

Retail & Land For Sale

801 Hwy 284 S | Waconia, MN 55387

49,101 SF ON 9.16 ACRES



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PROPERTY FEATURES

801 Hwy 284 S | Waconia, MN 55387

Site Information

Parcel Size 9.16 Acres (399,010 SF)

Building Size 49,101 SF

Loading 11 Drive-ins, 2 Docks

Year Built 1970

Parcel ID 75.0240100

2024 Taxes \$86,124.00

Zoning B-1 Highway Business District

Access: Directly off Hwy 5

Listing Price Negotiable

- Prime development opportunity in the heart of Waconia
- Proximity to Ridgeview Medical Center
- Nearby retailers include: Walgreens, Caribou Coffee, and Jimmy Johns



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Zoning - B1 Highway Business District

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- Intent and purpose: The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area.

Permitted Uses:

- Banks
- Hotels & Motels
- Retail
- Eating & Drinking
- Auto service repair
- Farm equipment sales & service
- Laundromats & Dry Cleaners
- Barber/Beauty Shops
- Mini storage facilities
- Churches
- Off-sale liquor sales
- Microdistilleries
- Small breweries
- Taprooms
- Lumber yards
- Animal clinics
- Commercial kennels
- Outdoor theater
- Bicycle Sales/Service
- Copy and Printing services
- Medical related clinics
- General office

Permitted Accessory Uses:

- Fences
- Off street parking
- Business signs
- Incidental repair
- Processing & Storage
- Gardening

Permitted Uses With Restrictions:

- Daycare facilities
- Drive-in businesses
- Motor fuel stations
- Car washes
- Motor vehical sales Lot
- All other uses that utilize a drive thru service convenue
- Uses permitted by conditional use Permit
 - Mortuaries
 - Commerical recreation
 - Contractor's yard
 - Large retail projects

City of Waconia Zoning Code:

- [Link to City Code](#)

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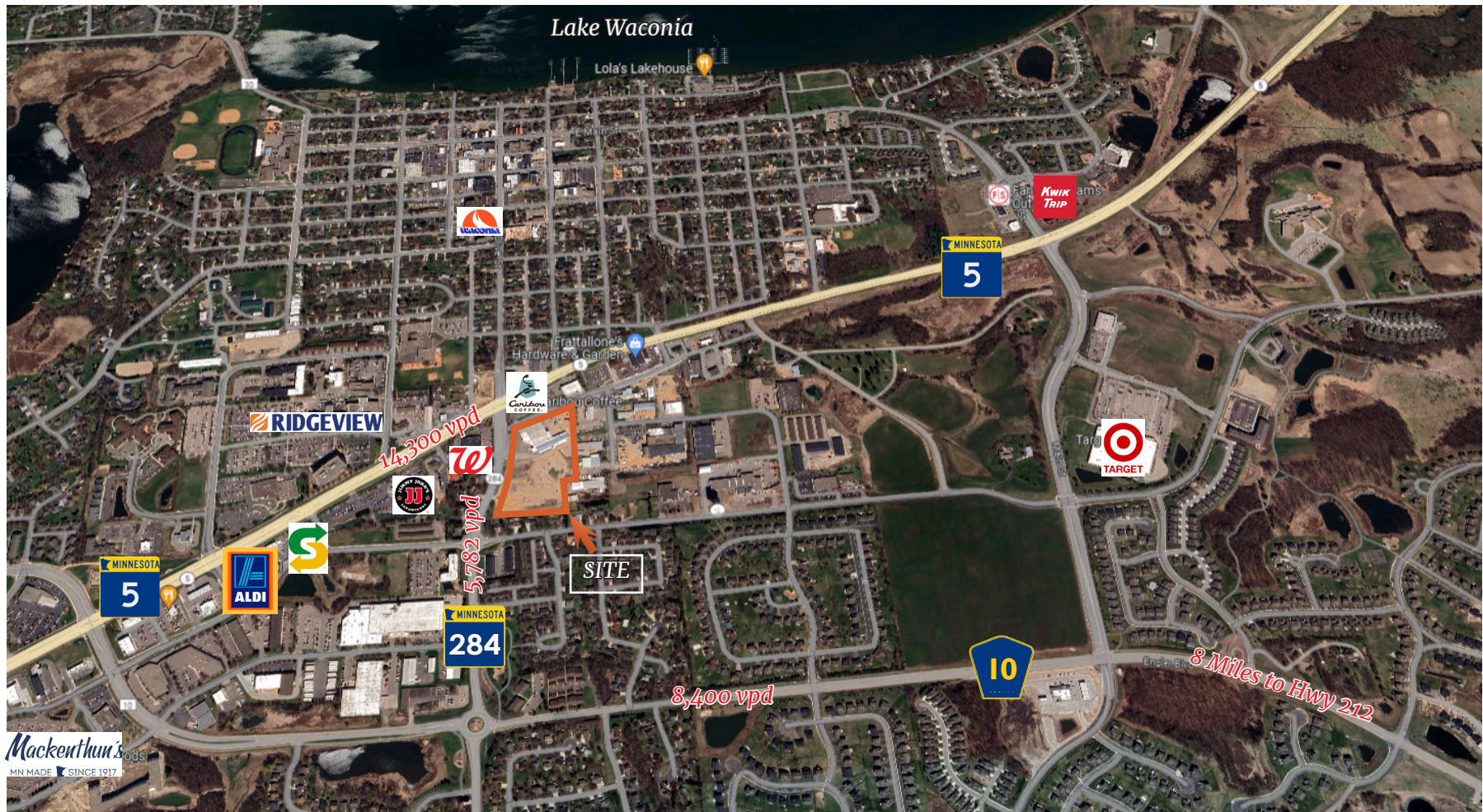
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AERIAL VIEW

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DEMOGRAPHICS

801 Hwy 284 S | Waconia, MN 55387

	2020 Actual	2020 Projected	2030 Projected	2040 Projected
Population	13,033	14,200	20,600	24,000
Households	4,659	5,400	8,000	9,500
Employment	6,745	7,600	8,700	10,200



The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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