



SUMMERHILL

Commercial Real Estate, LLC

FOR SALE
9820 Minnetonka Boulevard
Minnetonka, MN 55305



- 9820 Minnetonka Boulevard:** \$400,000 asking price.
- Lot Size:** .31 acres, 13,651 sf, approx.. 90' x 150'.
- Existing Structure Size:** 1,860 sf (920 sf main level, 940 sf 2nd level).
- 2017 Real Estate Tax:** \$1,848.30.
- Zoning:** B-2 Limited Business District.
- Site has an existing structure that can be repurposed, otherwise, torn down & the site redeveloped.
 - Access to site directly off of Minnetonka Boulevard with a 2nd curb cut in place on to adjacent F Street.
 - Permitted uses: administrative, executive, or professional offices; or general retail service commercial uses occurring within an enclosed building. *Conditional uses: outside storage, sales & display; service stations; convenience stores w/ gas pumps; automobile, truck or boat sales; theaters; fast food restaurants; restaurants w/ on-sale intoxicating liquor license; hospitals; medical clinics; day care facilities; & public buildings or facilities.
 - Great visibility to Minnetonka Boulevard w/11,400 vpd & 104,000 vpd on Hwy 169 (MNDOT 2016).
 - Demographics: 11,579-1 mile, 87,750-3 miles, 208,627-5 miles (ESRI 2017).
 - Avg HH income: \$83,111-1 mile, \$93,382-3 miles, \$117,865-5 miles (ESRI).



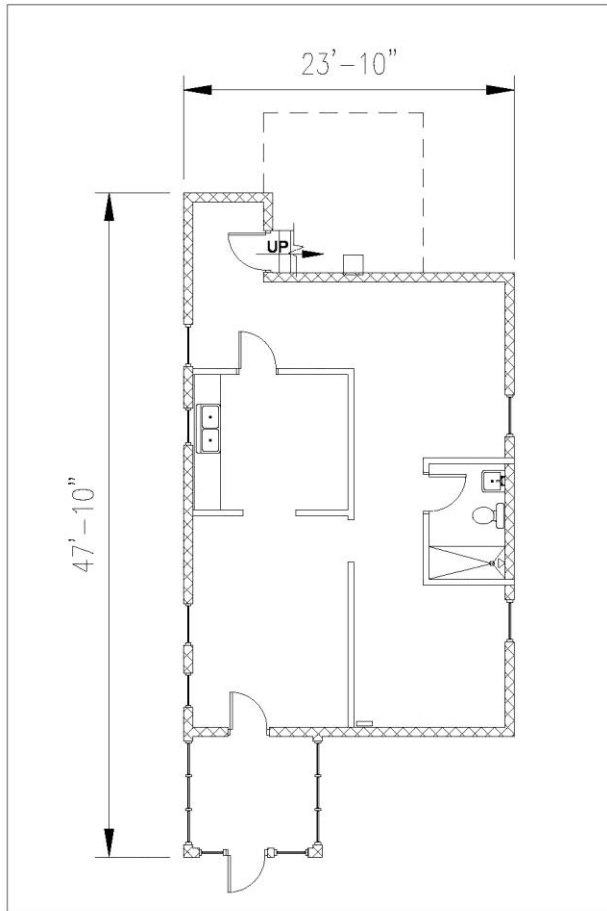
For more information call:
Peter Kordonowy, CCIM
952.556.5151

or visit our website at:
www.summerhillcommercial.com

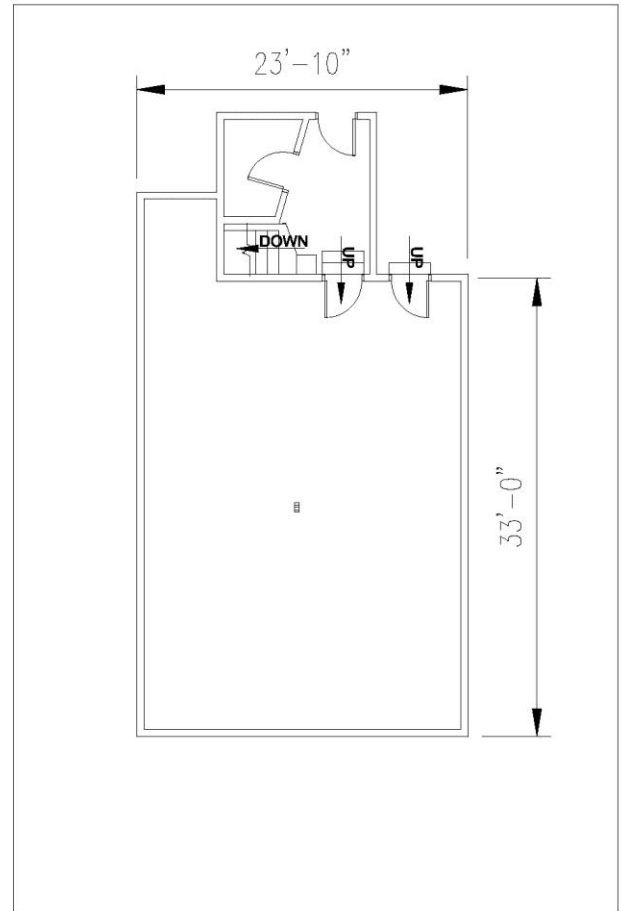


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1
A1.0 **MAIN FLOOR PLAN**
NO SCALE 920 S.F.



2
A1.0 **2ND FLOOR PLAN**
NO SCALE 940 S.F.



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