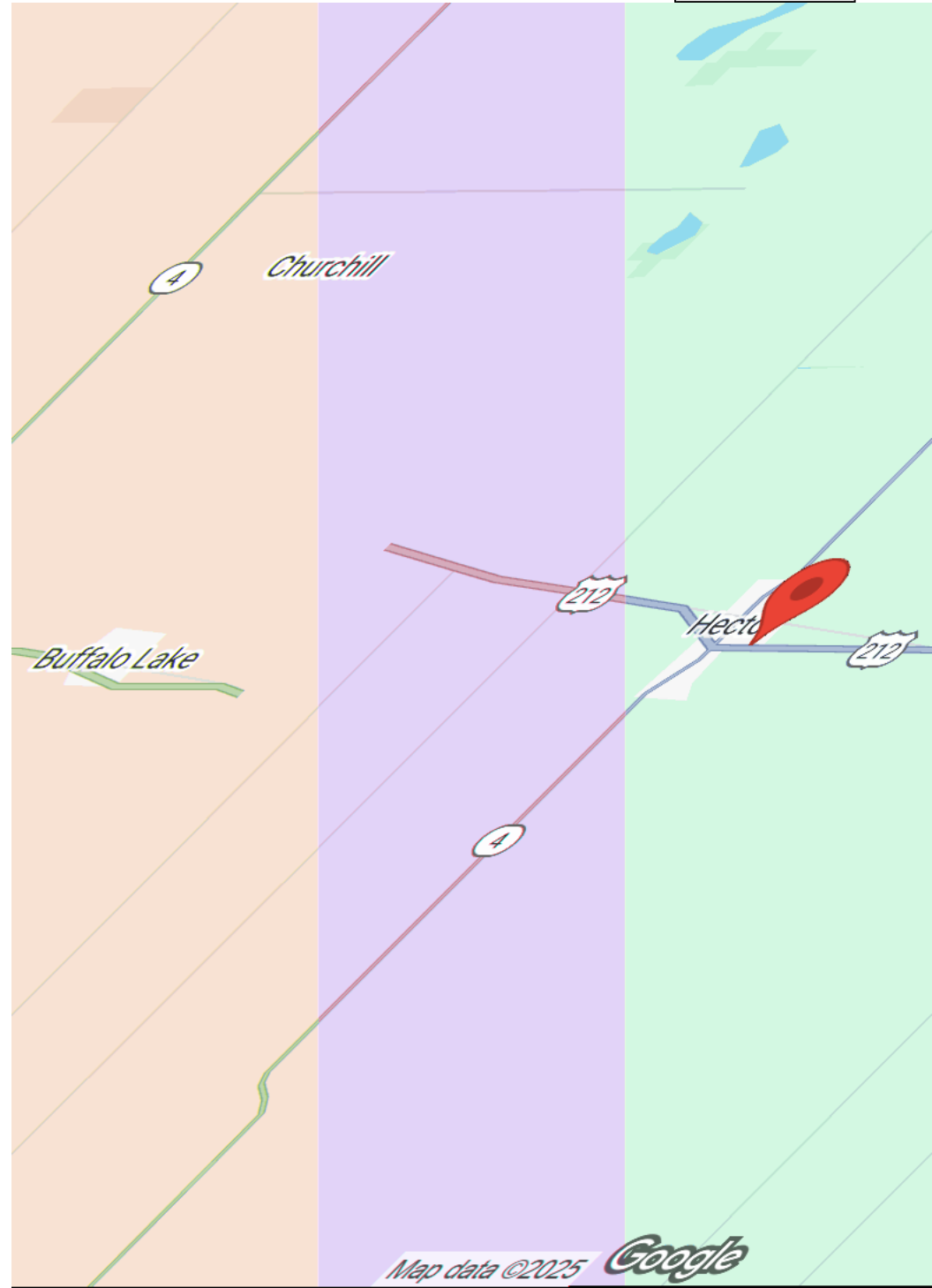
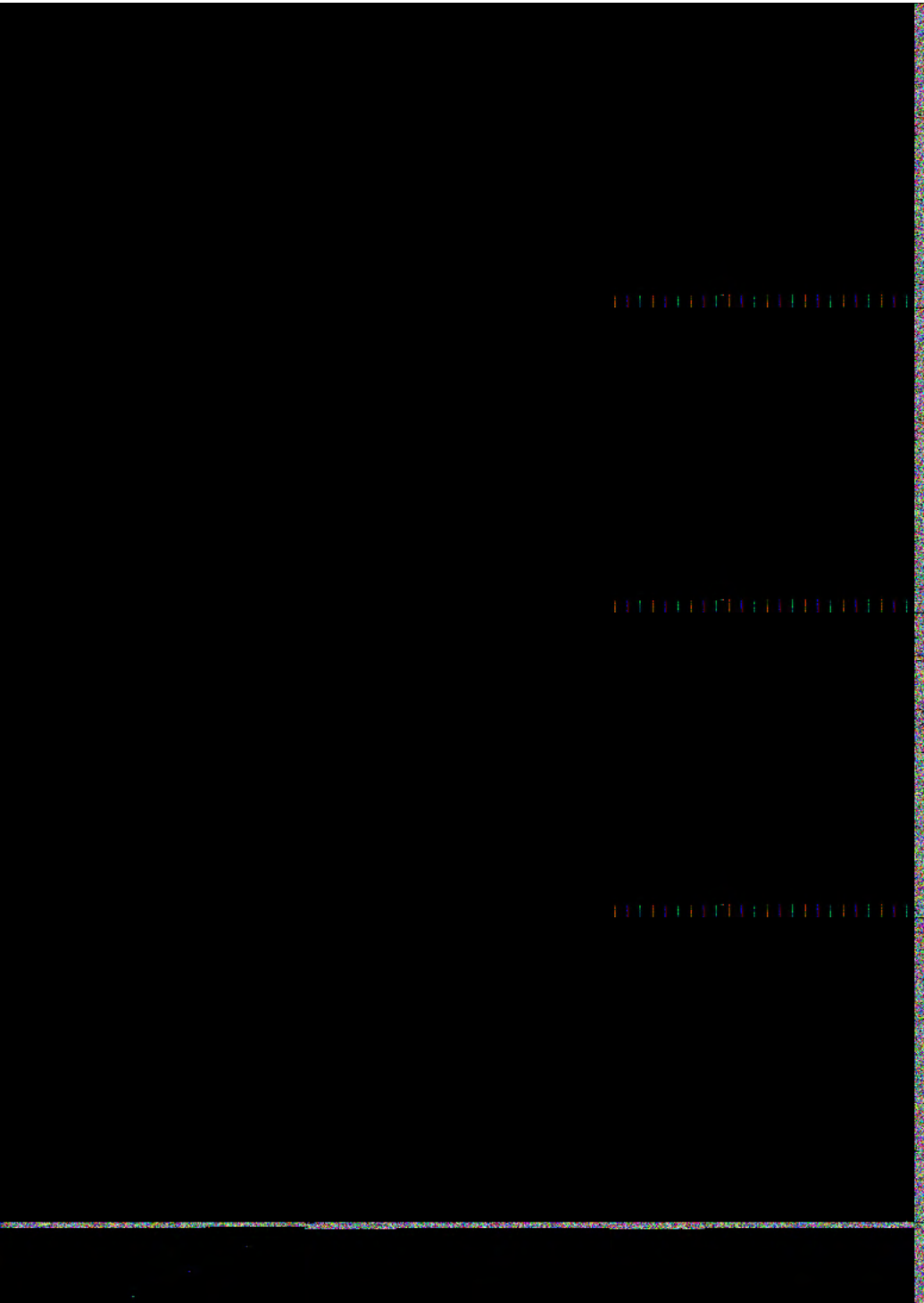
Carlson's Collision & Glass

FAIRFAX TRUCK AUTO AND CAMPER CENTER LLC



## LOCATION MAPS

541 8TH STREET EAST





## DEMOGRAPHICS

541 8TH STREET EAST



Population	1 Mile	3 Miles	5 Miles
Male	485	485	485
Female	555	555	555
Total Population	1,040	1,040	1,040

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	209	209	209
Ages 15-24	161	161	161
Ages 25-54	406	406	406
Ages 55-64	104	104	104
Ages 65+	160	160	160

Race	1 Mile	3 Miles	5 Miles
White	1,012	1,012	1,012
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	42	42	42
Multi-Racial	56	56	56

Income	1 Mile	3 Miles	5 Miles
Median	\$42,251	\$42,251	\$42,251
< \$15,000	33	33	33
\$15,000-\$24,999	89	89	89
\$25,000-\$34,999	70	70	70
\$35,000-\$49,999	80	80	80
\$50,000-\$74,999	69	69	69
\$75,000-\$99,999	70	70	70
\$100,000-\$149,999	43	43	43
\$150,000-\$199,999	1	1	1
> \$200,000	7	7	7

Housing	1 Mile	3 Miles	5 Miles
Total Units	598	598	598
Occupied	534	534	534
Owner Occupied	420	420	420
Renter Occupied	114	114	114
Vacant	64	64	64

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