



1501 Xerxes Avenue N | Golden Valley, MN 55411

For Sale - Freestanding Retail Daycare Building



Available For Sale:

- Building: 25,340 sf
- Lot: .73 acres (31,752 sf)
- PID: 17-029-24-34-0004
- Year Built: 1959 (school)
- Building: 14,650 sf (9,900 sf on 1st floor, and 4,750 sf on 2nd floor)
- Lot: .42 acres (18,232 sf)
- PID: 17-029-24-34-0005
- Year Built: 2000 (admin office)
- Tax Exempt
- Sale Price: \$3,650,000



Highlights and Features:

- Near North bound by six smaller neighborhoods referred to as North Minneapolis
- Bounded by Minneapolis city limits at Xerxes Avenue, Lowry Avenue, Mississippi River and I94, Bassett's Creek and Plymouth Avenue
- Well connected to major highways
- Zoning: I-A Industrial Assembly
- Parking Spaces: 30
- Average Population: 1 mile - 8,499, 3 miles - 68,326, and 5 miles - 227,571
- Average Household Income: 1 mile - \$58,043, 3 miles - \$64,036, and 5 miles - \$61,699



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952.992.0093

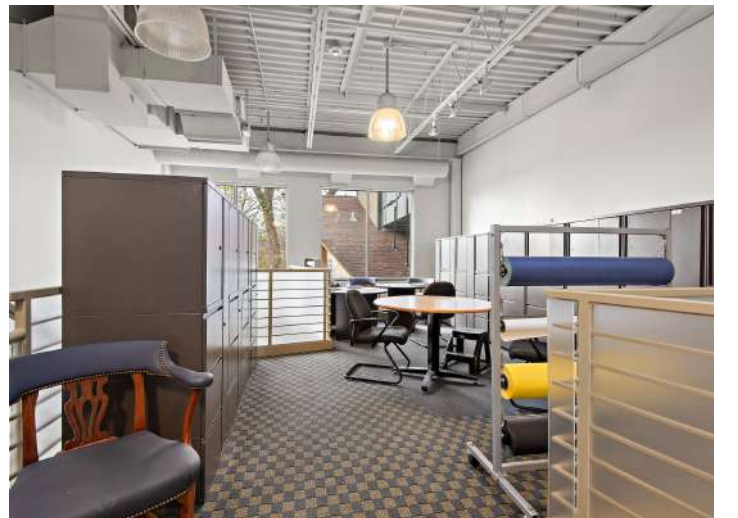
nancy@christiansonandco.com

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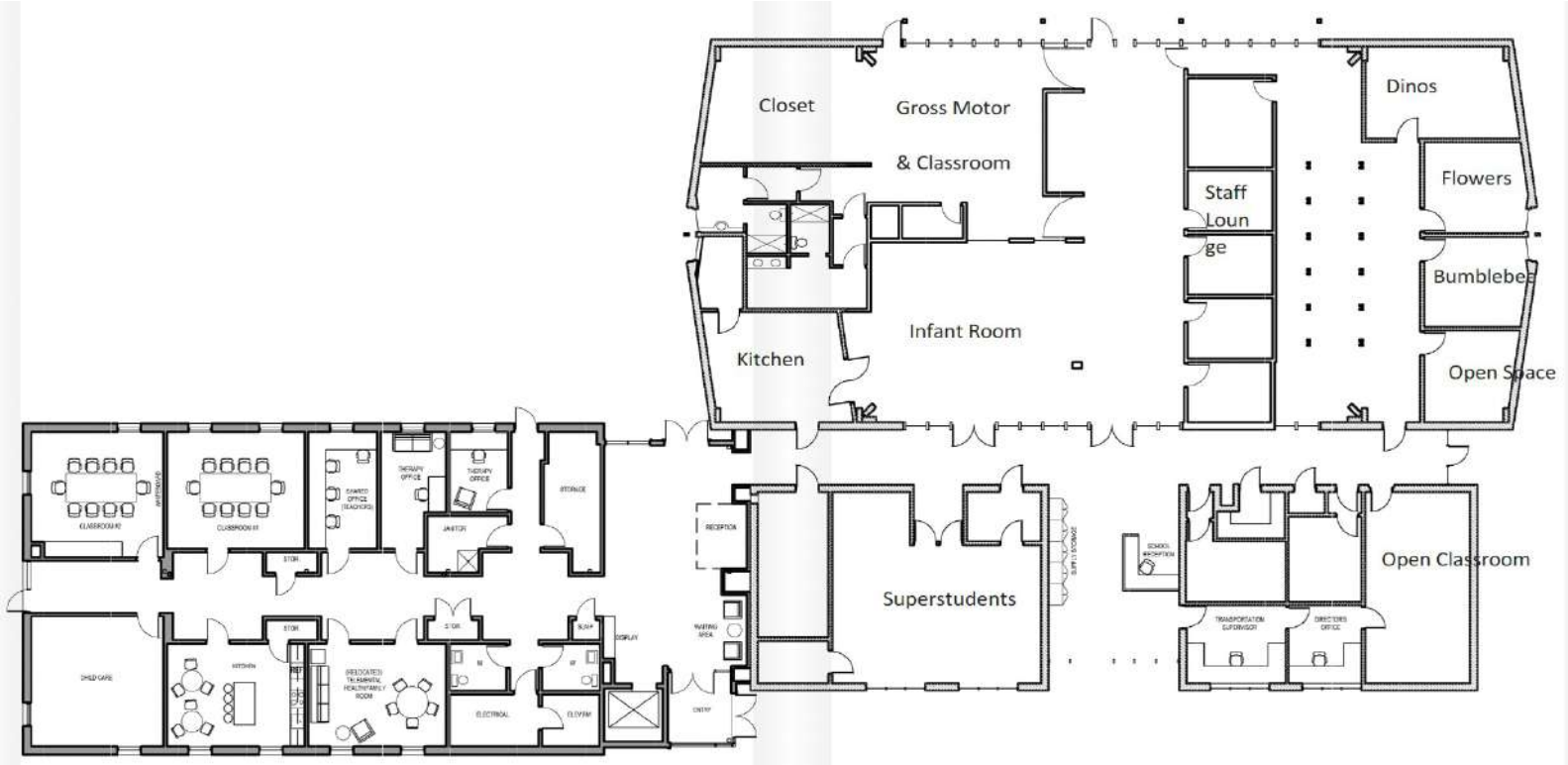
info@SpaceAvailableMN.com | 952.921.5844

PID: 17-029-24-34-0004 Interior Photos

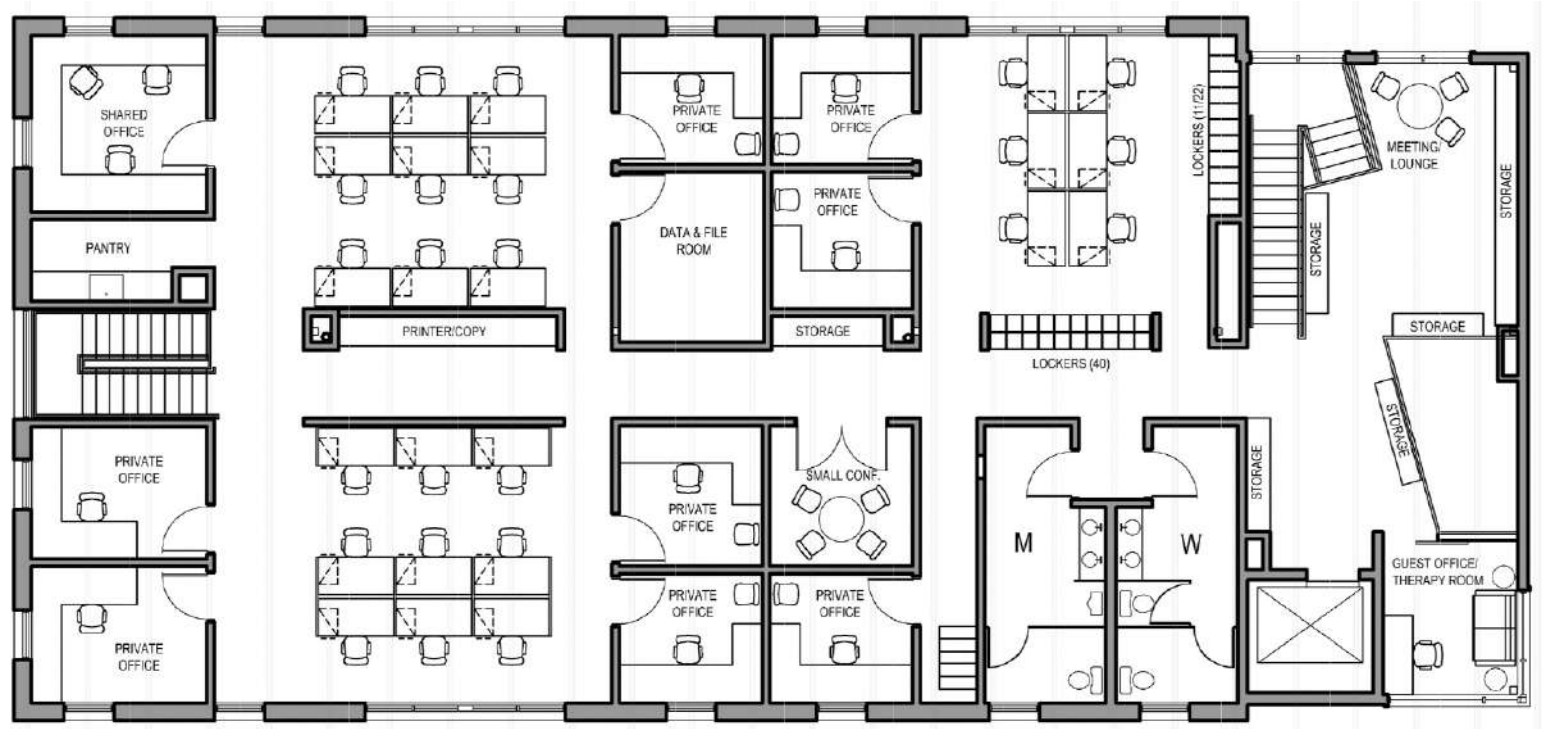


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PID: 17-029-24-34-0004 First Floor Plan



PID: 17-029-24-34-0004 Second Floor Plan

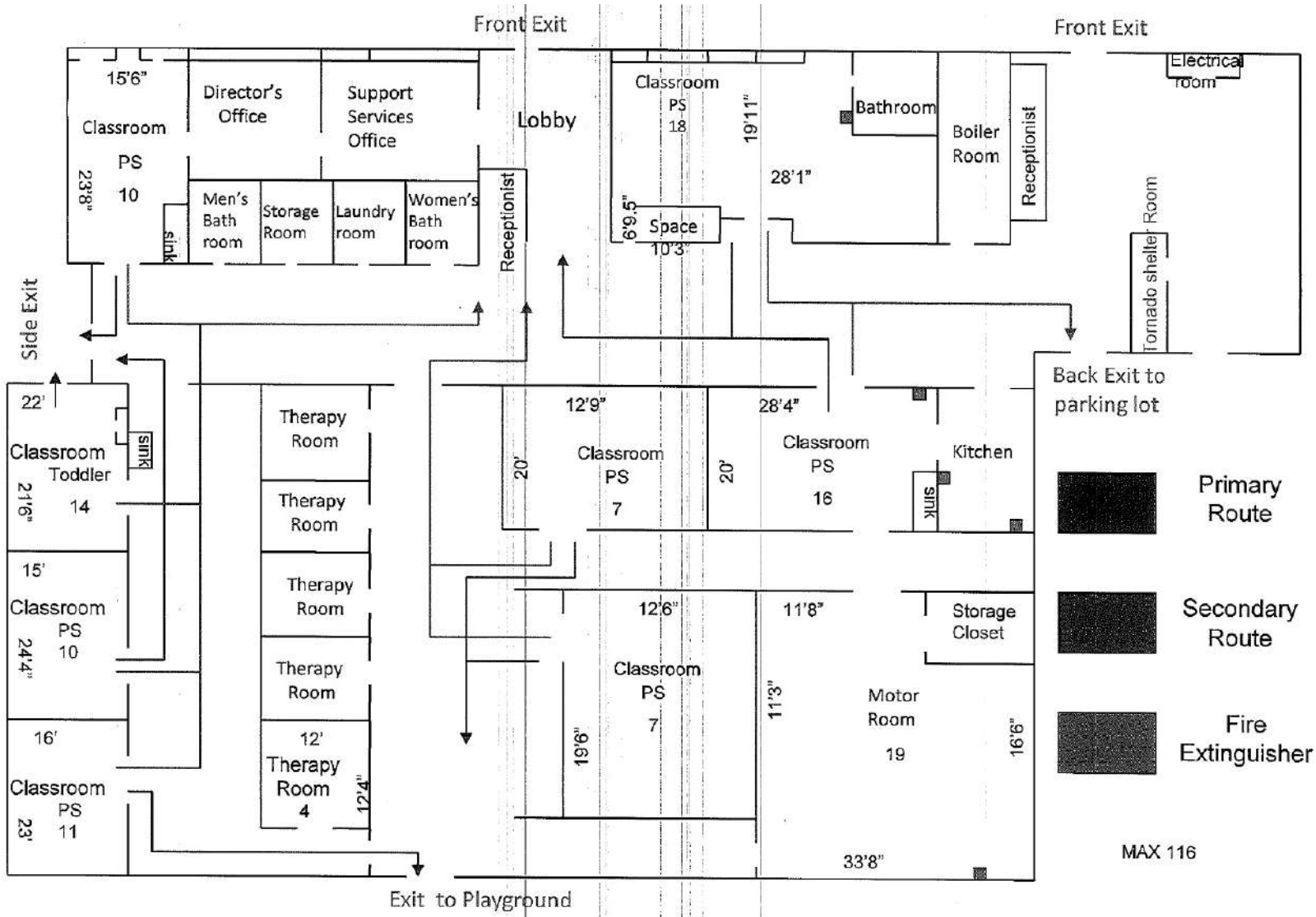


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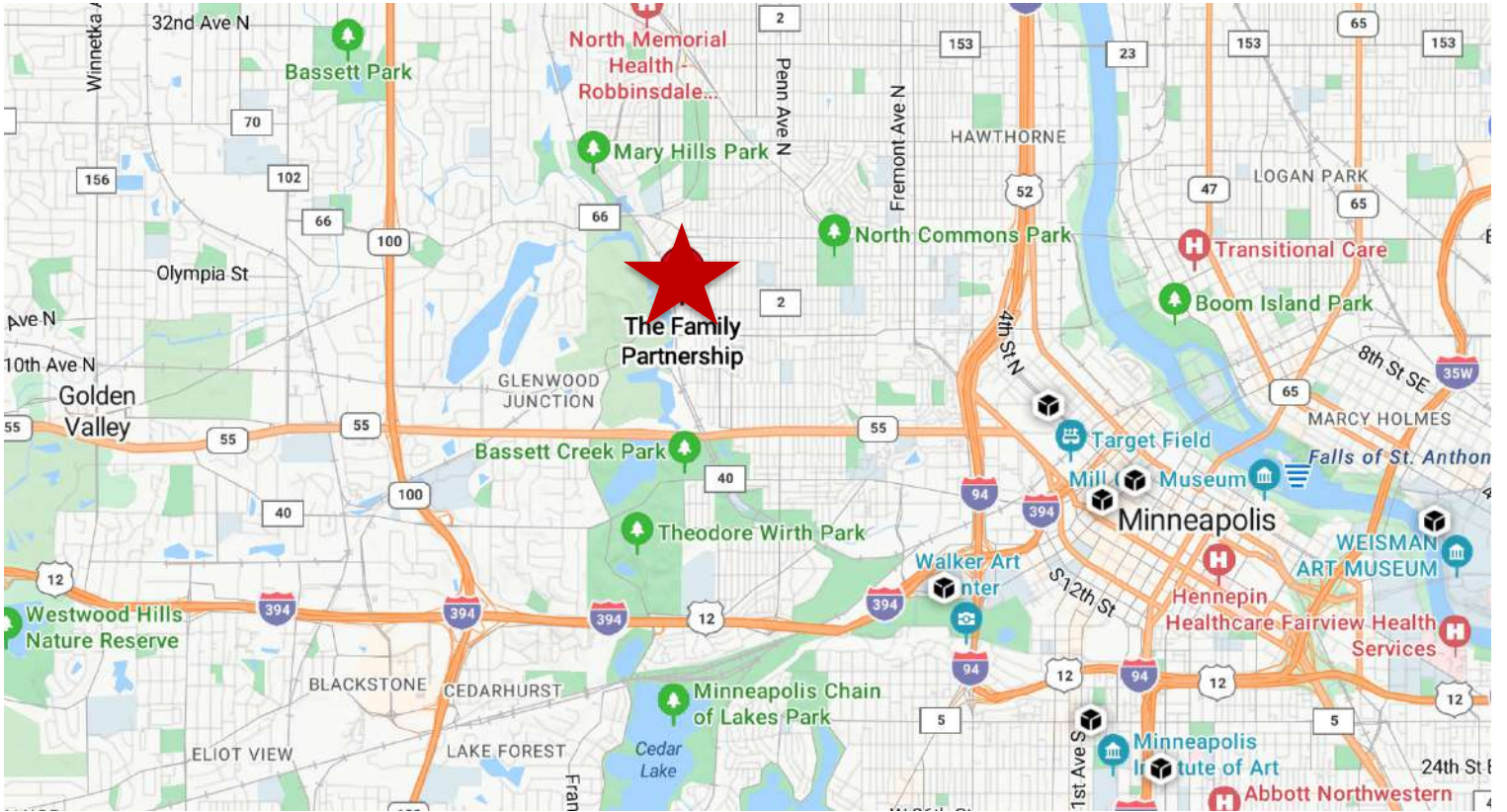
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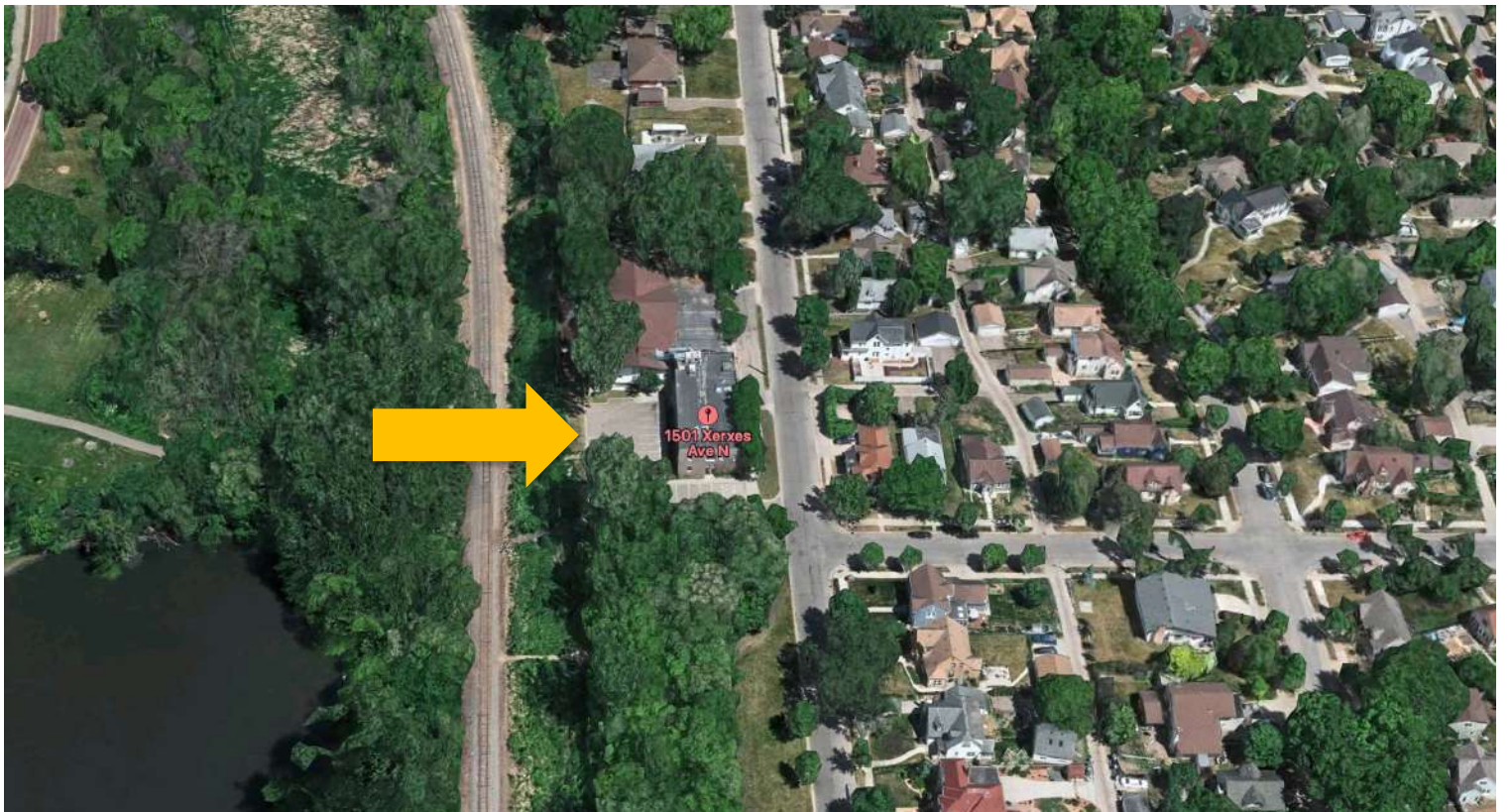
PID: 17-029-24-34-0005 Building Plan



Map



Aerial



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