

# BUILDING FOR SALE OR BUILDING & BUSINESS FOR SALE

5660 County Road 19 (Manitou Road)  
Shorewood, MN 55331



**SUMMERHILL**  
Commercial Real Estate, LLC



## BUILDING SALE DETAILS:

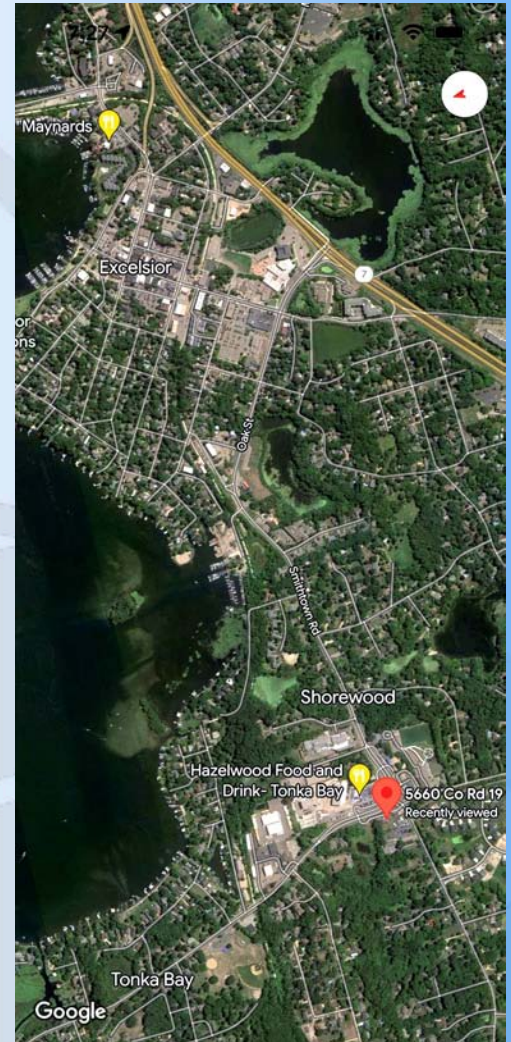
<b>Offering Price:</b>	\$949,000/\$316.33 PSF
<b>Taxes:</b>	\$16,426/\$5.48 PSF
<b>Building Size/Age:</b>	3,000 SF/Built 1967
<b>Lot Size:</b>	.75 acres/32,662 SF/\$29.06 PSF
<b>PID:</b>	33-117-23-13-0007
<b>Zoning:</b>	C-1, General Commercial, allowing for broad allowable uses (supplement available upon request).
<b>Current Use:</b>	Liquor Store

## BUSINESS SALE DETAILS:

<b>Offering Price:</b>	\$250,000 for business plus inventory.
<b>Financials:</b>	Available upon request with signing of NDA and qualification of buyer.

## FEATURES:

- Hard to find small, standalone, retail building with excellent visibility on County Road 19.
- Located in a busy retail trade area near many businesses and community resources such as Caribou Coffee, Joey Nova's Pizzeria, Hazelwood Grille, Country Club Lanes, Shorewood Community & Event Center, Gathered Goods, Sanctuary Salonspa, the new 86 unit luxury apartment community of Tonka Village, Gideon Glen Conservation space, Lake Minnetonka, Navarre, and many others.
- The building is approximately one (1) mile from the bustling destination town of Excelsior, MN.
- Quiet listing currently occupied by an MGM Liquor Store also available for sale..
- Ample parking. Good access with direct curb cut access on Country Road 101.
- Daily vehicle traffic of 15,200 on County Road 19 (2021 ESRI).
- Demographics: 3,536-1 mile radius, 27,810-3 mile radius, 83,412-5 mile radius (2021 ESRI).
- Est Avg HH Income: \$178,261-1mile radius \$178,862-3 mile radius \$162,295-5 mile radius (2021 ESRI).



## CONTACTS:

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### AREA MAP WITH LOCAL BUSINESSES



*\*All information in this brochure is deemed reliable, but not guaranteed.*

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