

RETAIL FOR SALE

1026 MAIN STREET, RED WING, MN 55066

5,256 SF -- 1.8 ACRES



FOR SALE

**KW COMMERCIAL - LAKE MINNETONKA**

13100 West Wayzata Boulevard  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JEFF MEEHAN**

O: (612) 991-6360

C: (612) 991-6360

[jeff.meehan@kwcommercial.com](mailto:jeff.meehan@kwcommercial.com)

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.

# DISCLAIMER

1026 MAIN STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

## PRESENTED BY:

### JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# EXECUTIVE SUMMARY

1026 MAIN STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$799,000
<b>BUILDING SF:</b>	5,256 SF
<b>LOT SIZE:</b>	1.8 Acres
<b>FRONTAGE:</b>	203 FT
<b>YEAR BUILT:</b>	1987 2014- Expansion
<b>PIDS:</b>	551500030, 551751070
<b>TAXES 2023:</b>	\$17,784
<b>ZONING:</b>	B2- General Business

## PROPERTY OVERVIEW

Retail building along Main Street/Highway 61 in Red Wing, Minnesota. Property has many opportunities. View of Mississippi River.



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305



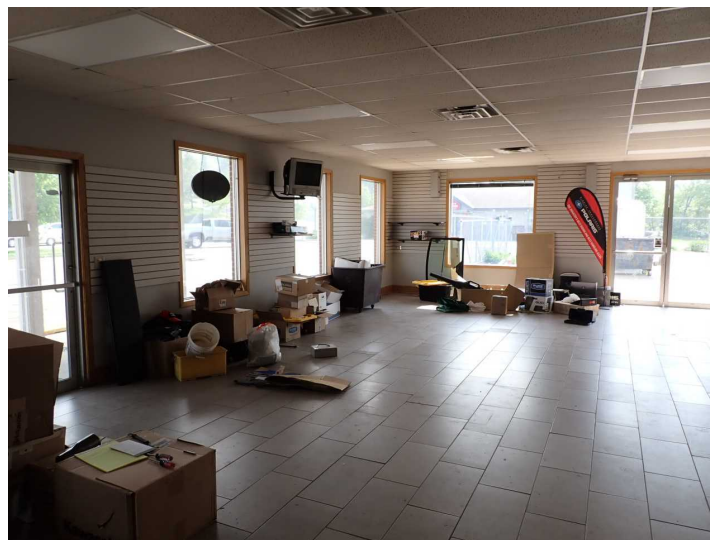
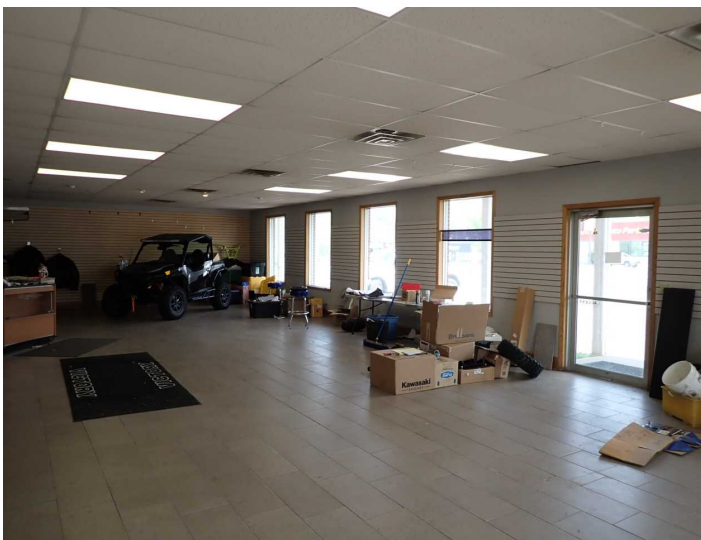
Each Office Independently Owned and Operated

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
jeff.meehan@kwcommercial.com



# PROPERTY PHOTOS

1026 MAIN STREET



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305

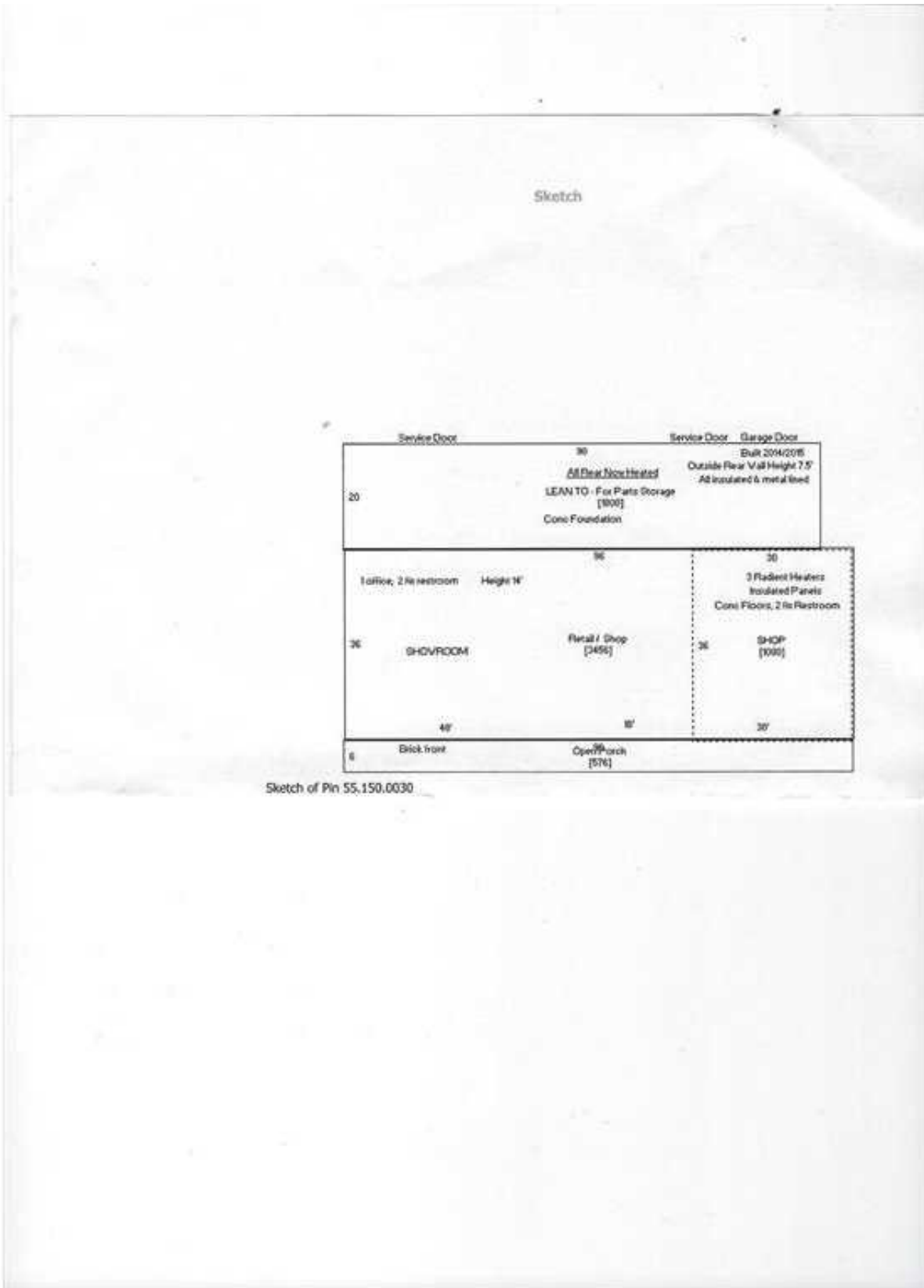


Each Office Independently Owned and Operated

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
jeff.meehan@kwcommercial.com

# PROPERTY PHOTOS

1026 MAIN STREET



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305



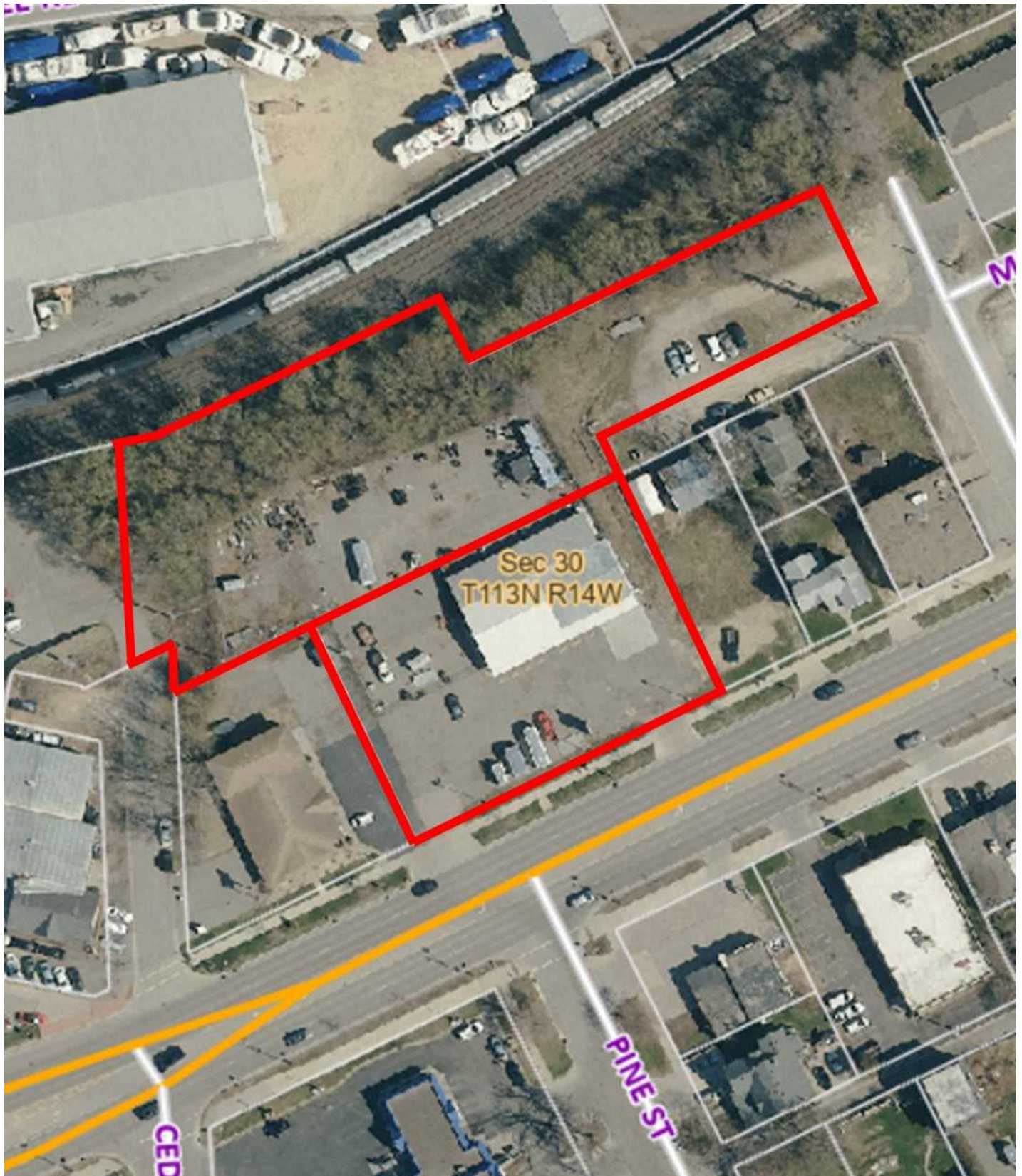
Each Office Independently Owned and Operated

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
jeff.meehan@kwcommercial.com



# PROPERTY PHOTOS

1026 MAIN STREET



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305

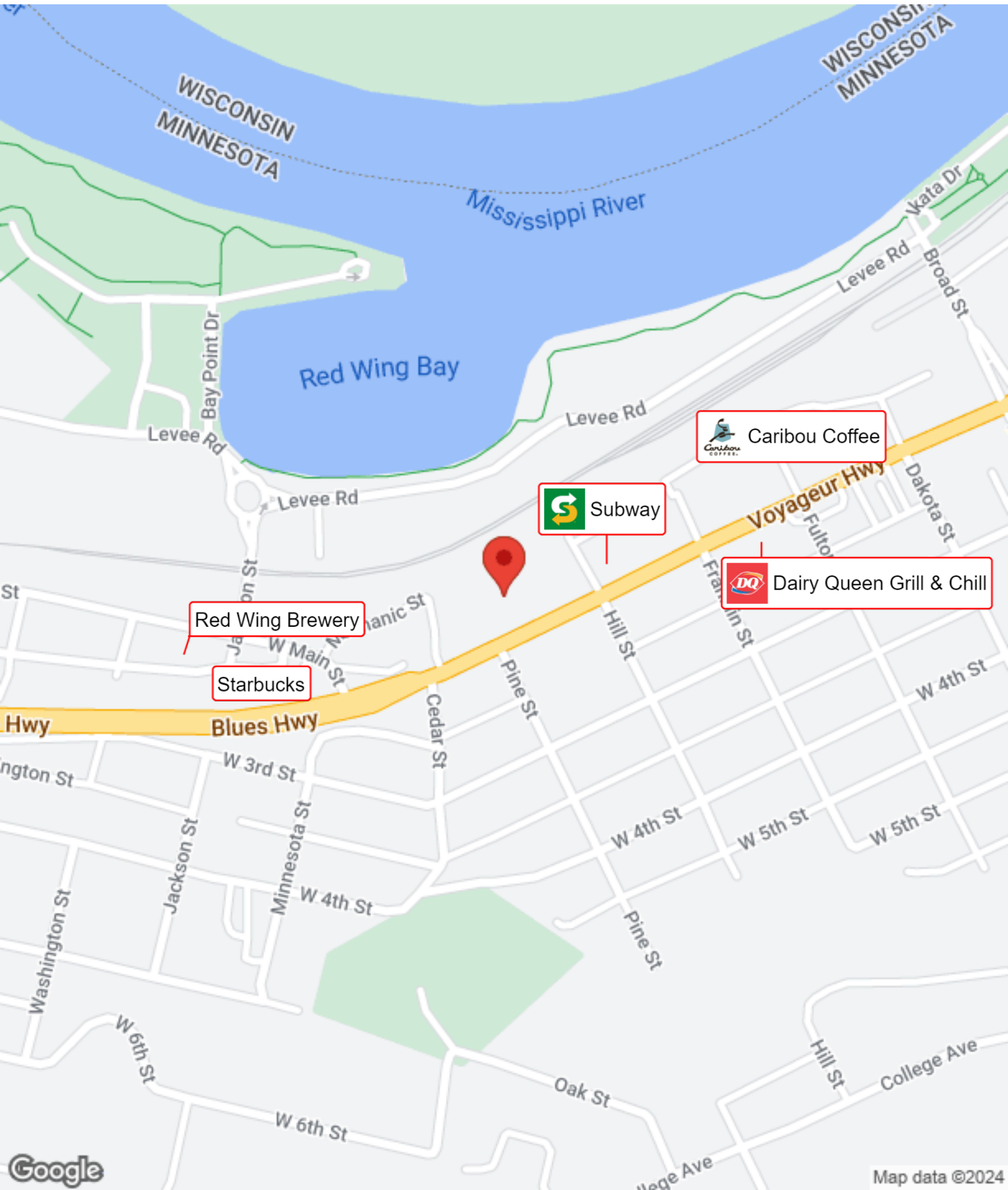


Each Office Independently Owned and Operated

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
jeff.meehan@kwcommercial.com

# BUSINESS MAP

1026 MAIN STREET



Red Wing Brewery

Starbucks

Subway

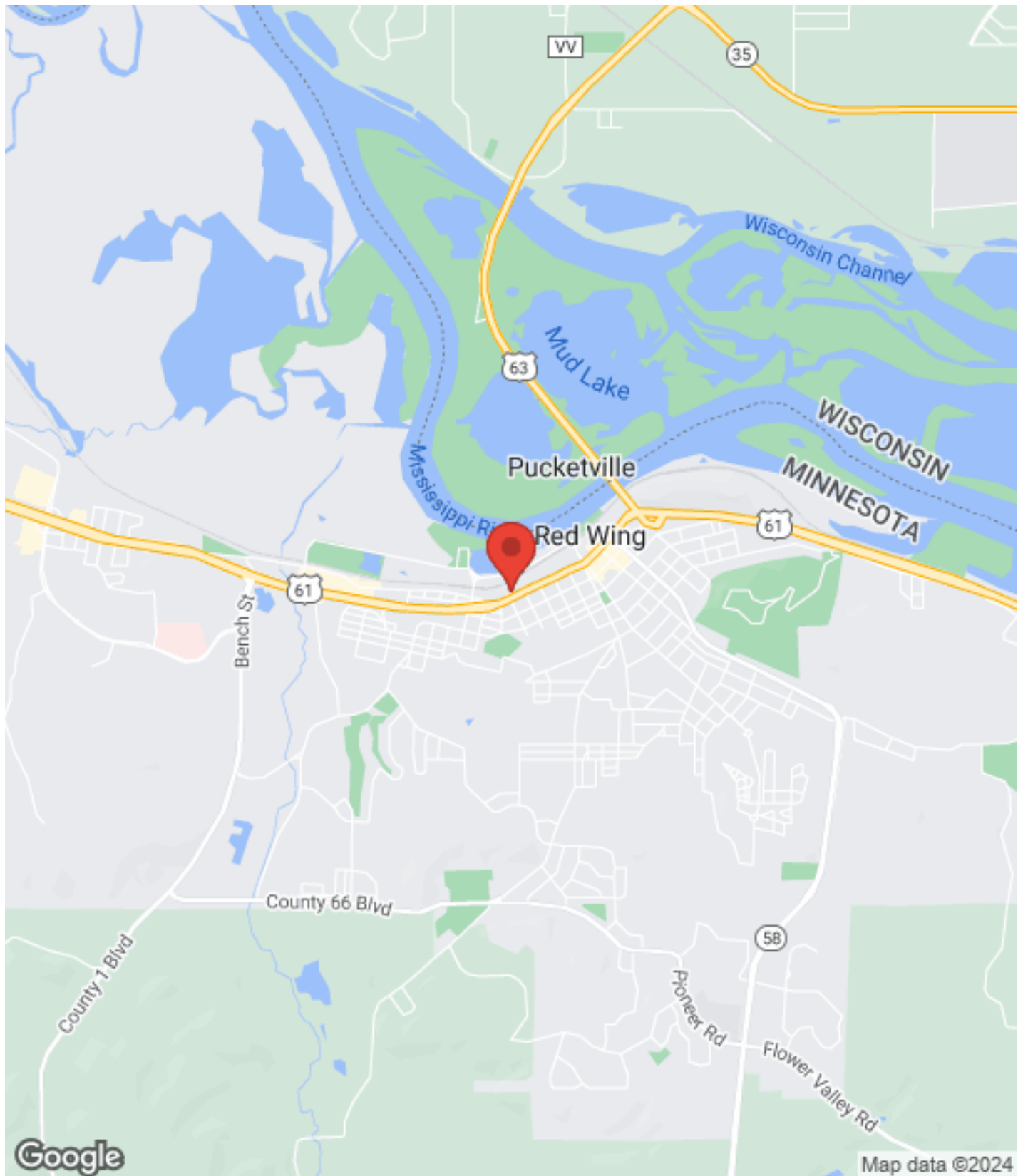
Caribou Coffee

Dairy Queen Grill & Chill



# REGIONAL MAP

1026 MAIN STREET



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 West Wayzata Boulevard  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**JEFF MEEHAN**  
O: (612) 991-6360  
C: (612) 991-6360  
[jeff.meehan@kwcommercial.com](mailto:jeff.meehan@kwcommercial.com)



## 30-020 General Business (B-2) District.

A) **Purpose.** The B-2 General Business District is designed to provide for more diversified business types that are oriented towards thoroughfare locations because of the access and visibility they provide.

### B) Permitted Principal Uses.

- 1) Animal Grooming Facility
- 2) Automobile Parts/Supply
- 3) Business Services
- 4) Communications Services
- 5) Community Services
- 6) Drinking and Entertainment
- 7) Family Day Care
- 8) Fast Food Restaurant
- 9) Financial Institution
- 10) Group Family Day Care
- 11) Group Home
- 12) Neighborhood Convenience Store
- 13) Offices
- 14) Outdoor Recreation Facility
- 15) Parks and Open Areas
- 16) Personal Services
- 17) Repair and Maintenance Shop
- 18) Retail Trade
- 19) Standard Restaurant

### C) Uses Requiring A Certificate of Compliance.

- 1) Agricultural Support
- 2) Automobile Maintenance Service
- 3) Broadcasting and Communication (Meeting Criteria)
- 4) Car Wash
- 5) Educational Service
- 6) Funeral Home
- 7) Garden Center
- 8) Indoor Athletic Facility
- 9) Indoor Recreation
- 10) Interim Use
- 11) Membership Organization
- 12) Parking Facility
- 13) Public Assembly
- 14) Religious Institutions
- 15) Sales and Storage Lots
- 16) Self Service Storage Facility



- 17) Transient Accommodations
- 18) Transportation Services
- 19) Veterinary Service
- 20) Accessory Commercial Apartment (Upper Level)

**D) Conditional Uses.**

- 1) Adult Establishment
- 2) Broadcasting and Communication
- 3) Business Center
- 4) Colleges and Universities
- 5) Commercial Kennel
- 6) Commercial Vehicle Repair
- 7) Correctional Facilities
- 8) Day Care Center
- 9) Drive-in Restaurant
- 10) Duplex (on lots historically used for residential purposes)
- 11) Gasoline Station
- 12) Local Transit
- 13) Medical Facilities
- 14) Multiple Family Residential
- 15) Non-production Industrial
- 16) Nursing and Personal Care
- 17) Outdoor Entertainment
- 18) Planned Unit Development
- 19) Public Works Maintenance Shop and Yards
- 20) Railroad Transportation
- 21) Restricted Recreation
- 22) Semi-Transient Accommodations
- 23) Shopping Center
- 24) Single Family Attached (on lots historically used for residential purposes)
- 25) Single Family Detached (on lots historically used for residential purposes)

**E) Interim Uses.**

- 1) Short-Term Rentals

**F) Dimensional Requirements.**

**1) Principal Structures**

Non-residential Lot Area with Utilities.....15,000 SF  
Lot Width  
At Building Line.....100 feet  
Frontage on Existing Roads .....100 feet





# ZONING

1026 MAIN STREET



- Front Yard Setback.....10 feet
- Side Yard Setbacks
  - Interior .....10 feet
  - Corner.....10 feet
- Rear Yard Setback.....10 feet
  
- Maximum Lot Coverage .....80 percent
- Maximum Height .....45 feet (three stories)

2) **Lot Depth.** The minimum lot depth for buildable land is 120 feet.

4) **Accessory Buildings**

- Maximum Height Above Grade.....16 feet
- Maximum Door Height .....12 feet
- Distance to Principal Structure.....10 feet

- Front Yard Setback.....30 feet
- Side Yard Setback .....10 feet
- Street Side - Side Yard Setback .....30 feet
- Minimum Rear Yard Setback.....20 feet

- Maximum Number of Accessory Buildings.1
- Maximum Total Accessory Buildings SF ....1,000 SF

G) **Off-Street Parking Requirements.** Off-street parking spaces shall be required for all permitted uses according to the following schedule. All parking areas shall conform to the design requirements as set forth in Division 60 of this Chapter.

Community Services	One space per 500 square feet of gross floor area
Outdoor Recreation Facility	One space per three persons based on maximum occupancy load, plus one space per employee on the largest work shift. Driving Ranges, Miniature Golf, Swimming Pools, and Tennis and Racquet Court Games as per Section 60-080, C
Parks and Open Areas	No requirement
Automobile Parts/Supply	One space per 200 square feet of usable floor area
Business Services	One space per 400 square feet of gross floor area
Communications Services	One space per 400 square feet of gross floor area, plus one space per company vehicle stored on-site
Drinking and Entertainment	One space per three persons based on maximum capacity of the building



# ZONING

1026 MAIN STREET



Fast Food Restaurant	One space for each 100 square feet of usable floor area or one space for each two persons allowed within the maximum capacity, whichever is greater.
Financial Institution	One space per 100 square feet of usable floor area
Neighborhood Convenience Store	One space per 100 square feet of usable floor area
Offices	One space per 200 square feet of usable floor area. Clinics and Medical Offices per Section 60-080, D
Personal Services	One space per 300 square feet of gross floor area
Repair and Maintenance Shop	One space per 400 square feet of gross floor area, plus one space per service company vehicle parked on the site
Retail Trade	One space for each 200 square feet of usable floor area. Furniture and Appliance Sales per Section 60-080, D
Standard Restaurant	One space for each 100 square feet of usable floor area or one space for each two persons allowed within the maximum capacity, whichever is greater.

## KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

## JEFF MEEHAN

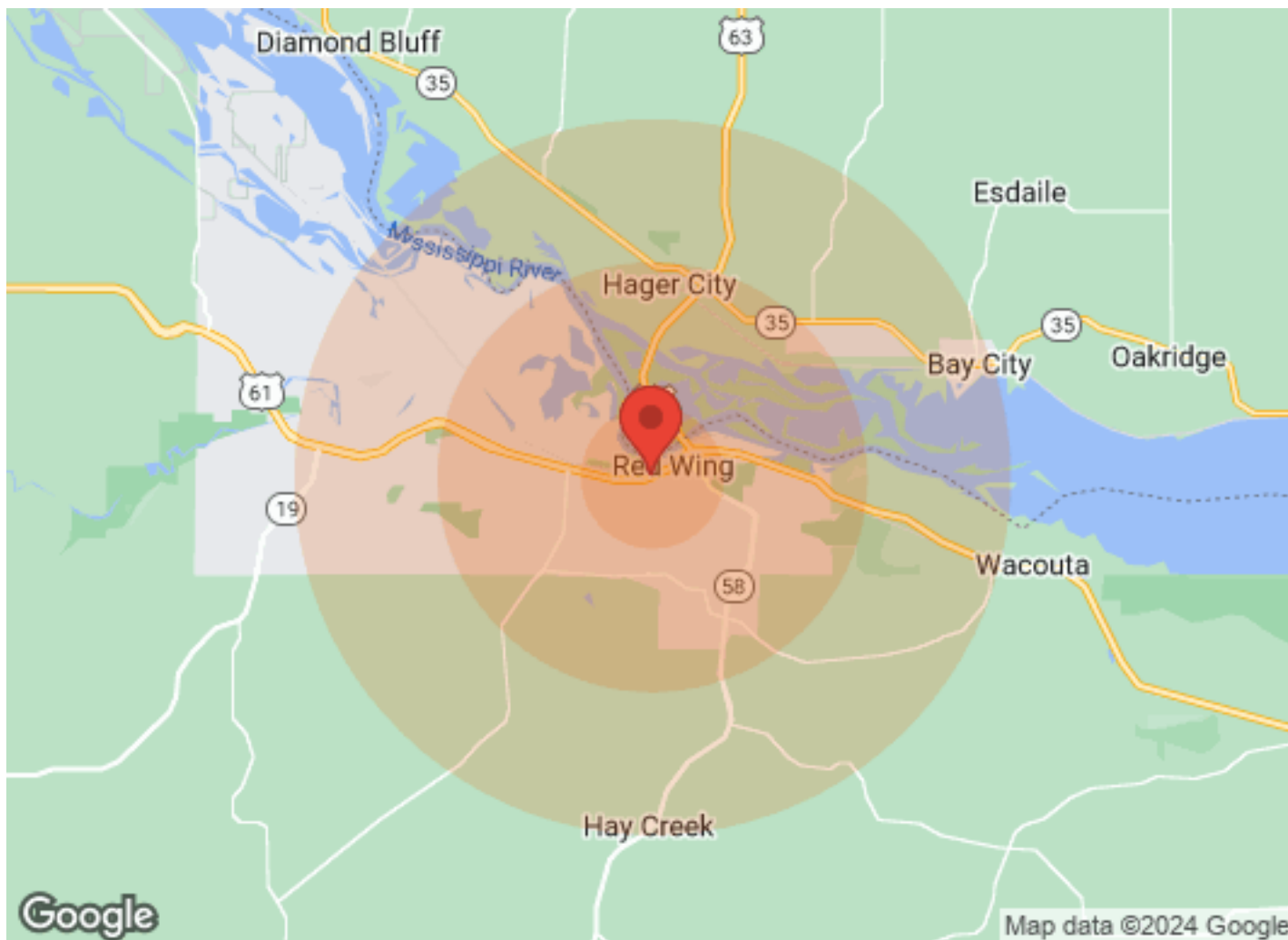
O: (612) 991-6360  
C: (612) 991-6360

[jeff.meehan@kwcommercial.com](mailto:jeff.meehan@kwcommercial.com)



# DEMOGRAPHICS

1026 MAIN STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	2,561	5,754	7,185	Median	\$64,824	\$62,339	\$62,339
Female	2,632	6,080	7,616	< \$15,000	304	659	748
Total Population	5,193	11,834	14,801	\$15,000-\$24,999	194	515	633
				\$25,000-\$34,999	288	647	824
<b>Age</b>				\$35,000-\$49,999	372	783	909
Ages 0-14	871	2,208	2,758	\$50,000-\$74,999	397	1,002	1,202
Ages 15-24	570	1,447	1,836	\$75,000-\$99,999	383	740	929
Ages 25-54	1,946	4,355	5,469	\$100,000-\$149,999	249	521	762
Ages 55-64	697	1,528	1,951	\$150,000-\$199,999	53	176	226
Ages 65+	1,109	2,296	2,787	> \$200,000	24	35	64
				<b>Housing</b>			
<b>Race</b>				Total Units	2,541	5,533	6,789
White	5,022	11,277	14,057	Occupied	2,344	5,147	6,311
Black	18	94	181	Owner Occupied	1,487	3,413	4,238
Am In/AK Nat	25	89	98	Renter Occupied	857	1,734	2,073
Hawaiian	N/A	N/A	N/A	Vacant	197	386	478
Hispanic	94	411	490				
Multi-Racial	244	728	878				

**KW COMMERCIAL - LAKE MINNETONKA**  
 13100 West Wayzata Boulevard  
 Minnetonka, MN 55305



Each Office Independently Owned and Operated

**JEFF MEEHAN**  
 O: (612) 991-6360  
 C: (612) 991-6360  
[jeff.meehan@kwcommercial.com](mailto:jeff.meehan@kwcommercial.com)