



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



Land For Sale

1125 W Main Street
Anoka, MN 55303

AVAILABLE SPACE

- Great Visibility
- Approximately 1.39 Total Acres
- Located off a full interchange from Hwy 10
- Zoned B-1 Highway Commercial
- Information Hwy 10 construction:
<https://www.dot.state.mn.us/metro/projects/hwy10-anoka/>

PROPERTY DETAILS

For Sale: \$723,000.00
Tax Exempt (2025)

FOR MORE INFORMATION, CONTACT

Richard Lee

612-718-9919

richlee@premiercommercialproperties.com



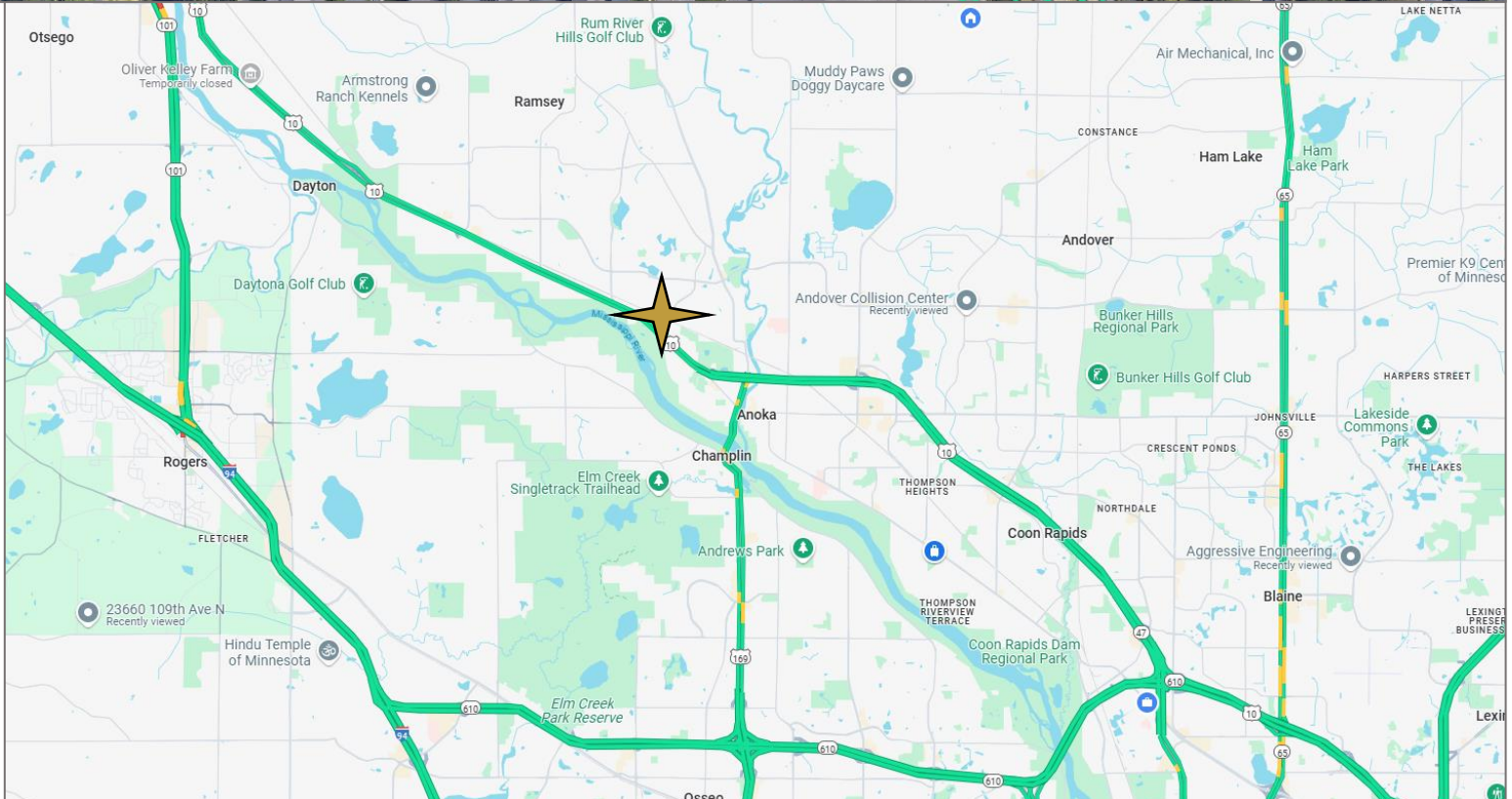
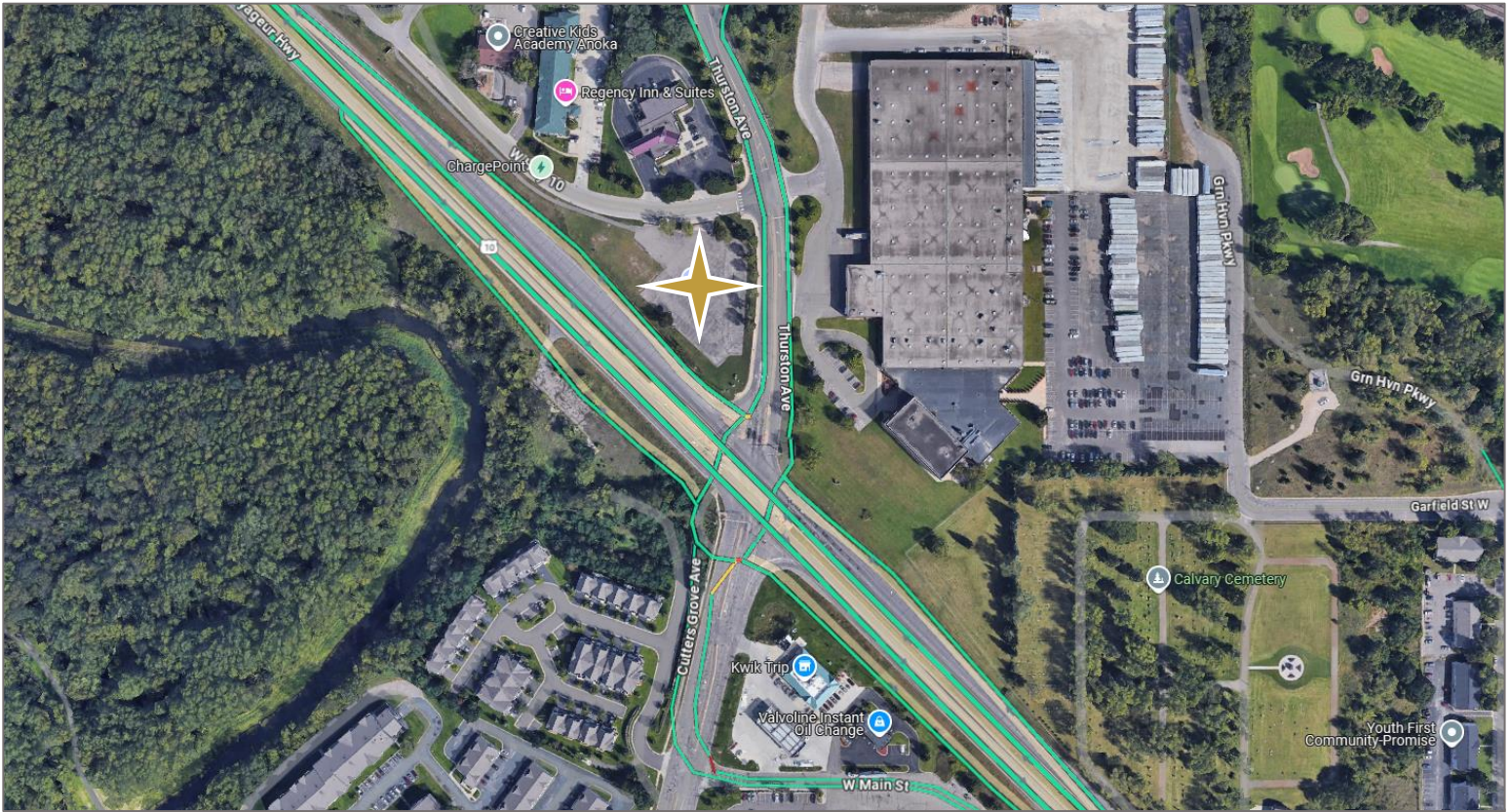
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299 Coon Rapids Blvd NW, Suite 200 | **Coon Rapids, MN 55433** | premiercommercialproperties.com | **763-862-2005**



Sec. 78-265. - B-1 Highway Business District.

- (a) *Purpose of district.* The purpose of the B-1 Highway Business District is to provide for the establishment of services and limited retail businesses primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roads in order that highway service types of land uses can be provided in a manner compatible with the needs for traffic movement and adjacent residential uses.
- (b) *Permitted uses.* Within a B-1 Highway Business District, no building or land shall be used except for one or more of the following uses:
 - (1) Retail store, showroom or service uses, including drive-through establishments.
 - (2) Restaurants or delis, including drive-through establishments or similar uses that provide goods and services to patrons in automobiles.
 - (3) Drying cleaning establishments, provided the cleaning process does not occur on-site.
 - (4) Medical and dental offices or clinics.
 - (5) Hotels or extended stay hotels.
 - (6) Mortuaries or funeral homes.
 - (7) Professional offices.
 - (8) Brewpubs.
 - (9) Veterinary clinics, animal hospitals, or kennels with no outdoor runs.
 - (10) Health, athletic or fitness clubs.
 - (11) Banks, savings and loan, insurance offices.
 - (12) Day care centers.
 - (13) Grocery stores.
 - (14) Liquor stores.
 - (15) Parks.
 - (16) Essential services, including electrical, gas, water, sewer distribution and collection lines, pumping facilities for water and sewer systems, rights-of-way for transportation modes, and telephone switching facilities.
- (c) *Conditional uses.* The following are permitted conditional uses:
 - (1) Multifamily residential facility through an approved Planned Unit Development (PUD). This is limited to condominiums, cooperatives, assisted living and elderly housing.
 - (2) Automobile sales, trailer sales, or any other establishment engaged in the business of selling, leasing, displaying for sale, or renting motorized or licensed vehicles, subject to the conditions as required by this Code or reasonably imposed by the city council.
 - (3) Automobile repair shops.



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- (4) Automobile service stations, for the sale of gasoline, oil and accessories.
- (5) Car washes.
- (6) Churches, religious uses, places of worship.
- (7) Libraries.
- (8) Public schools or private schools having a course of instruction approved by the state board of education for students enrolled in grades K through 12, or any portion thereof, provided they do not include boarding or residential facilities.
- (9) Sports arenas, indoor skating rinks, stadiums, dance halls, pool and billiard rooms, bowling alleys and gymnasiums, provided that buildings are located not less than 150 feet from any residential district boundary line.
- (10) Trade schools, vocational schools.
- (11) Universities.
- (12) Service businesses with showrooms or workshops, including office-warehouse (contractor, painter, HVAC).
- (13) Boat and marine sales and services.
- (14) Other highway business uses which in the opinion of the city planning commission and city council are similar and which are established for the convenience of the community, but only after a conditional use permit has been secured from the city council.
- (15) Indoor self-storage facility.
- (16) Small specialized online auto sales office and showroom.
- (d) *Interim uses.* The following are permitted interim uses:
 - (1) Overnight parking of more than three mid-sized vehicles.
 - (2) Outdoor display of materials such as tires, lumber, building supplies, landscape materials offered for sale at retail.
- (e) *Accessory uses.* The following are permitted accessory uses:
 - (1) Uses customarily incidental to the permitted and conditional uses in the B-1 Highway Business District.
 - (2) Outdoor seating.
 - (3) Outdoor merchandise display (permanent) of seasonal or convenience items (e.g., windshield washer fluid, softener salt) associated with an allowed principal use.
 - (4) Accessory car washes/vacuums.
 - a. No more than one car wash shall be allowed.
 - b. The car wash shall be designed to be an integral part of the principal building and may not be a separate freestanding structure.



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- c. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
 - d. The exit from the car wash shall have a drainage system which is subject to the approval of the city and gives special consideration to the prevention of ice build-up during winter months.
 - e. Neither the car wash, nor an accessory vacuum shall be located within 300 feet of any residentially zoned or guided property or residential land use, unless completely screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property or residential use.
 - f. Both the car wash and accessory vacuum shall conform to the noise ordinance.
- (f) *Prohibited uses.* The following are prohibited uses:
- (1) Trucking or package distribution centers.
 - (2) Implement sales and showrooms.
 - (3) Yards for storage, sale and distribution of building materials.
 - (4) Manufacturing/warehousing facilities.
 - (5) Tree care service businesses.
 - (6) Transportation services (ambulance, limousine, package delivery, taxi cab, etc.).
 - (7) Outdoor self-storage facilities.
 - (8) Apartment building.
 - (9) Room, boarding and lodging facilities.
 - (10) Transitional housing.
 - (11) Social service agencies that provide on-site housing.
 - (12) Soup kitchens.
 - (13) Homeless shelter.
 - (14) Drop-in center.
 - (15) Live-work dwellings unless as a home occupation as permitted by this chapter.
 - (16) Any use not specifically listed as permitted, conditionally permitted, permitted with an interim use permit, or as allowed elsewhere in this Code, shall be considered prohibited. A prohibited use may be changed to a permitted, conditionally permitted or interim use upon amendment of this chapter.