

For Sale

11,000 SF Office/Showroom Building with Built-in Tenant

2901 Louisiana Avenue N, New Hope, MN 55427



Jordan Greenberg
Andrew Ward
952-746-9600

SpaceNet Equities
"Commercial Real Estate Solutions"

www.spaceneteq.com

8100 Wayzata Blvd. • Minneapolis, MN 55426

Building Information and Site Map

BUILDING SF: 11,000 sq/ft Total
Two suites consisting of 5,500 sq/ft

OFFICE SF: 8,000 sq/ft Total
WAREHOUSE SF: 3,000 sq/ft Total

YEAR BUILT: 1978

TOTAL ACRES: 1.055 Acres (189 x 250)

PARKING: 30 stalls

HVAC: Gas/Forced Air/Radiant

CLEAR HEIGHT: 16' Clear (Whse area)

LOADING: 1 Grade Level Drive-In
1 Dock Height Door



COMMENTS: This hard to find 11,000 sf free-standing office showroom building is perfect for the owner/user in need of a high office/showroom building with built-in expansion. The building has excellent parking, dock and drive-in loading access and is well located in a quiet and safe industrial neighborhood on the border of Golden Valley, New Hope and Crystal. The property sits on just over an acre of land and is easily accessible to Highways 169, 55, & 100. Good investor potential with tenant in place using one half the building.

*Hard to find free-standing office/warehouse facility
*Excellent condition, newer roof, recently remodeled

*Easily accessible to Hwy 55, 169, & 100
*Close to bus lines and retail off Winnetka Ave.

SALE PRICE : \$675,000.00

2010 TAXES: \$26,710.88



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