

# 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:

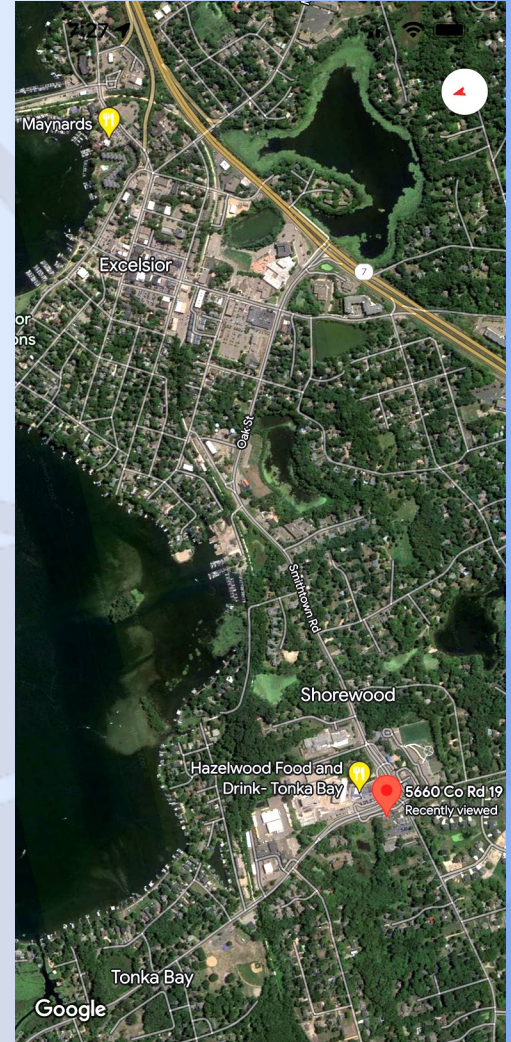
<b>Offering Price:</b>	\$1,100,000
<b>Taxes:</b>	\$19,592/\$6.53 PSF
<b>Building Size/Age:</b>	3,000 SF/Built 1967
<b>Lot Size:</b>	.75 acres/32,662 SF/\$33.68 PSF
<b>PID:</b>	33-117-23-13-0007
<b>Zoning:</b>	C-1, General Commercial, allowing for broad allowable uses (supplement available upon request).
<b>Current Use:</b>	Liquor Store

## BUSINESS SALE DETAILS:

<b>Offering Price:</b>	\$180,000 for business plus inventory and franchise fee.
<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 13,463 on County Road 19 (2024 ESRI).
- Demographics: 3,977-1 mile radius, 27,241 3 mile radius, 82,514-5 mile radius (2024 ESRI).
- Est Avg HH Income: \$244,551-1mile radius \$243,265-3 mile radius \$215,260-5 mile radius (2024 ESRI).



## CONTACTS:

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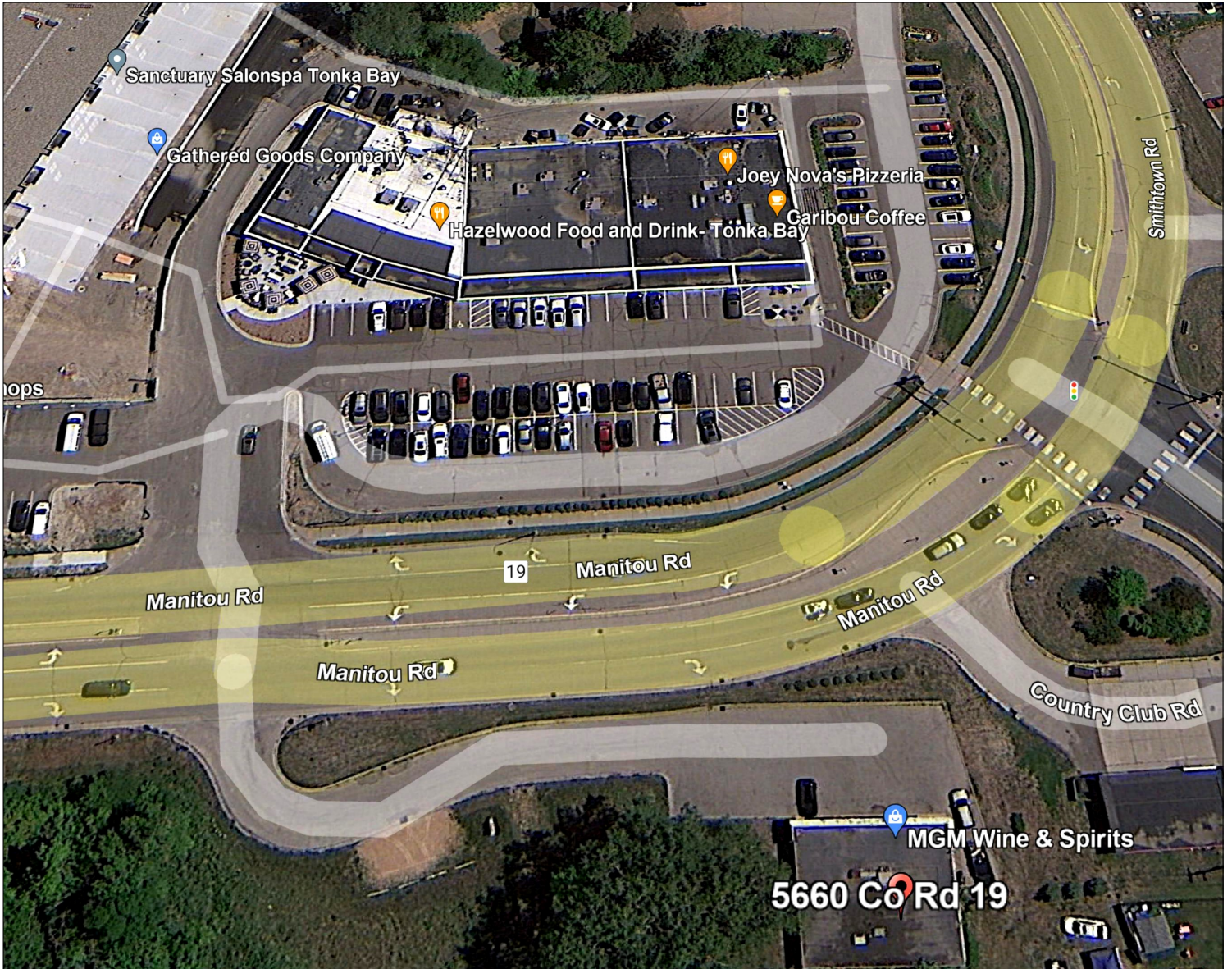
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## AREA MAP WITH LOCAL BUSINESSES



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

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