

RETAIL FOR SALE OR LEASE

HIGHWAY 169 RETAIL/RESTAURANT/AUTO SALES

405 Enterprise Dr. E, Belle Plaine, MN 56011



SALE PRICE:	\$439,900 (Also Available For Lease)
LOT SIZE:	1.73 Acres
YEAR BUILT:	1956
BUILDING SIZE:	1,800 SF
ZONING:	B-2, Highway Commercial District

PROPERTY OVERVIEW

Highly visible commercial property on a corner lot with 462 feet of frontage located along Hwy 169 frontage road. B-2 Highway Commercial District zoning allows a variety of retail and professional services. Current use is auto sales. Pylon signage allowed with city approval. Building may be expanded to the north. Property is also available for lease.

PROPERTY HIGHLIGHTS

- Located along Hwy 169 Frontage Road
- Traffic Volume- 17,000 vehicles (2016) along Hwy 169, cross Street Walnut Street
- Property has 462 feet of very visible frontage
- Building expansion capability
- Ample parking, 77 parking spaces
- Commercial Industrial corridor of Belle Plaine experiencing commercial growth
- Close proximity to Cambria Corporate Offices
- Property is also available for Lease

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Interior Reception Area



Interior view restrooms in the space



Interior view entry door natural light



Out building, former car wash on site

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Belle Plaine City Code Zoning Ordinance
Chapter 11 Zoning Districts and Zoning Map
Section 1105 - Page 1

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SECTION 1105.10 B-2 HIGHWAY COMMERCIAL DISTRICT.

1105.10 SUBD. 1. PURPOSE.

The purpose of the B-2 Highway Commercial District is to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities.

1105.10 SUBD. 2. PERMITTED USES.

The following are permitted uses in a B-2 District:

1. Essential services are permitted except those that exceed sixty (60) feet above ground or greater than one hundred fifteen (115) kilovolts.
2. Convenience grocery stores without motor fuel facilities.
3. Grocery stores.
4. Government and public related utility buildings and structures.
5. Funeral homes and mortuaries.
6. Restaurants, cafes, on and off-sale liquor, excluding convenience type.
7. Auto accessory store.
8. Motor vehicle, farm implement and recreation equipment sales, uses and structures.
9. Commercial recreational uses.
10. Motels, hotels and bed and breakfasts.
11. Private clubs or lodges.
12. Pharmacies and drug stores.
13. Medical, professional and commercial offices.
14. Banking institutions.
15. Personal service establishments.
16. Contractors offices.

(Ord. 15-01, Section 1105.10, Adopted February 17, 2015.)

1105.10 SUBD. 3. ACCESSORY USES.

The following are permitted accessory uses within a B-2 District:

1. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty (30) percent, of the gross floor space of the principal use.
2. Off-street parking as regulated by Section 1107.12 of this Ordinance, including semi-trailer trucks.
3. Off-street loading as regulated by Section 1107.13 of this Ordinance.

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1105.10 SUBD. 4. CONDITIONAL USES.

The following are conditional uses in a B-2 District requiring a conditional use permit based upon procedures set forth in and regulated by Sections 1103.08 and 1106.02 of this Ordinance.

1. Drive-in and convenience food establishments.
2. Commercial car washes (drive-through, mechanical and self service).
3. Motor vehicle fuel sales, truck stop or auto repair, including minor and tire and battery stores and service.
4. Convenience store with gasoline.
5. Open or outdoor service, sale and rental other than those specified as a principal use in this district.
6. Accessory, enclosed retail, rental or service activity other than that allowed as a permitted use or conditional use within this Section.
7. Garden and landscaping services.
8. Theaters.
9. Funeral homes and mortuaries including residential occupancy. Residential occupancy shall not exceed thirty (30) percent of the total square footage.
10. Veterinary clinic or animal hospitals.
11. Day care nursery facilities.
12. Retail centers.
13. Any use permitted in this District that exceeds twenty thousand (20,000) square feet of gross floor area.
14. Indoor firing range, as a principal or accessory use, subject to the standards contained in Section 1103.08, Subd. 5(B)(9), as may be amended (located under the heading of specific standards for conditional uses in the Highway Commercial District).
(Ord. 08-01, Section 1105.10, Adopted April 21, 2008.)
(Ord. 15-03, Section 1105.10, Adopted June 15, 2015.)
(Ord. 17-02, Section 1105.10, Adopted March 20, 2017.)

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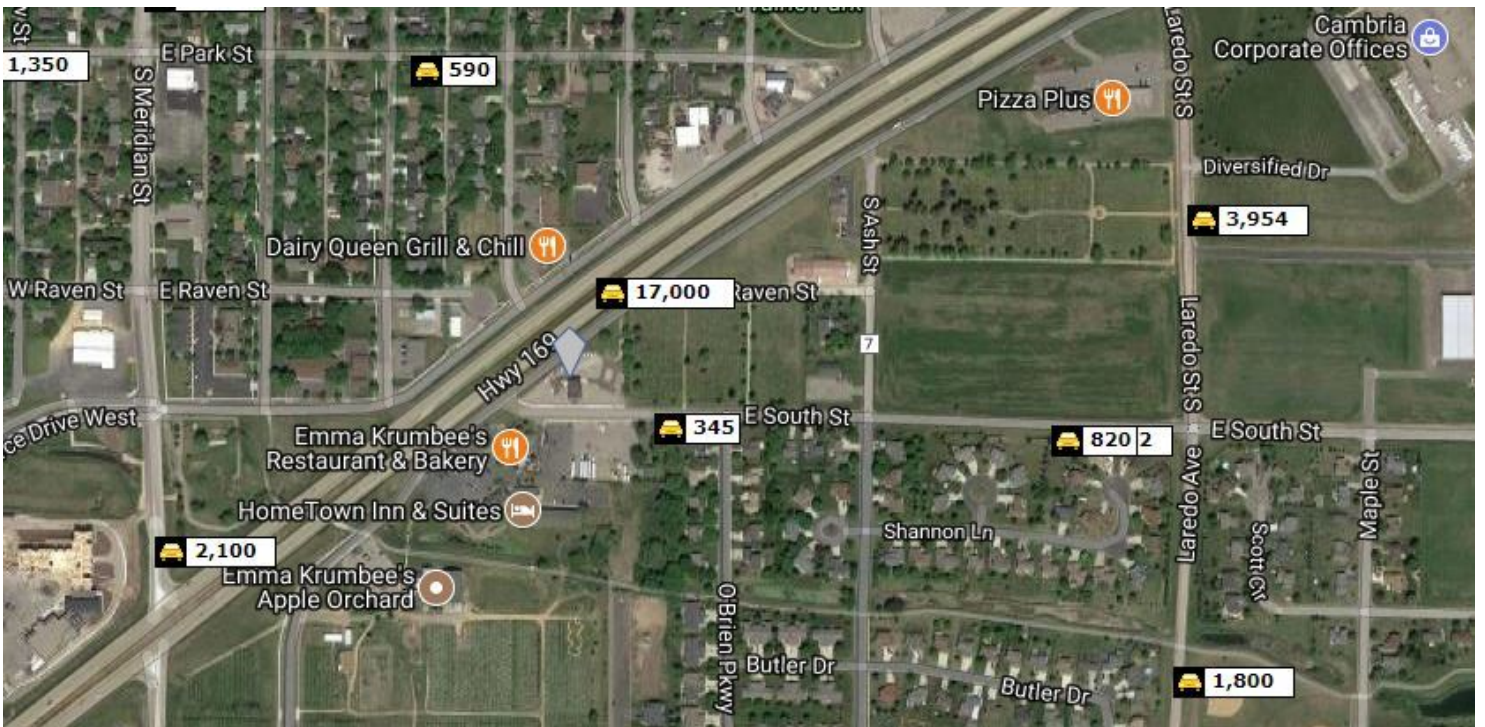
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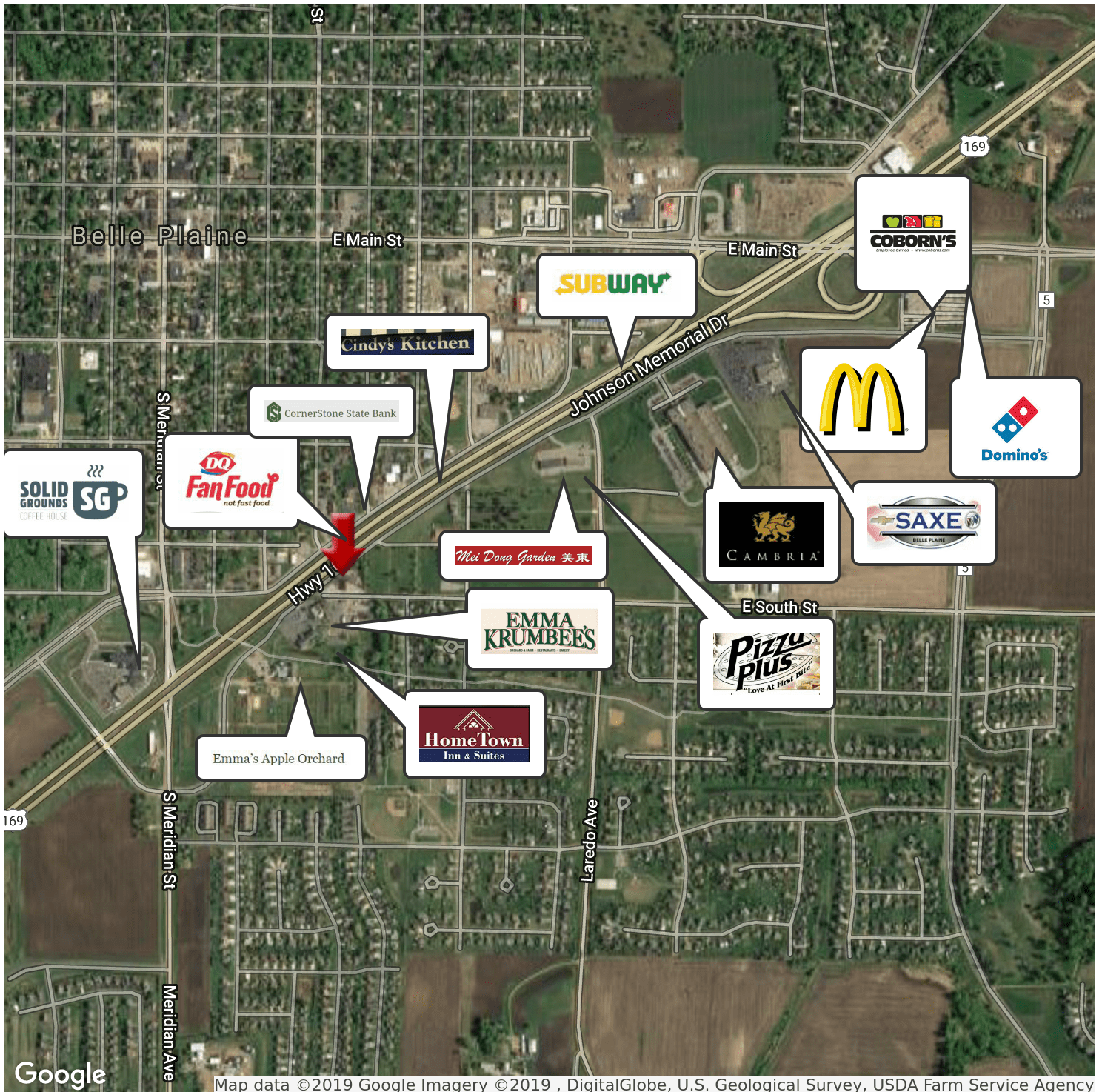
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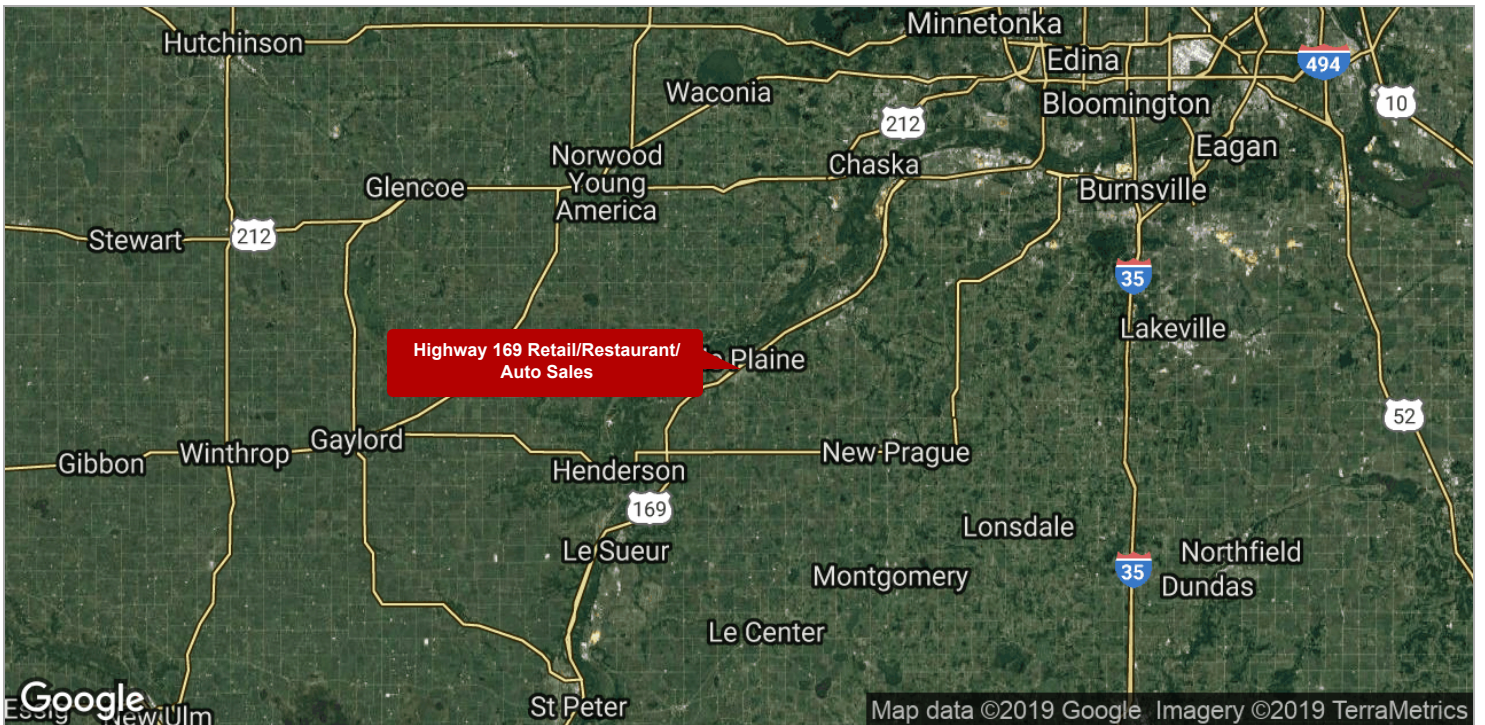
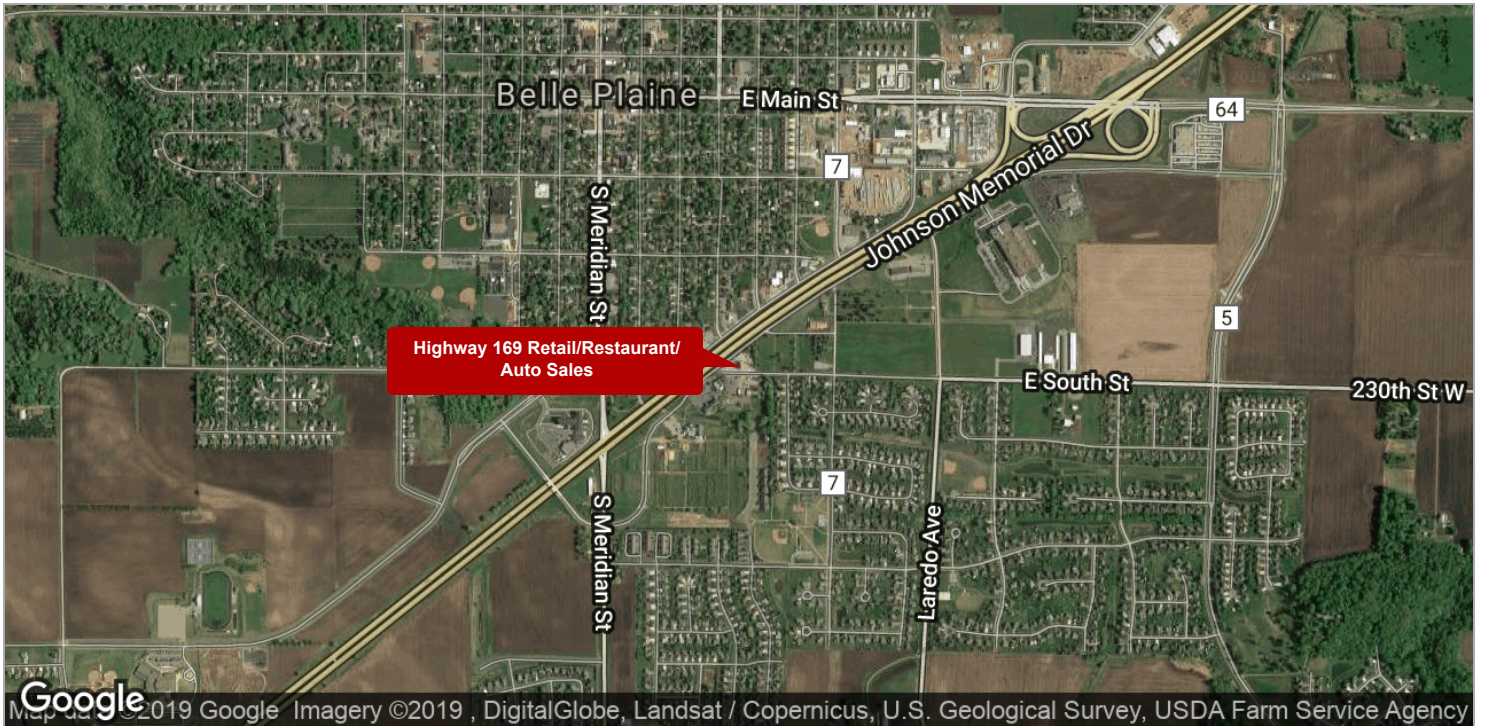
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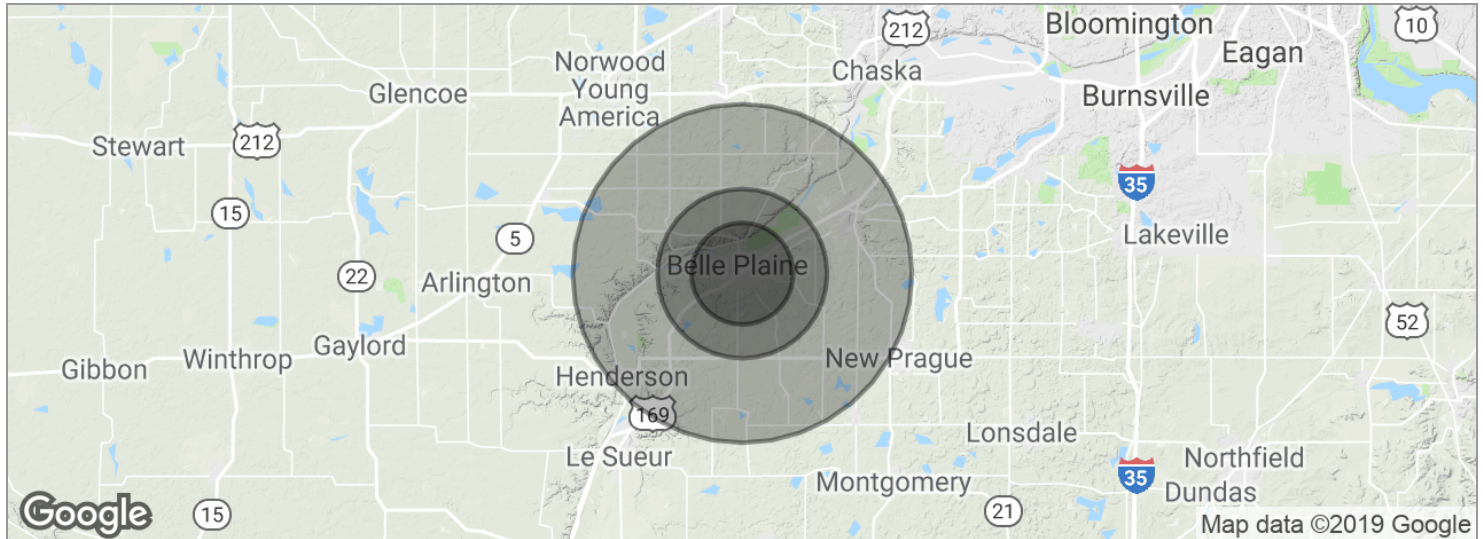
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	2,467	6,553	23,979
Median age	32.5	32.7	34.0
Median age (male)	32.4	32.8	34.0
Median age (Female)	32.7	33.0	34.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	891	2,364	8,673
# of persons per HH	2.8	2.8	2.8
Average HH income	\$77,616	\$78,722	\$79,698
Average house value	\$257,836	\$264,069	\$281,161

* Demographic data derived from 2010 US Census

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