

Leslie (Lee) Racine

Keller Williams Select Realty/KW Commercial Midwest

lee.racine@gmail.com

612-961-4010

## 360 Property View

4215 Fairview Avenue, Hopkins, MN 55343-8698

**Commercial  
Other**List #: **6804239**  
Status: **Active**List Price: **\$4,890,000**  
Orig List Pr: \$4,890,000Property ID: [2311722310003](#)For Sale/Lease: **For Sale**  
Lease Type:  
Tax Amount: **\$0**  
Tax Year: **2025**  
Assess Bal: **\$0**  
Tax w/ Assess: **\$0**  
Assess Pend: **No**  
Homestead: **No**  
Building Fin SF: **20,792**  
Building SF:Const Status: **Previously Owned**  
Total Units: **1.00**  
Found Size: **10,396**  
Year Built: **1955**  
Acres/Sqft: **2.060/89,734**  
Lot Dim: **Irregular**  
Current Use: **Church**  
Yearly/Seasonal: **Yearly**  
County: **Hennepin**  
Postal City: **Hopkins**  
Municipality: **Minnetonka**  
Listing City: **Hopkins**  
List Date: **10/14/2025**  
Rcvd by MLS: **10/14/2025**DOM: **13**  
CDOM:/PDOM: **13/13**Directions: **Minnesota State Highway #7, South on Shady Oak Rd. one block to Lake Street Extension, and Fairview Ave.****General Information**

Legal Desc: **BRENLYN PARK W 1/2 OF LOT 1 AND THAT PART OF W 1/2 OF LOT 2 LYING N OF S 300 FT THEREOF EX HWY**

School District: **270 - Hopkins** Section/Township/Range: **23/117/22**  
Location: **Free Standing** Land Lease?: **No**

Fract Ownr: **No**

Comp/Dev/Sub: **Brenlyn Park** Rental License:

Lot Desc: **Corner Lot, Irregular Lot**

Topography: **Gently Rolling**

Road Frontage: **City, Paved Streets**

Zoning: **Other** Power Company:

Accessibility: **Doors 36+, Elevator, Fully Wheelchair, Grab Bars In Bathroom, Wheelchair Ramp**

**Structure Information**

Heat: **Forced Air** Exterior: **Brick/Stone, Stucco**  
Fuel: **Natural Gas** Fencing: **Chain Link**  
Air Cond: **Central** Roof: **Age 8 Years or Less**  
Garage: **0** Water: **City Water/Connected**  
Oth Prkg: **113** Sewer: **City Sewer/Connected**

**Features**

Parking: **Parking Lot, Driveway - Asphalt, Off Site, Paved Lot**  
Floors: **Carpet, Heavy Duty, Luxury Vinyl Tile, Tile**  
Ceiling Height: **Varied Heights**  
Construction: **Block**  
Garage Dim: **Garage SF: 0** Garage Door Ht: **Gar Door Width:**  
Utilities: **Electric Common**  
Sale Includes: **Building, Fixture/Equipment, Land**  
Com Kit Ament: **Dishwasher**  
Appliances: **Dishwasher, Dryer, Exhaust Fan/Hood, Freezer, Microwave, Range, Refrigerator, Washer**  
Basement: **Concrete Block**  
Amenities-Unit: **Security System**  
Building Feat: **220 Volt, Elevator(s), Fire Sprinkler System, Security Building**

**Unit Information**

# Efficiencies: # 1 BR Units: # 2 BR Units: # 3 BR Units:

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### Remarks

Agent: The subject property consists of a two-level church building (main level and lower level) on approximately 89,914 square feet of land. The gross building area of the existing church is approximately 19,342 square feet and the gross building area of the newly constructed addition is approximately 1,450 square feet, for a total of 20,792 square feet. The existing improvements were constructed in 1955 according to Hennepin County and the new addition and remodeling at a cost near \$900,000 completed in 1923 . Key features this church offers and what most churches are searching for. This church checks most or all the boxes generally sought after: \*500 +/- person seating capacity in Sanctuary, and seating for 130 in commons area opening to the sanctuary, \*Large social hall with capacity for 300, \*Classrooms, \*Offices, \*Lift/Elevator service to main and lower level, \*Commons area, \*Handicap Entrance, \*113 +/- on-site paved parking spaces, \*Large sanctuary that on special occasions has held over 550 according to the pastor, \*Large sanctuary and original building completely remodeled, updated in 2023 with modern sound equipment, streaming ability, projection screen, new carpet, and chairs, \*Upgraded HVAC with remote temperature control for heating and cooling the sanctuary. \*Total building area approximately 20,792 +/- sq. ft. (Buyer to verify). 2.06 acres. Monument signage present. Zoning is Religious. Great location with easy access from US Highway 7, I-494, and Hwy 169. Great street exposure and curb appeal. parking accessibility off of Lake Street Extension and Fairview Ave. The structure is in extremely EXCELLENT condition and well kept, showing like new through out. Great possibilities for a first-time or expanding religious entity.

Public: The subject property consists of a two-level church building (main level and lower level) on approximately 89,914 square feet of land. The gross building area of the existing church is approximately 19,342 square feet and the gross building area of the newly constructed addition is approximately 1,450 square feet, for a total of 20,792 square feet. The existing improvements were constructed in 1955 according to Hennepin County and the new addition and remodeling at a cost near \$900,000 completed in 1923 . Key features this church offers and what most churches are searching for. This church checks most or all the boxes generally sought after: \*500 +/- person seating capacity in Sanctuary, and seating for 130 in commons area opening to the sanctuary, \*Large social hall with capacity for 300, \*Classrooms, \*Offices, \*Lift/Elevator service to main and lower level, \*Commons area, \*Handicap Entrance, \*113 +/- on-site paved parking spaces, \*Large sanctuary that on special occasions has held over 550 according to the pastor, \*Large sanctuary and original building completely remodeled, updated in 2023 with modern sound equipment, streaming ability, projection screen, new carpet, and chairs, \*Upgraded HVAC with remote temperature control for heating and cooling the sanctuary. \*Total building area approximately 20,792 +/- sq. ft. (Buyer to verify). 2.06 acres. Monument signage present. Zoning is Religious. Great location with easy access from US Highway 7, I-494, and Hwy 169. Great street exposure and curb appeal. parking accessibility off of Lake Street Extension and Fairview Ave. The structure is in extremely EXCELLENT condition and well kept, showing like new through out. Great possibilities for a first-time or expanding religious entity.

### Financial

List Type: **Exclusive Right**

Lockbox Type:

Lockbox Source:

Financial Remarks: **New financing needed**

Assume Loan:

Listing Conditions: **Standard**

### Agent/Office Information

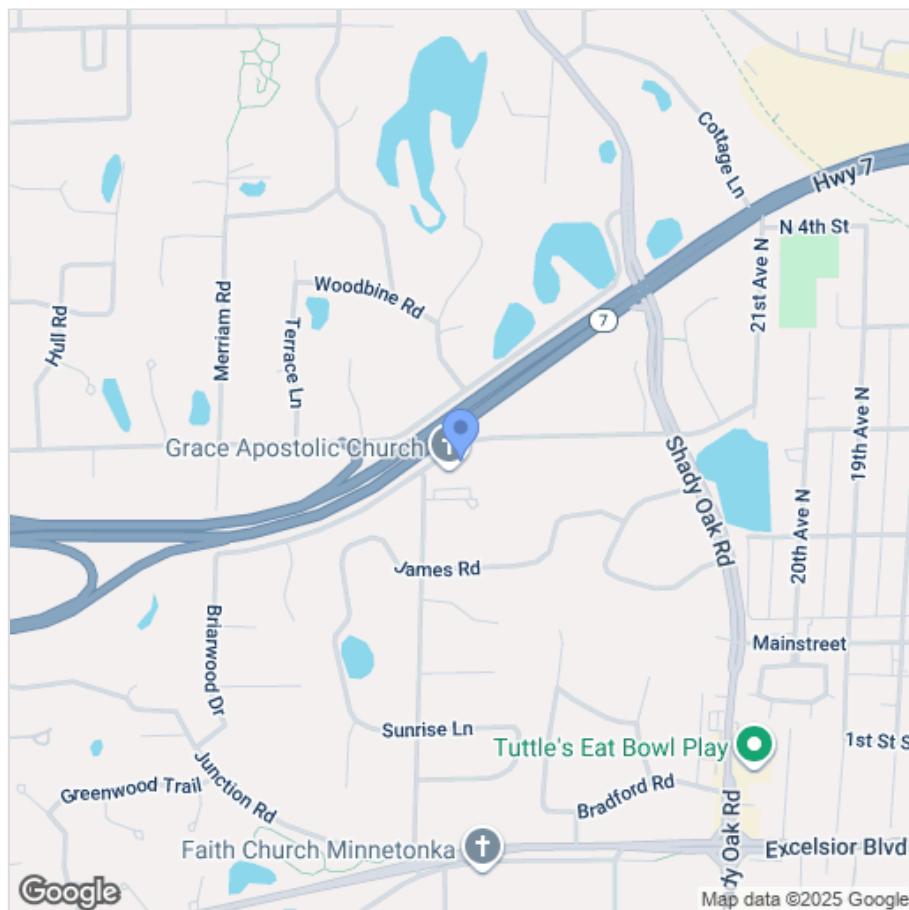
Listing Agent: **[Leslie J. Racine 612-961-4010](#)**  
Listing Office: **[Keller Williams Select Realty](#)**Appointments: **[ShowingTime](#)**  
Office Phone: **952-431-5100**MLS #: **6804239** [4215 Fairview Ave , Hopkins, MN 55343-8698](#)

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**360 Property View****4215 Fairview Avenue, Hopkins, MN 55343-8698****MLS #: 6804239****Directions: Minnesota State Highway #7, South on Shady Oak Rd. one block to Lake Street Extension, and Fairview Ave. Map Page/Coordinate: 119/A2**

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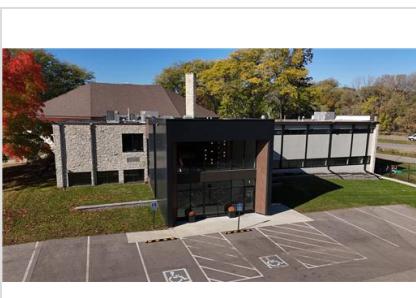
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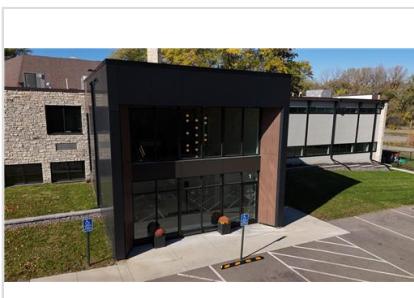
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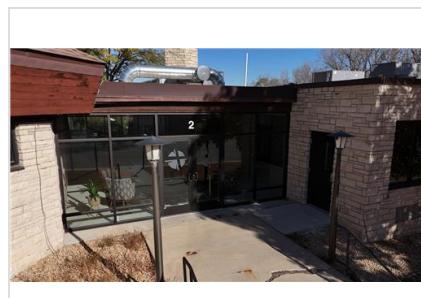
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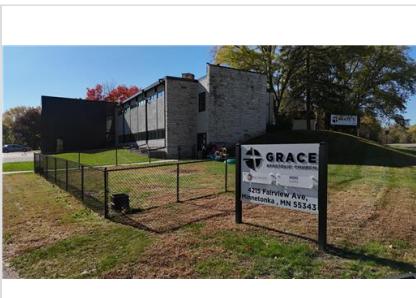
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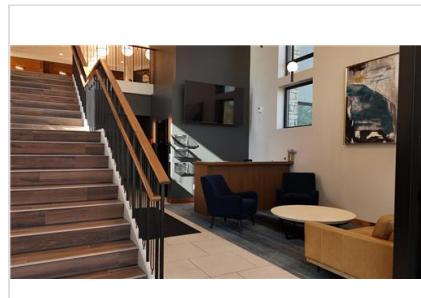
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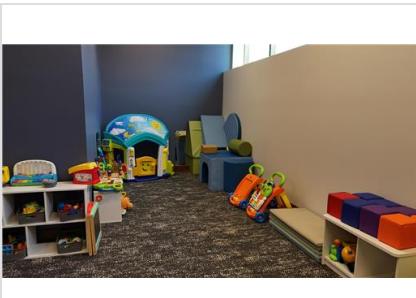
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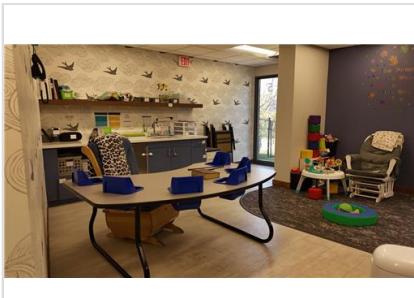
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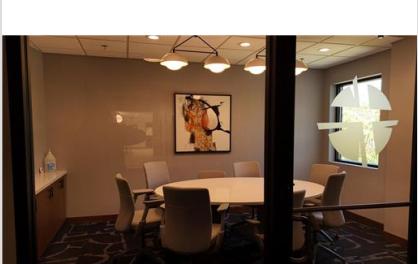
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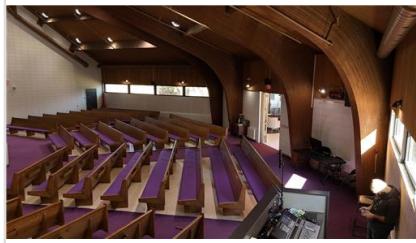
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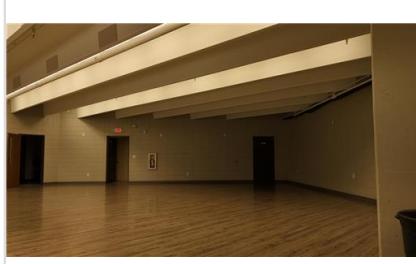
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**Search Criteria**

Property Type is 'Commercial'

Status is 'Active'

Current Use is 'Church'

Selected 1 of 23 results.

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