

OFFICE FOR SALE

5310 MAIN STREET

5310 Main Street E. Maple Plain, Maple Plain, MN 55359



SALE PRICE:	\$289,000
BUILDING SIZE:	3,969 SF
BUILDING CLASS:	C
YEAR BUILT:	1920
RENOVATED:	1998
ZONING:	Mixed Use-Downtown District
CROSS STREETS:	Delano Avenue

PROPERTY OVERVIEW

Office/retail space for sale in a former church building recently renovated. Located in the thriving community of Maple Plain. Zoned Mixed Use-Downtown District which offers a wide range of uses.

PROPERTY FEATURES

- 2157 SF of renovated office/retail space
- 1998 remodel included: furnace/AC, electrical, insulation, security, storm windows, drain tile, handicap lift.
- Building offers a wide range of uses; retail, office, professional services, art & interior decorating studios.
- Coffee shop, restaurant, library within walking distance
- Street parking
- 20 minutes from 494/394 interchange
- Hwy 12 (16300 vehicles/day MnDOT2009)

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR SALE

5310 MAIN STREET

5310 Main Street E. Maple Plain, Maple Plain, MN 55359



FRONT ENTRANCE



INTERSECTION OF DELANO AVE. & MAIN STREET



WEST SIDE OF BUILDING



BACK OF BUILDING



DRIVEWAY OF BUILDING



EXTERIOR VIEW

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR SALE

5310 MAIN STREET

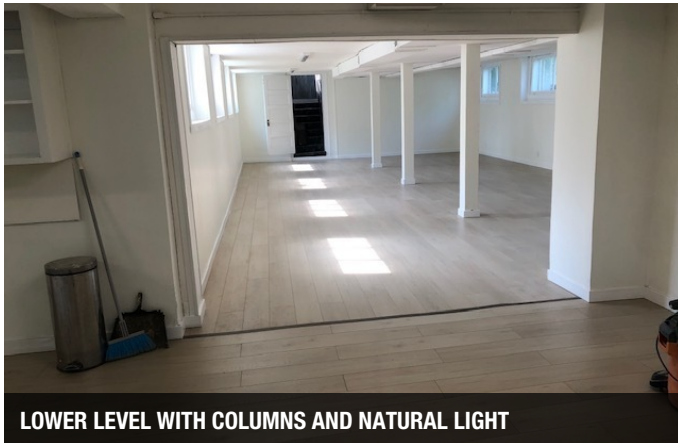
5310 Main Street E. Maple Plain, Maple Plain, MN 55359



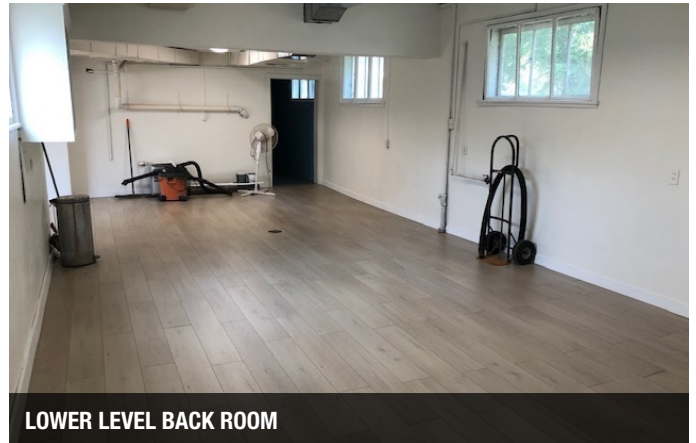
LOWER LEVEL WITH FIREPLACE



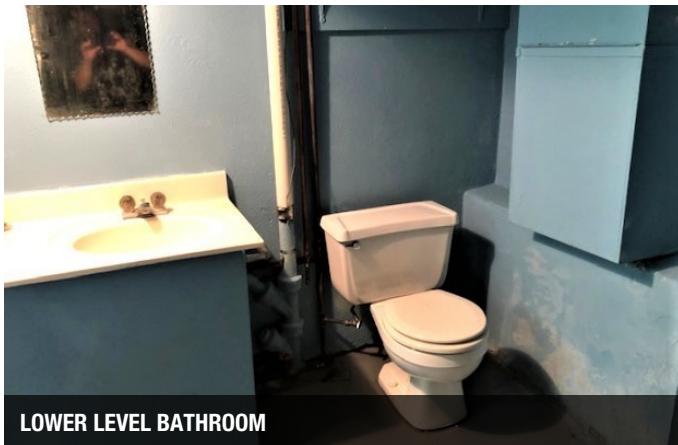
LOWER LEVEL WINDOWS ON BOTH SIDES



LOWER LEVEL WITH COLUMNS AND NATURAL LIGHT



LOWER LEVEL BACK ROOM



LOWER LEVEL BATHROOM



FURNACE ROOM

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

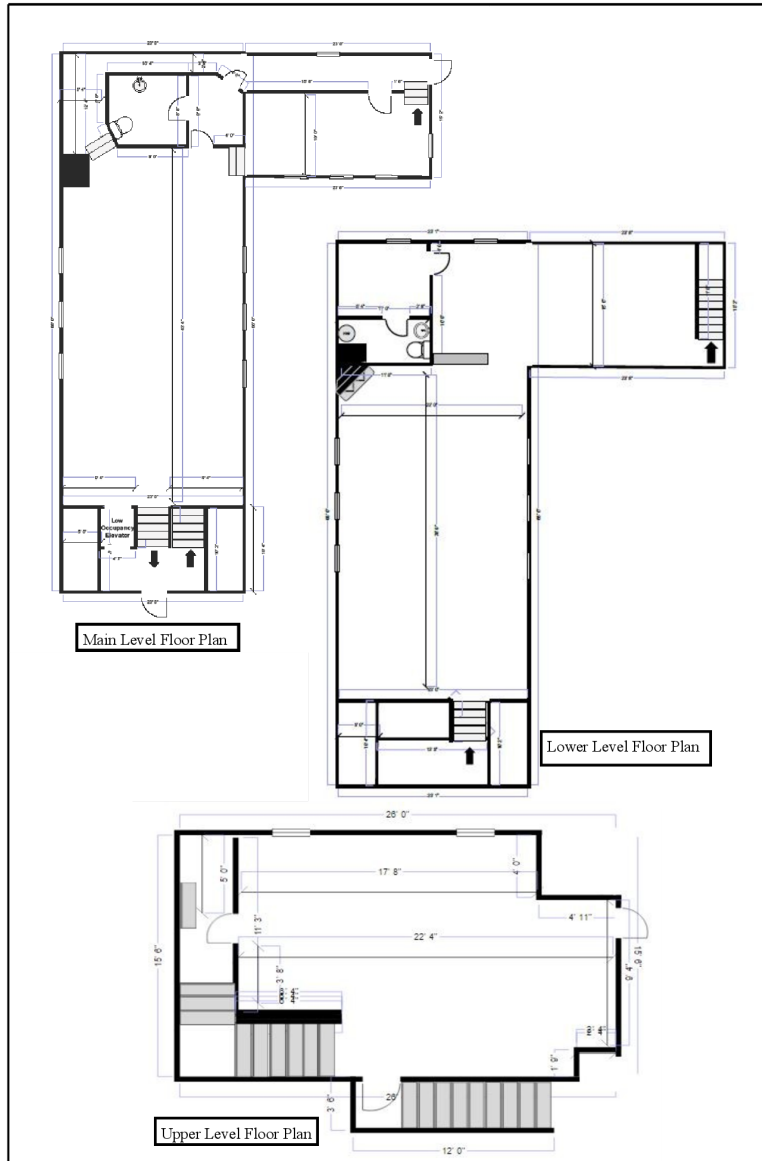
JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

5310 MAIN STREET

5310 Main Street E. Maple Plain, Maple Plain, MN 55359



1 MAIN LEVEL, UPPER LEVEL & LOWER LEVEL FLOOR PLANS
Floor Plan Information

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5310 Main Street, Maple Plain- Mixed Use- Downtown District (MU-D)

Permitted Uses-

Activity centers, animal clinic & grooming, no boarding over 24 hours, antique or gift shop, appliance and merchandise sale & repair shop, art and school supply store, Art studio, interior decorating studio, photographic studio or music studio, Bakery goods sales and baking of goods, Bank, without drive-through lanes, Beauty shop, Bookstore, Cabinetry shops, no outdoor storage, Camera and photo finish, Candy, ice cream, popcorn, nuts, frozen dessert and soft drink shop, without drive-in or drive-through lanes, Clothing and/or shoe stores, Coffee shops, cigar bars, wine bars or similar gathering places, Convenience store, Daycare, Delicatessen, Diet centers, Drugstore, Dry cleaner, Electronic store, Fabric store, Florist, Government buildings, Hardware store, Health club, Hobby shops, Jewelry sales/repair, Laundromat, self service, Learning academies and facilities, Library, Locksmith, Meat market, not including processing for locker, Medical and dental clinic or office, Music store, Offices, professional, non-medical, Optical goods, Orthopedic sales and supplies, Pet store, Picture framing, Residential dwelling, multi-family attached, Residential dwelling, single-family*, Restaurants, without drive-in or drive-through lanes, Retail general, sales of good in similarity to uses as noted above and deemed appropriate by the city, Sporting goods, Tailor shop, Tobacco/smoke shop, Toy store, Video store

Permitted accessory uses-

Within any MU District, the following uses shall be permitted accessory uses:

- (1) Any incidental repair or processing necessary to conduct a permitted principal use as long as it occurs indoors and does not occupy more than 30% of the gross floor area of the principal building;
- (2) Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete the construction;
- (3) Outdoor seating of no more than 12 seats when demonstrated that they do not create a public safety hazard; and
- (4) Utility cabinets less than 12 square feet.

Conditional uses-

No structure or land may be used for the following uses except by conditional use permit and in accordance to ' 153.140:

- (1) Antennas mounted on an existing structure, if integrated architecturally into the design of the building, exceeding 3 feet above the highest point of a structure. (2) Auto sales. 2010 S-4 Zoning Code 88C (a) Only within the MU-B District; (b) Parking area and buildings must be setback 40 feet and adequately screened/buffered from adjacent residential land shown in the Comprehensive Plan; (c) Public address system shall not be audible from any residential parcels; and (d) Access is prohibited from a local street unless approved by the city.
- (3) Automobile fuel services. (a) Only within the MU-G and MU-B Districts; (b) Stacking at the pumps shall not interfere with internal circulation patterns or parking areas; (c) Stacking area shall be screened from adjacent residential parcels; (d) No unlicensed or inoperable vehicles shall be stored on the premise; (e) No repair, assembly or disassembly of vehicles; (f) Canopy lighting must be recessed with flat lenses; and (g) Shall be located more than 200 feet from a school, church, hospital or meeting place with a capacity of more than 50 persons. This distance can be reduced if mitigation measures are taken to the satisfaction of the City Council.
- (4) Automobile repair or storage. (a) Only within the MU-B District; (b) Unlicensed or inoperable vehicles shall be stored inside or within an approved area that is adequately screened; (c) Repair, assembly or disassembly of vehicles must be done indoors, except minor servicing; (d) No sales or display of vehicles, unless under a separate conditional use permit; (e) Parking and buildings must be setback 50 feet from any residential districts as noted in the Comprehensive Plan unless an adequate screening of views, noise and light plan is approved by the city; and 2010 S-4 88D Maple Plain - Land Usage (f) Shall be located more than 200 feet from a school, church, hospital or meeting place with a capacity of more than 50 persons. This distance can be reduced if mitigation measures are taken to the satisfaction of the City Council.
- (5) Auction houses. (a) Only within the MU-B District; (b) Public address system shall be designed to minimize audible sound from any residential parcels in compliance to city noise ordinances (' 153.066); (c) No outdoor storage or sales unless within a designated area and screened from residential parcels; (d) Designated parking area that does not

interfere with internal circulation or access in or out of the site; and (e) Access shall not be allowed from a local street unless approved by the city.

(6) Car washes. (a) Only within the MU-G and MU-B Districts; (b) Stacking of vehicles shall not interfere with the internal circulation of vehicles or impact the ingress/egress of the site; (c) Operations of the carwash or speaker system shall be designed to minimize audible sound from any residential parcels in compliance to city noise ordinances (' 153.066); (d) Shall not be adjacent to low-density residential parcels as shown in the Comprehensive Plan unless screening provisions are approved by the City Council; and (e) Access shall not be from a local street unless approved by the city.

(7) Churches and other places of religious assemble. Provided that the principal structure and any accessory structures used for assembly shall be located at least 50 feet from any lot line adjacent to a residential building. This paragraph shall apply even if the religious use does not occupy the entire structure.

(8) Drive-through or drive-in lanes. (a) Only within the MU-G and MU-B Districts, except governmental uses in the MU-D District; 2012 S-6 Zoning Code 88E (b) Drive-through lanes are not permitted in the front yard; (c) Adequate stacking distance shall be provided, as determined by the City Engineer, which does not interfere with other driving areas, parking spaces or sidewalks; (d) Electronic speaker devices and service window address systems shall be designed to minimize audible sound from any residential parcels in compliance to city noise ordinances (' 153.066); (e) Screening shall be provided of automobile headlights in the drive-through lane to windows and doors of adjacent uses; (f) A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area; (g) Within the MU-D District, there shall be no more than 1 drive-through lane serving a governmental building or use; and (h) Within the MU-G and MU-B Districts, there shall be no more than 4 drive-through or drive-in lanes serving a given area.

(9) Essential service structures, such as lift stations, utility meters and power substations. (a) Color and screening shall be compatible to surrounding uses; and (b) Approval is required from regulating agencies for placement and construction of the structure and accessory service lines such as, right-of-way permits, utility permits and the like.

(10) Hotels and motels. (a) Must be within the MU-G or MU-B Districts; (b) Shall not be located next to low-density residential parcels as identified in the Comprehensive Plan unless adequately screened to minimize sight and sound; (c) Must demonstrate that it would not negatively impact traffic to surrounding roads; and (d) Access is prohibited from a local street unless approved by the city.

(11) Public transportation terminals. (a) Shall not be located next to low-density residential parcels as identified in the Comprehensive Plan unless adequately screened to minimize sight and sound; 2012 S-6 88F Maple Plain - Land Usage (b) Must demonstrate that it would not negatively impact traffic to surrounding roads; (c) Access is prohibited from a local street unless approved by the city; (d) Site and building plans subject to ' 153.045; and (e) Must demonstrate its connectivity to the city=s business areas.

(12) Taverns, private clubs and lodges. (a) Must demonstrate that it would not negatively impact traffic to surrounding roads or intersections; (b) All permits and licensing must be approved before operating the business; (c) Shall not be located within 200 feet of low density residential properties or adjacent to any residential property, unless part of an approved master plan. The city may reduce separation requirements if the following is provided: 1. Landscaping and berming to shield the restaurant; 2. Parking lots placed away from the residential parcels; and 3. Lighting plan that is unobtrusive to surrounding uses.

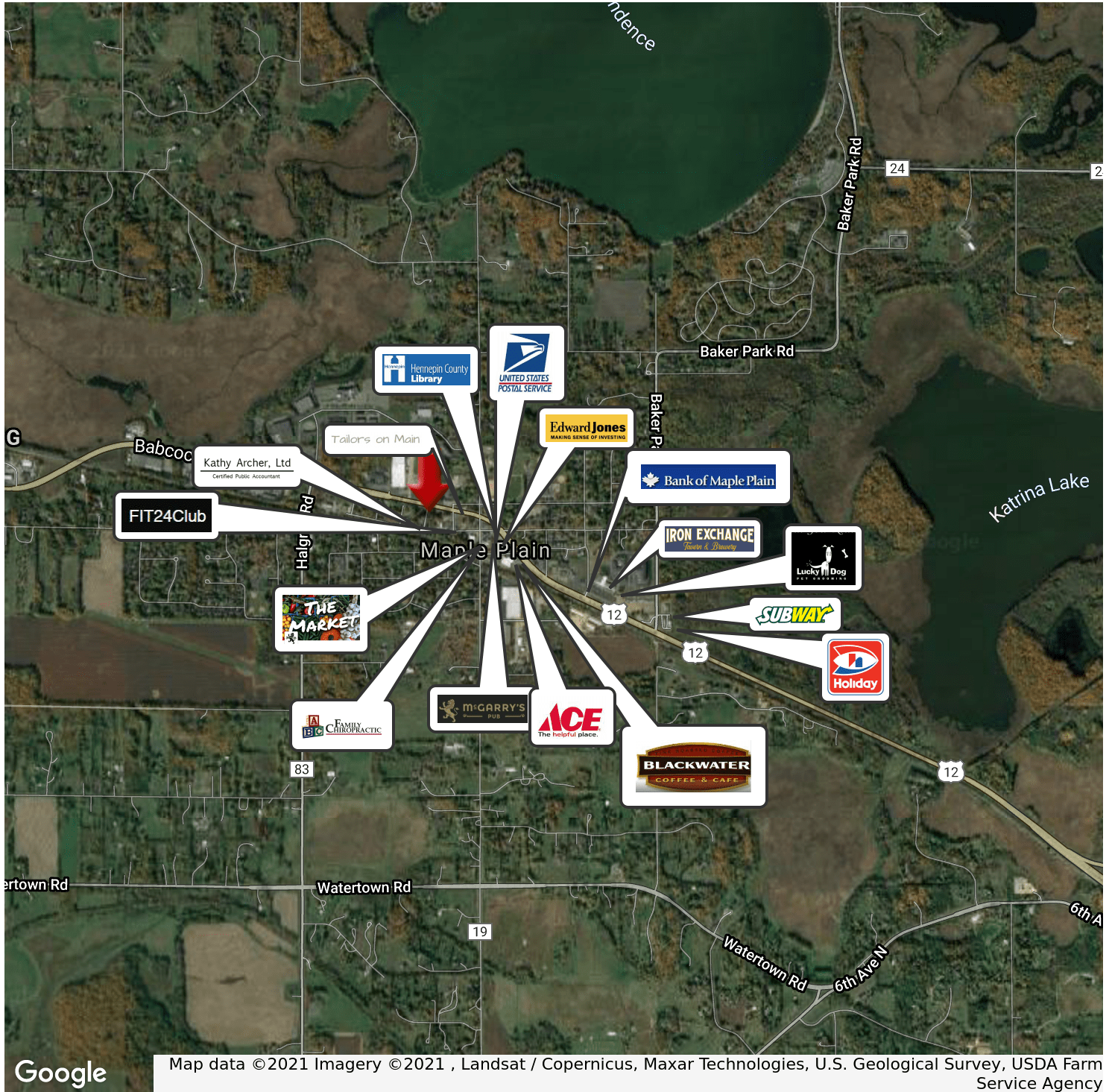
(13) Theaters, convention halls. (a) An approved traffic plan showing that the site can effectively serve the patrons and does not impact surrounding streets or intersections; (b) Shall not be adjacent to a residential parcel as shown within the Comprehensive Plan; and (c) Provisions to ensure that light and sound does not negatively impact surrounding land uses.

(14) Expansion of nonconforming uses. Nonconforming buildings, services and/or densities may be expanded up to 10%, provided that this expansion is consistent with the zoning that existed prior to the effective date hereof. Expansion of nonconforming uses by more than 10% is not allowed, unless such expansion brings the entire site into compliance with the zoning standards and Design Guidelines.

OFFICE FOR SALE

5310 MAIN STREET

5310 Main Street E. Maple Plain, Maple Plain, MN 55359



Google

Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

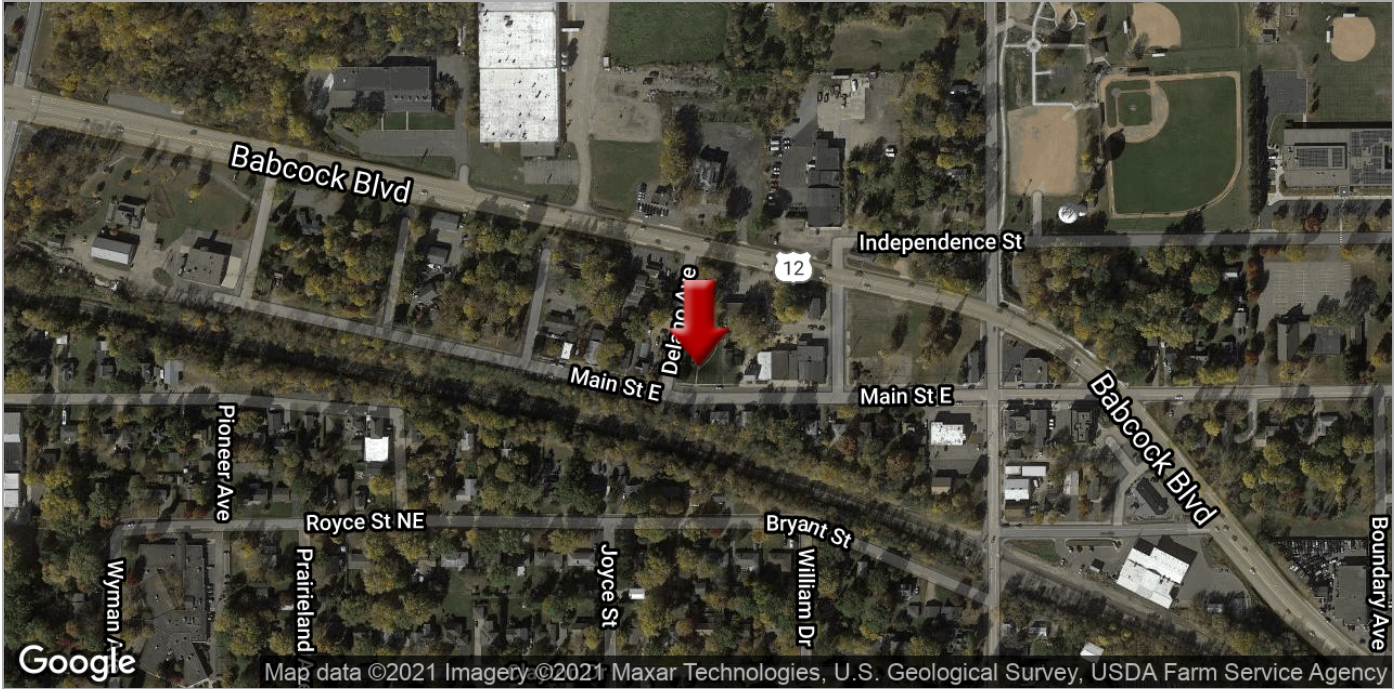
JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

5310 MAIN STREET

5310 Main Street E. Maple Plain, Maple Plain, MN 55359



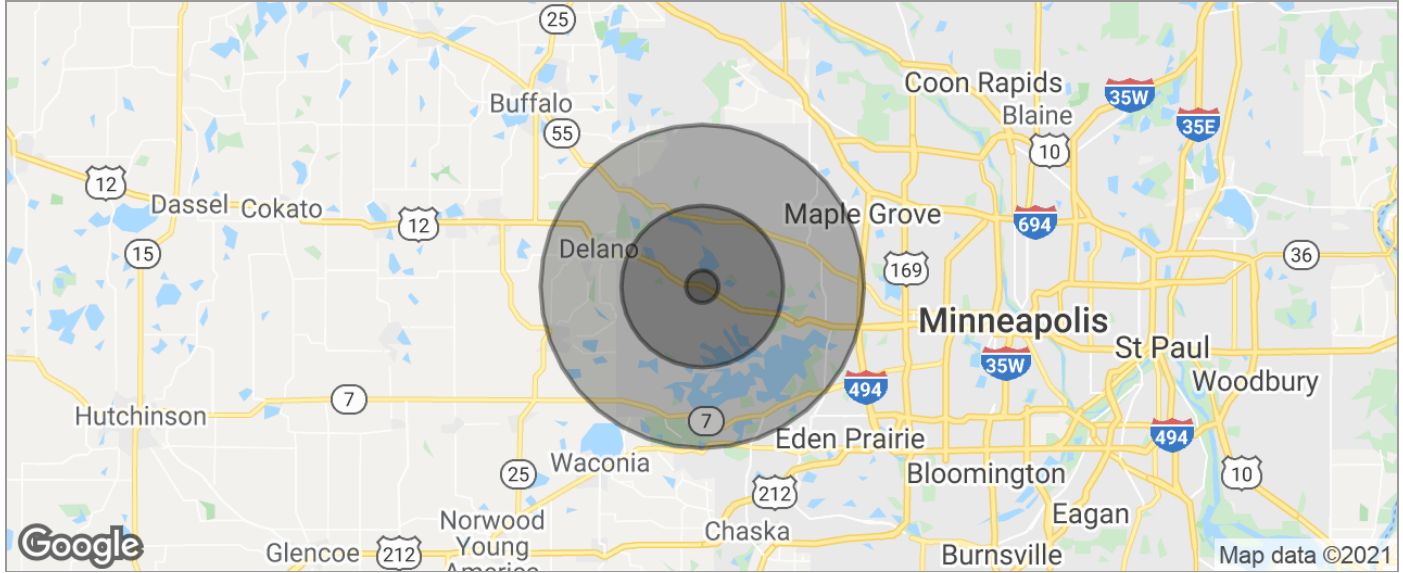
KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFF STEDMAN
Associate
O: 952.405.2803
C: 952.473.0903
jeff@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5310 MAIN STREET

5310 Main Street E. Maple Plain, Maple Plain, MN 55359



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	469	20,616	101,614
MEDIAN AGE	42.7	42.6	41.9
MEDIAN AGE (MALE)	41.0	41.6	41.2
MEDIAN AGE (FEMALE)	44.3	43.3	42.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	170	7,873	38,318
# OF PERSONS PER HH	2.8	2.6	2.7
AVERAGE HH INCOME	\$123,838	\$138,938	\$133,596
AVERAGE HOUSE VALUE	\$615,951	\$525,065	\$474,483

* Demographic data derived from 2010 US Census

KW COMMERCIAL
 13100 Wayzata Blvd.,
 Suite 400
 Minnetonka, MN 55305

JEFF STEDMAN
 Associate
 O: 952.405.2803
 C: 952.473.0903
 jeff@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com