

BOWLING ALLEY FOR SALE!

16 W 1st Street, Waconia, Minnesota, 55387

**FOR SALE!
NEW PRICE!**



OFFERED AT \$475,000 or \$56.15 PSF

GENERAL INFORMATION

- 8,460 SF Total Building Area
- 7,200 SF Bowling Alley/Kitchen/Tavern
- 1,260 SF Adjacent Entertainment Area
- 0.25 Acre Lot Total
- Two Parcels 0.19 Acres and 0.06 Acres
- Built in 1922 / Remodeled in 2003
- Addition added in 2006
- 4 Restrooms
- Great signage and downtown retail exposure!
- Zoning: B3 – Central Business District
- 2016 Real Estate Taxes \$11,840.00

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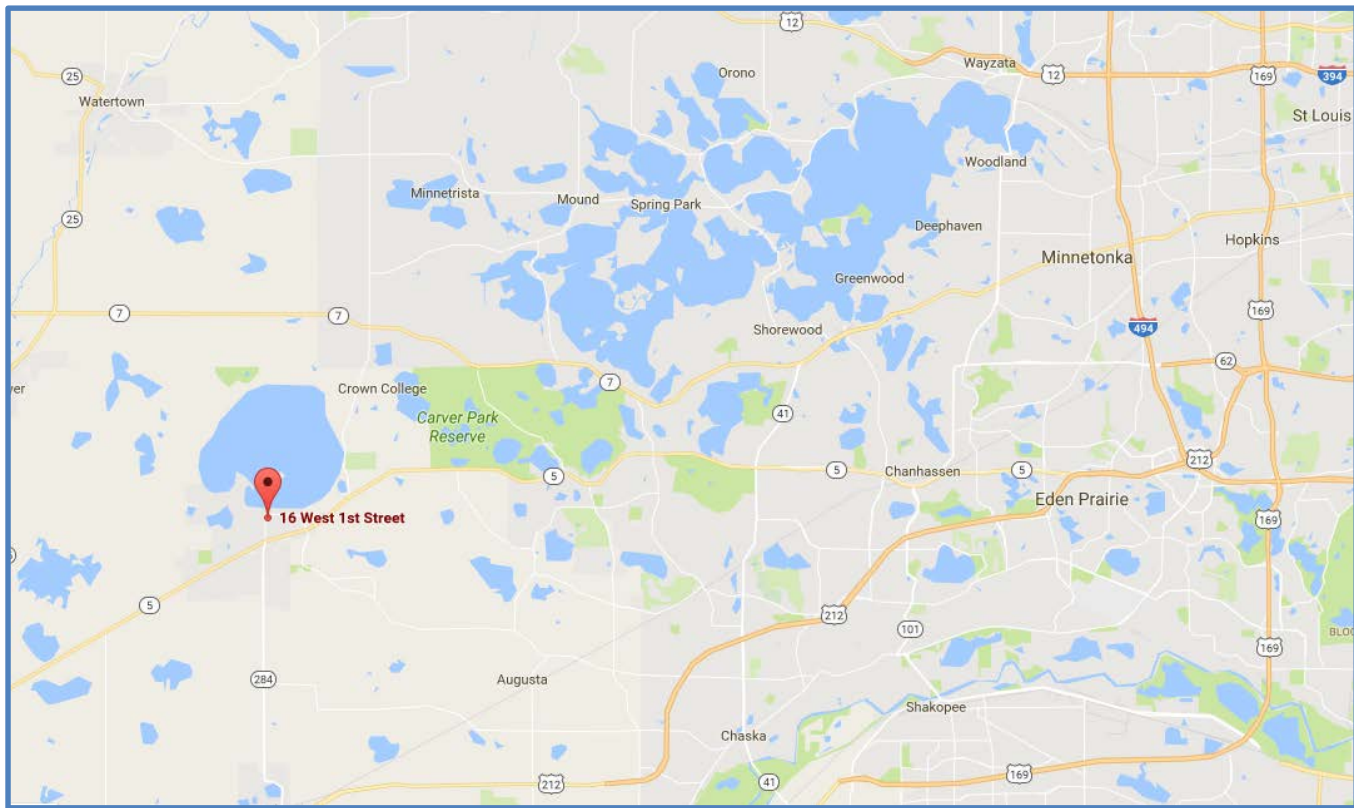
Copperwood Real Estate



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ShowcaseMyBuilding.com



PROPERTY OVERVIEW

The Waconia Lanes and Pub building represents a unique opportunity to own and operate a fully functional bowling alley/kitchen/tavern in an ever growing and vibrant downtown business community that still retains the “small town” charm. If a bowling alley isn’t your thing, the property opens itself up for many potential business types including office retail and niche uses. The building is 8,460 SF with the ability to separate into two operating areas. Some features include a large open seating area, kitchen, bar and operational bowling alley!

Walking distance to many restaurants, shops and other retail!

- Sale Price:
\$475,000 (\$56.15 PSF)
- 2016 Tax:
\$11,840.00
- Property ID:
750502650 and 750502660
- County:
Carver