



## RETAIL BUILDING FOR LEASE

603 Minnesota Ave W (MN-371 NW), Walker, MN 56484

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

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# Features

## Retail/Shop Space.

Expand your presence in Walker, Minnesota along the Minnesota Avenue/Hwy 371 corridor. The 4,540 square foot retail area features an open, adaptable floor plan—ideal for showroom, specialty retail, service-based businesses, or creative commercial concepts. Large, open space allows you to customize the layout to fit your operational needs and brand vision. In addition, the property includes an 1,100 square foot shop area equipped with two overhead doors—perfect for inventory storage, light manufacturing, contractor operations, service work, or receiving and distribution. The seamless connection between retail and shop space creates efficiency for businesses needing both customer-facing and functional workspace. A private paved parking lot on the west side of the building adds tremendous convenience for customers, employees, and deliveries—an invaluable feature in a high-traffic retail setting. With strong highway exposure, flexible space configuration, and practical shop amenities, this property presents an excellent opportunity to relocate or expand your business in the heart of Walker's commercial district.



|                                      |  |
|--------------------------------------|--|
| <b>Address:</b>                      | 603 Minnesota Ave W (MN-371 NW), Walker, MN 56484  |
| <b>Directions:</b>                   | From MN-371 NW (Minnesota Ave W) and Hwy 34 (Lake Country Scenic Byway) - East 750' to the property on the south |
| <b>Lot Size:</b>                     | 13,000 sq. ft. (0.30 Acres)  |
| <b>Dimensions:</b>                   | 100'x 130'   |
| <b>Frontage:</b>                     | 100' on Minnesota Ave W (MN-371 NW)  |
| <b>Building Size:</b>                | 5,640 sq. ft. Total  |
| <b>Retail Area:</b>                  | 4,540 sq. ft.  |
| <b>Shop:</b>                         | 1,100 sq. ft.  |
| <b>Lease Rate:</b>                   | \$12.00/sq. ft. Triple Net   |
| <b>2026 Est. Operating Expenses:</b> | \$2.00/sq. ft./Year  |
| <b>Taxes:</b>                        | \$1.06/sq. ft.   |
| <b>Insurance:</b>                    | \$0.44/sq. ft.   |
| <b>Other:</b>                        | \$0.50/sq. ft.   |

*Continued on next page.*

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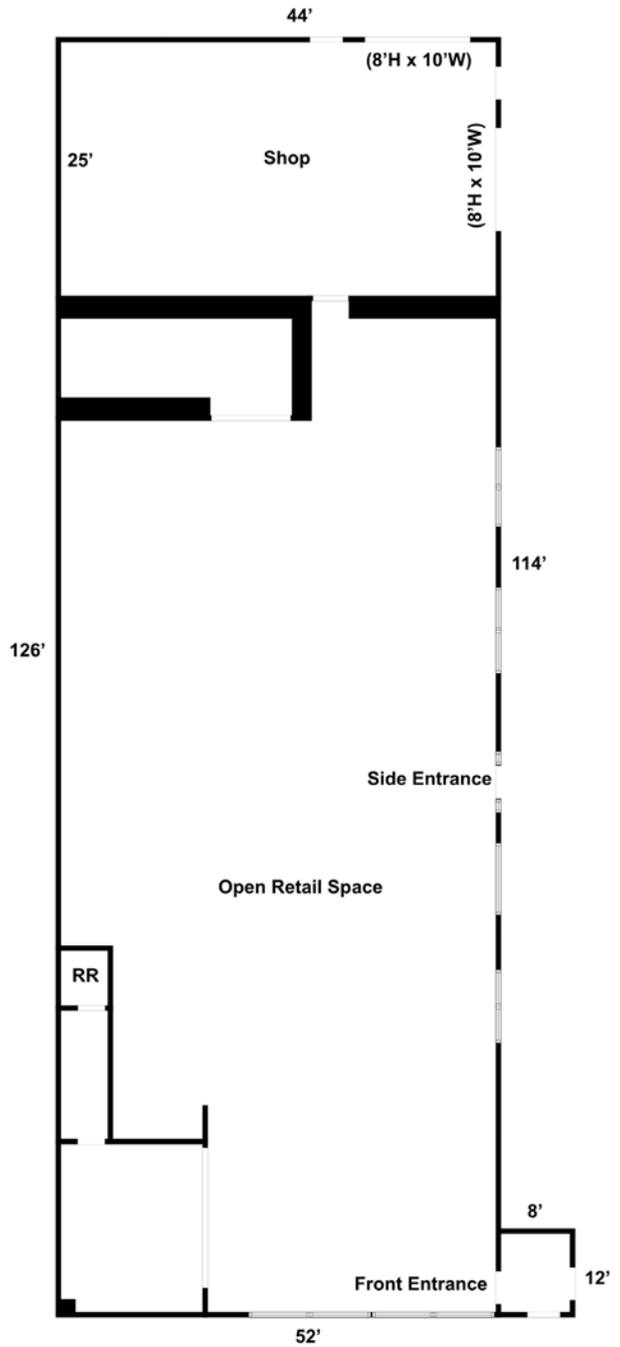
# Features

|                                |  |
|--------------------------------|--|
| <b>Water:</b>                  | Well   |
| <b>Sewer:</b>                  | City   |
| <b>Heating:</b>                | Natural Gas Forced Air   |
| <b>Cooling:</b>                | Central Air - Electric Roof-Top Unit   |
| <b>Electric:</b>               | 200 Amp, Single Phase  |
| <b>Lighting:</b>               | LED (New)  |
| <b>Construction:</b>           | Wood Frame   |
| <b>Foundation:</b>             | Concrete   |
| <b>Roof:</b>                   | Rubber & Metal   |
| <b>Exterior:</b>               | Wood & Stucco  |
| <b>Ceiling Height:</b>         | Retail Area: 8' - 5"<br>Shop: 9'   |
| <b>Overhead Doors:</b>         | 2 (10' W x 8' H)   |
| <b>Bathrooms:</b>              | 1  |
| <b>Parking:</b>                | Paved Parking Lot along West Side of Building plus On-Street Parking   |
| <b>Zoning:</b>                 | CBD - Central Business District  |
| <b>PID#:</b>                   | 96-340-0010, 96-340-0020, 96-340-0030 & 96-340-0001  |
| <b>Legal Description:</b>      | Units 1-3 and Additional Real Estate, Walker Prof Bldg, a Condo, No 4  |
| <b>Neighboring Businesses:</b> | The Piggy BBQ, Subway, Walker Bay Theater, Sanford Walker Clinic, Bank Forward, First National Bank of Walker, Reeds Family Outdoor Outfitters, Christmas Point Wild Rice, Terro Reflections, Loide Oils & Vinegars, Ourdoorsman Cafe, Walker Bay Coffee, Walker Eye Clinic, Stifel Nicolaus Investment Services, USPS, along with numerous other shops, offices and restaurants in Downtown Walker. |

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# Floor Plan



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# Photos



Subject Building



Subject Building



Subject Building & Parking Lot



Subject Building



Front Entrance



Open Retail Space

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# Photos



Open Retail Space



Open Retail Space



Hallway



Restroom



Open Retail Space



Open Retail Space

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# Photos



Side Entrance



Open Retail Space



Open Retail Space



Open Retail Space



Shop



Shop

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# Aerial Photo



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# Aerial Photo



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# Section Aerial



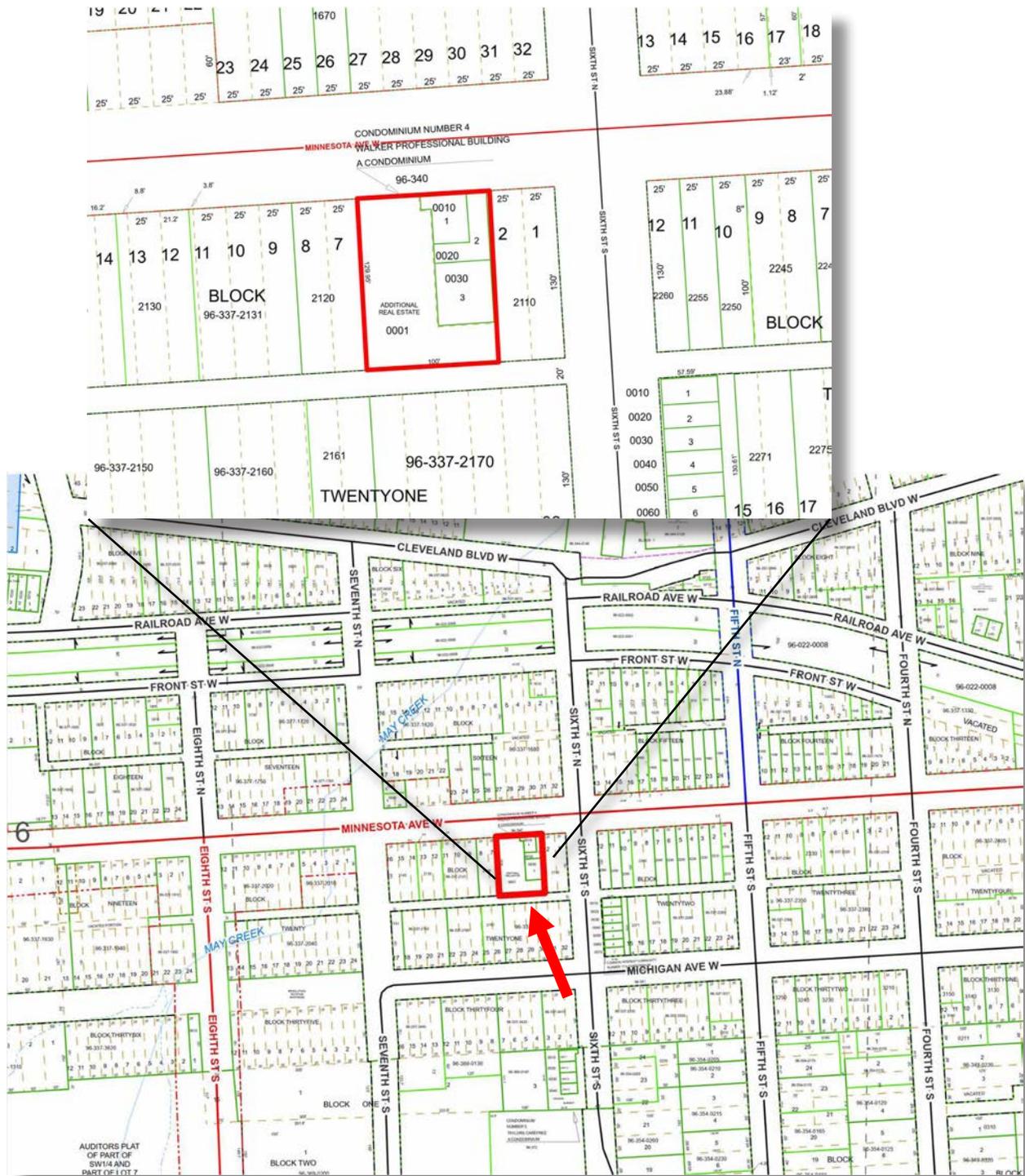
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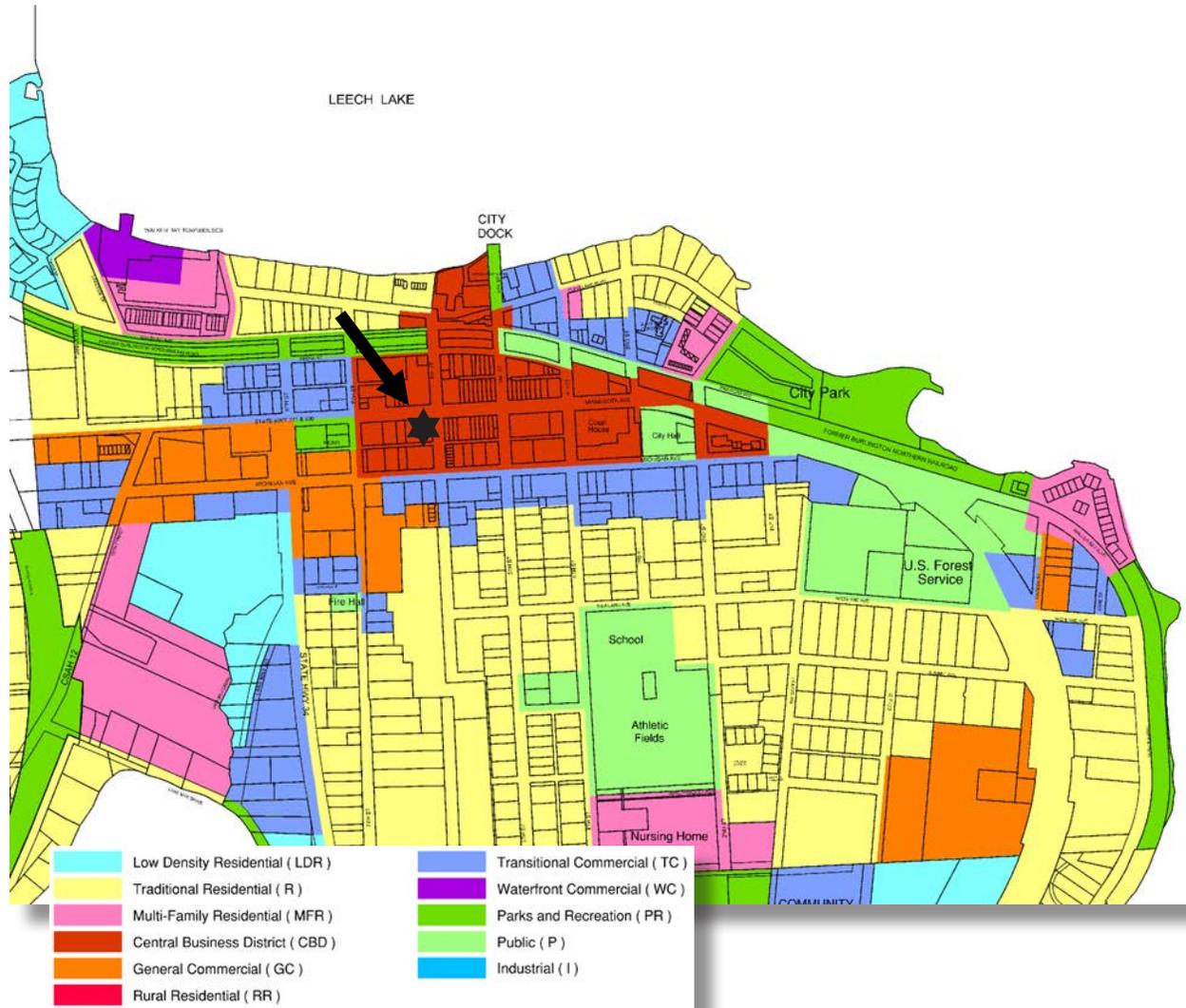
# Section Map



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## CBD - Central Business District



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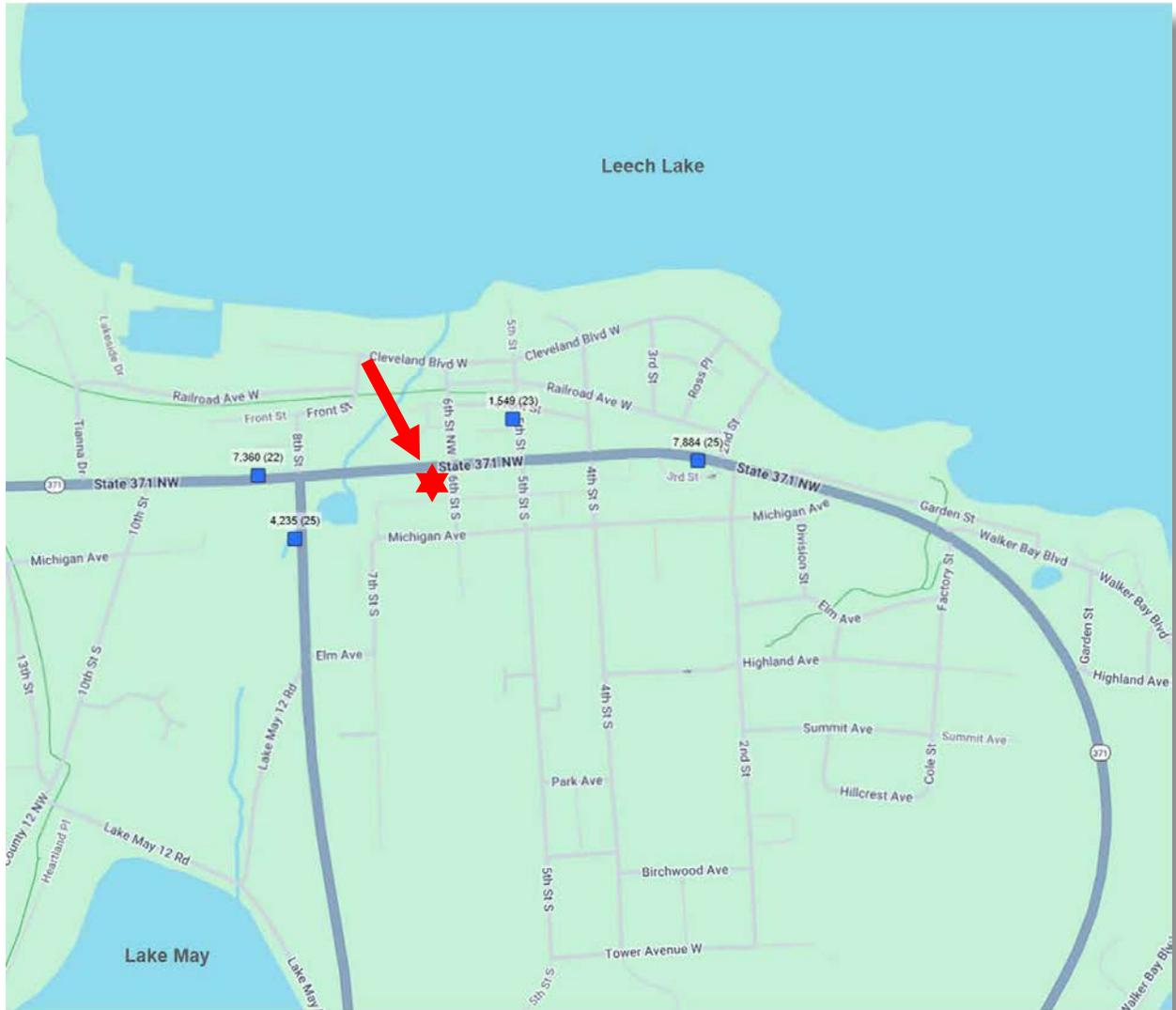


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Counts from MNDOT

# Traffic Counts

Traffic Counts: 7,884 (2025) on MN-371 NW / Minnesota Ave W



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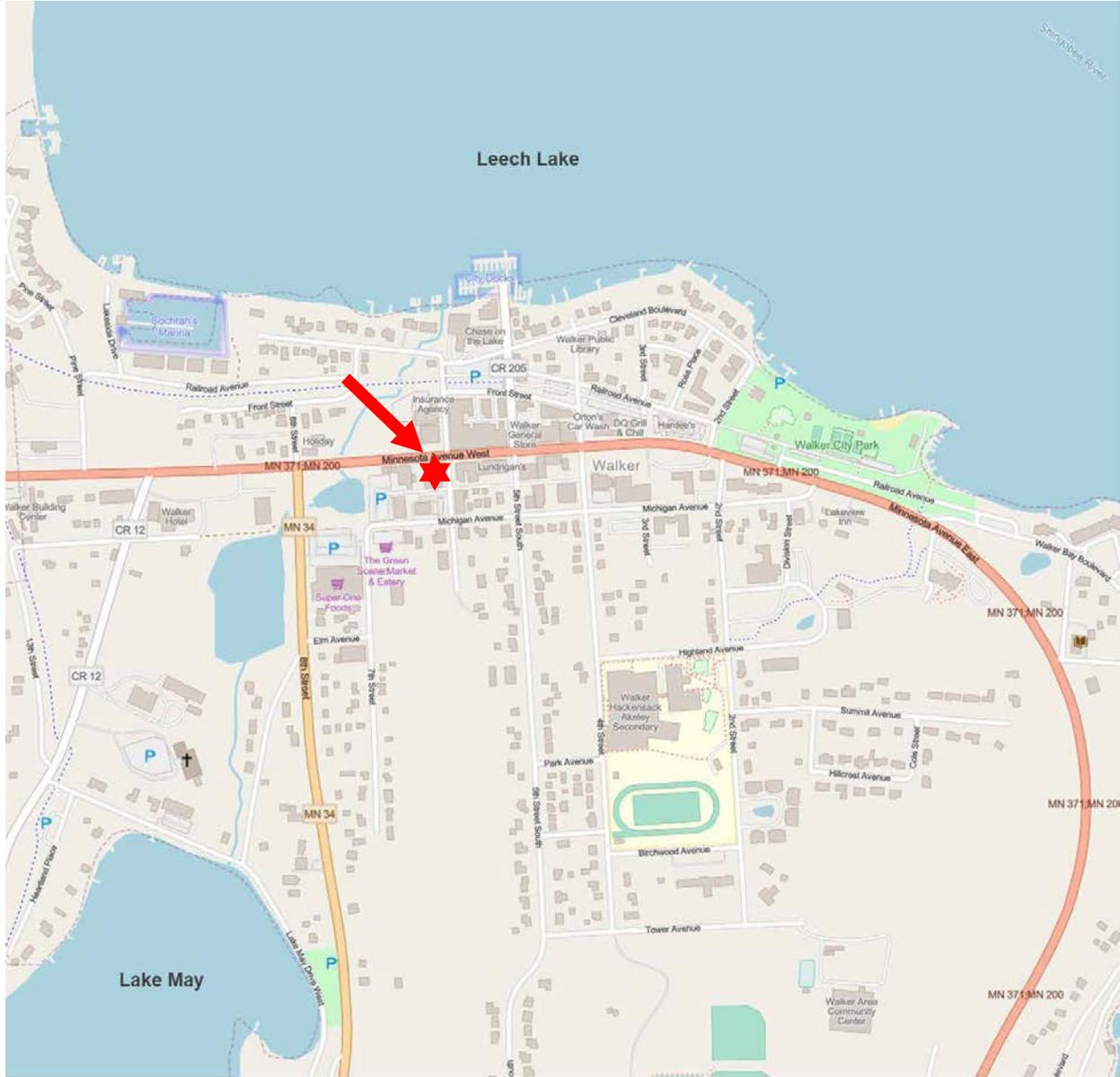


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# Location Map



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Figures from STDB, CCIM

# Demographics

|  |                  |          |
|--|------------------|----------|
| <b>2024 Population:</b>                              | Crow Wing County | 68,541   |
|  | Cass County      | 31,282   |
|  | Walker           | 3,429    |
|  | Brainerd         | 31,866   |
|  | Baxter           | 9,043    |
| <b>Estimated Summer Population:</b>                  | Brainerd/Baxter  | 200,000+ |
| <b>Projected Population Growth Change 2024-2029:</b> | Cass County      | 0.55%    |
|  | Walker           | 0.13%    |
| <b>Households in 2024:</b>                           | Cass County      | 13,156   |
|  | Walker           | 1,491    |
| <b>2024 Median Household Income:</b>                 | Cass County      | \$68,950 |
|  | Walker           | \$66,202 |

In Walker, MN, some of the leading employers include Dollar General, Ace Hardware, Sevita, and Edge-wood Healthcare. Additionally, the Walker Post Office, Walker Public Library, and Country Inn Suites Walker are also listed as top employers in the area. The largest industries in Walker are Accommodation & Food Services, Retail Trade, and Educational Services.

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Thank You

### **Thank you for considering this Close - Converse opportunity**

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

### **We are here to help**

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

### **How to acquire this opportunity**

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

### **Agency and you**

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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# Agency Disclosure

## AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. \_\_\_\_\_  
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.<sup>(3)</sup>

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.<sup>(2)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. \_\_\_\_\_ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on  
 (initials) (initials)  
 49. \_\_\_\_\_ page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. <sup>(1)</sup> This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:  
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.  
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.  
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.  
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).  
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.  
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. <sup>(3)</sup> If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

MN-AGCYDISC-2 (8/14)

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# Contact

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## Agents

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C: 218-838-8772

[tim@closeconverse.com](mailto:tim@closeconverse.com)

Nate Grotzke, CCIM

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[nate@closeconverse.com](mailto:nate@closeconverse.com)

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