

# Bar/Restaurant Facility in Hopkins for SALE



**1022 Main Street  
Hopkins, MN**

## Great Commercial Property in Downtown Hopkins

Great corner location in a busy commercial hub surrounded by residential areas!

Nicely remodeled building in a desirable retail area. Easy access from Highway 169 and major local thoroughways. Area businesses within walking distance include retail, restaurant and office buildings, along with several condominium complexes.

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

# Bar/Restaurant Facility in Hopkins for SALE

**1022 Main Street  
Hopkins, MN**

## Site Data



<b>Listing Price:</b>	\$997,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	1022 Mainstreet, Hopkins, MN 55343	
<b>PID Number:</b>	2411722340118	
<b>Legal Description:</b>	Lot 001 Block 006 West Minneapolis Lot 1 And That Part Of Lot 2 Lying Wly Of A Line Desc As Com At NW Cor Thof Th N 86 Deg 47 Min E Along N Line Thof Dis 17.87 Ft To Actual Pt Of Beg Of Line To Be Desc Th S 3 Deg 22 Min 32 Sec E Dis 8.55 Ft Th S 86 Deg 37 Min 28 Sec W Dis 1 Ft Th S 3 Deg 22 Min 32 Sec E Dis 34.55 Ft Th N 87 Deg 38 Min 49 Sec E Dis 1.31 Ft Th S 0 Deg Min E DIs 86.8 Ft To S Line Of Said Lot 2 And There Terminating	
<b>Zoning:</b>	B-2 Central Business	
<b>Topography:</b>	Generally level and slightly above grade	
<b>Utilities:</b>	Water	City
	Sewer	City
	Gas	Xcel
	Electric	Xcel
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1, 2	
<b>Number of Units:</b>	Commercial	1
<b>Foundation Size:</b>		
<b>Total SF</b>	8796	
<b>Acres</b>	.18	
<b>Building Type:</b>	Wood frame with concrete foundation	
<b>Year Built:</b>	1930, Remodeled in 2000	
<b>Parking:</b>	Street, public ramp behind building	
<b>Occupied:</b>	Yes	
<b>Neighboring:</b>	Commercial with surrounding residential	
<b>General:</b>	Included in the sale are all fixtures and equipment required for continued use as a restaurant.	

**Rock Solid**  
COMMERCIAL

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
Real Estate Brokerage

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

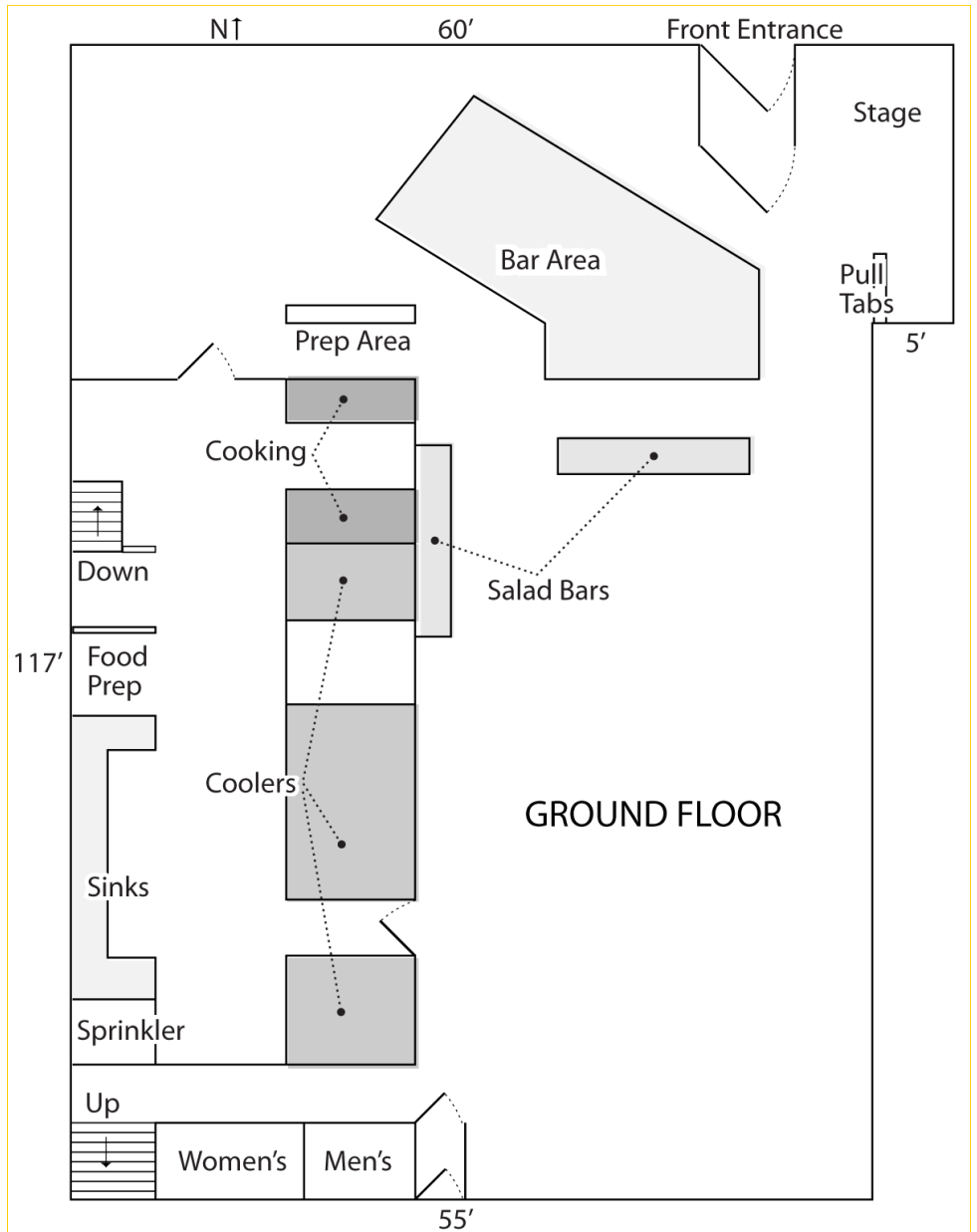
# Bar/Restaurant Facility in Hopkins for SALE

**1022 Main Street  
Hopkins, MN**

## Floor Plans

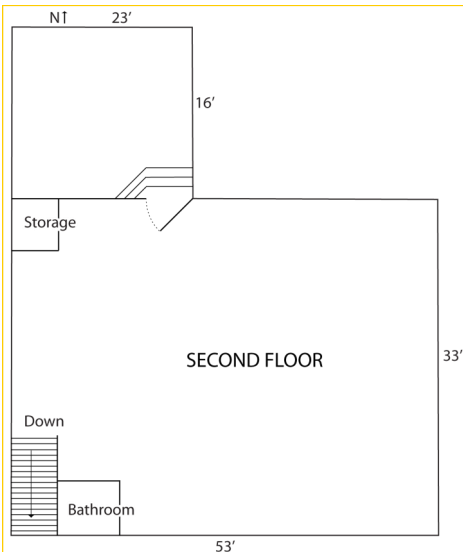
### Ground Floor

Front and back handicap accessible entrances, large bar area separating cocktail lounge from main dining room (with two stand alone salad bars), performing stage, fully equipped kitchen, men's and women's restrooms.



### Second Level

Unisex restroom, small storage area, one large room and a small, sunken second room



**Rock Solid  
COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

# Bar/Restaurant Facility in Hopkins for SALE

**1022 Main Street  
Hopkins, MN**

## Demographics

## Community-at-a-Glance

County Seat:

**Hennepin**

Population:

**17,145**

Median Age:

**34.1**

Average Family Size:

**2.85**

Median Single Family

Home Value:

**\$132,400**

Median Household Income:

**\$39,203**

Commute Time (minutes):

**20.1**

General Characteristics	Number	Percentage
Total population	17,145	—
<i>Male</i>	8,149	49.1
<i>Female</i>	8,996	50.9
Median age (years)	34.1	—
<i>Under 5 years</i>	989	5.8
<i>18 years and over</i>	13,785	80.4
<i>65 years and over</i>	2,483	14.5
Average household size	2.03	—
Average family size	2.85	—
Total housing units	8,390	—
Social Characteristics	Number	Percentage
Population 25 years and over	11,853	—
<i>HS graduate or higher</i>	10,791	91.0
<i>Bachelor's degree or higher</i>	4,153	35.0
Male, now married	3,016	45.0
Female, now married	2,794	36.6
Economic characteristics	Number	Percentage
In labor force	10,076	71.1
Mean travel time to work (minutes)	20.1	—
Median household income (dollars)	39,203	—
Median family income (dollars)	50,359	—
Per capita income (dollars)	26,759	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	2,651	—
<i>Median value (dollars)</i>	132,400	—
Median of selected monthly owner costs with mortgage (dollars)	1,137	—

\*2000 US Census Data

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
**Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.685.0373**

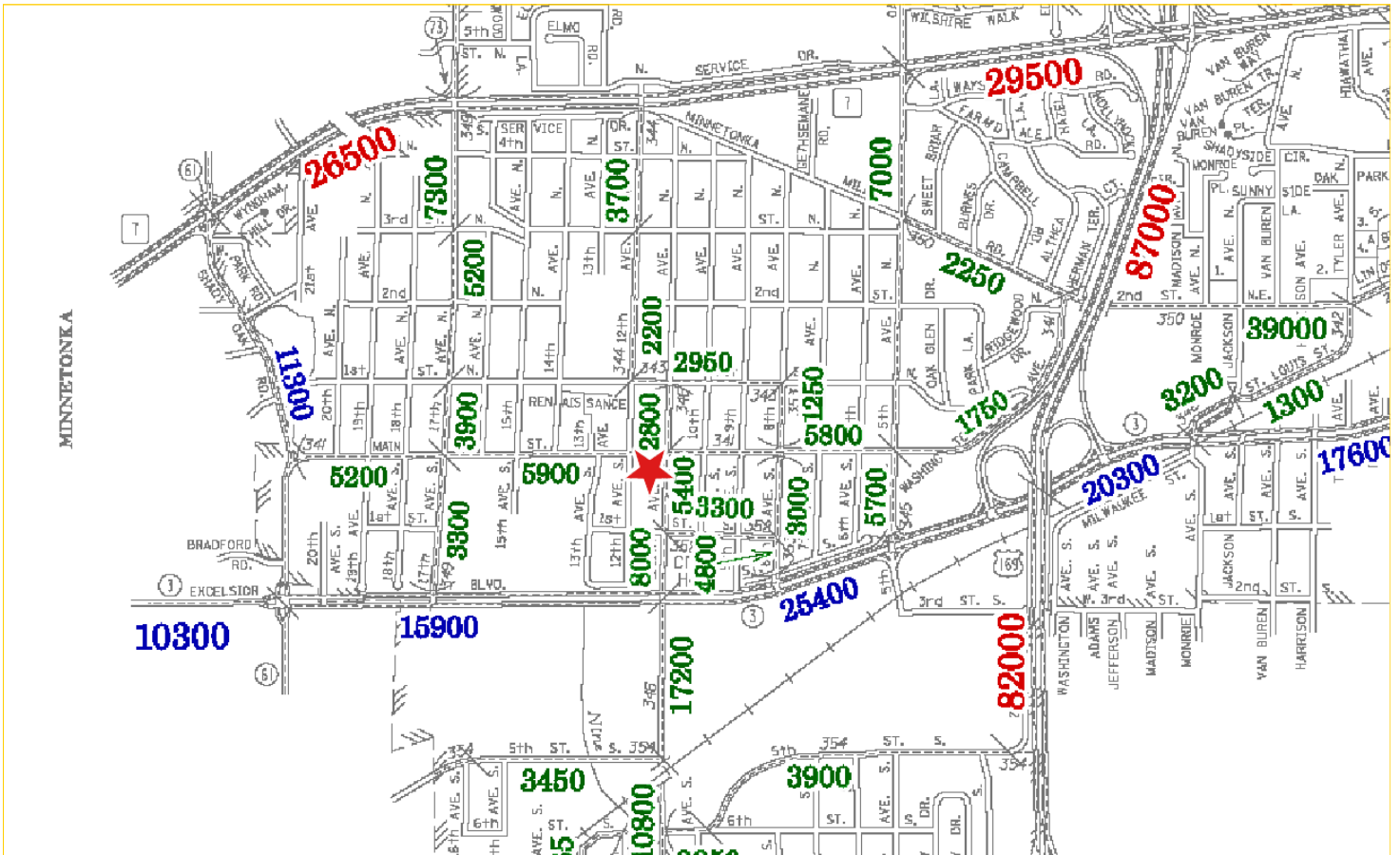
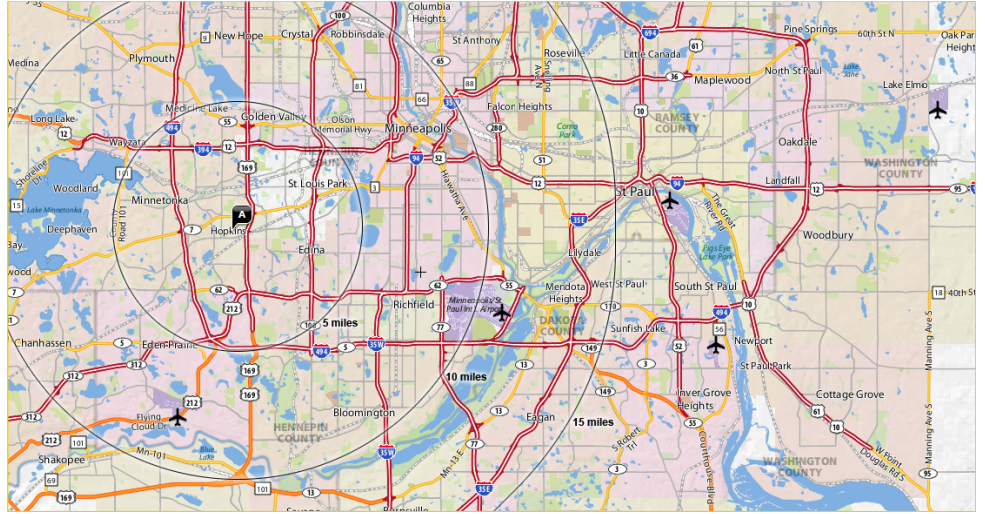
[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

# Bar/Restaurant Facility in Hopkins for SALE

**1022 Main Street  
Hopkins, MN**

**Traffic Counts**



**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
Real Estate Brokerage

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

# Bar/Restaurant Facility in Hopkins for SALE

**1022 Main Street  
Hopkins, MN**



<b>Sale Price:</b>	<b>Call for Price!</b>
<i>Operating Income*</i> :	\$159,806.66
<i>Annual Debt Service**</i> :	(\$ 85,890.03)
<i>Adj. Operating Expense:</i>	(\$0.00)
<i>CAM &amp; Tax Back Out:</i>	(\$45,562.96)
<i>Income from Operation:</i>	\$8,445.12
<i>Est. Depreciation Tax Shield:</i>	\$8,776.92
<i>Capitalization Rate:</i>	9.52%

\*Includes 3% vacancy reduction

\*\*Assumes 20% down payment and 20 year, 7% loan terms

<b>Square Feet</b>	<b>Lease Rate (NNN)</b>	<b>Est. CAM &amp; Taxes</b>	<b>Monthly Payment</b>
8796	\$14.00	\$5.04	\$13,956.32

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2008 ROCK SOLID Commercial.

Last Updated: Friday, May 14, 2010

## Building features and amenities include:

Included in the sale are all fixtures and equipment required for continued use as a restaurant, including: walk in and stand alone coolers, freezer, grill, fan/hood, exhaust system, built in booths, televisions, appliances (range, dishwasher, disposal), sound system and computer system.

Don't let this one get away! Call today for your personal showing.

**Contact Ron Touchette at 612.685.0373.**

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817