

FOR SALE  
**48,681 SF AVAILABLE**

UNMATCHED VISIBILITY  
OFF HIGHWAY 169

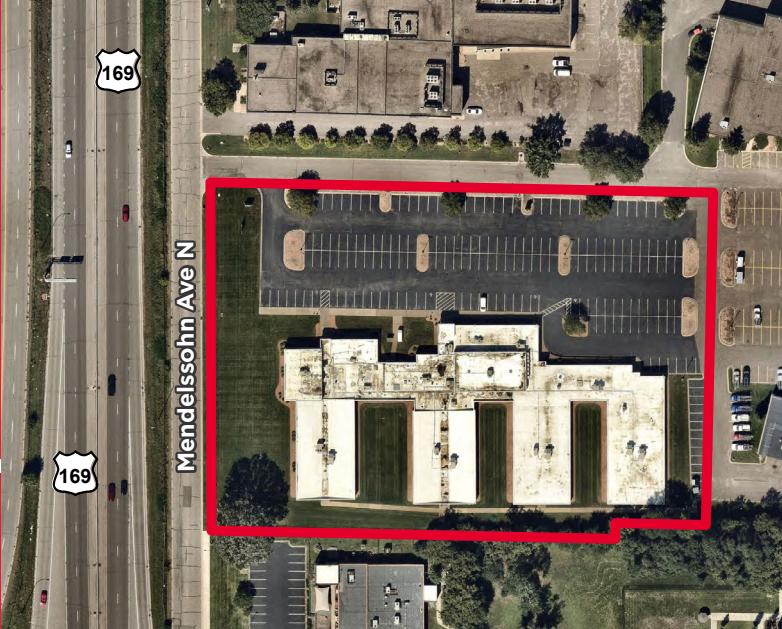


**620 MENDELSSOHN AVE N**

GOLDEN VALLEY, MINNESOTA

# PROPERTY HIGHLIGHTS

- FLEXIBLE SITE FOR EDUCATION, SERVICE, OFFICE, OR RE-DEVELOPMENT
- MINUTES FROM DOWNTOWN MINNEAPOLIS AND THE ENTIRE WEST METRO
- VISIBLE TO OVER 100,000 VEHICLES PER DAY ON HWY 169



## BUILDING SPECS

 48,681 SF OFFICE  
48,681 SF TOTAL  
**TOTAL SIZE**

 \$4,900,000  
**PRICE**

 \$107,401.08  
**2025 PROPERTY TAXES**

 4.36  
**ACRES**

 1955  
**YEAR BUILT**

 INDOOR  
**BASKETBALL COURT**

 HIGHWAY 169  
**VISIBILITY**

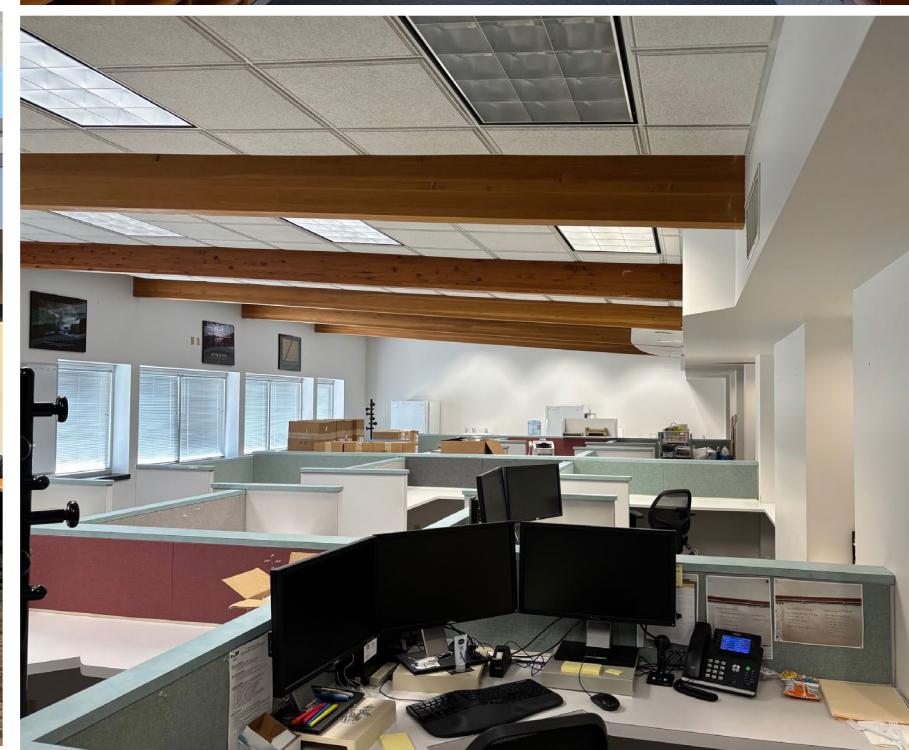
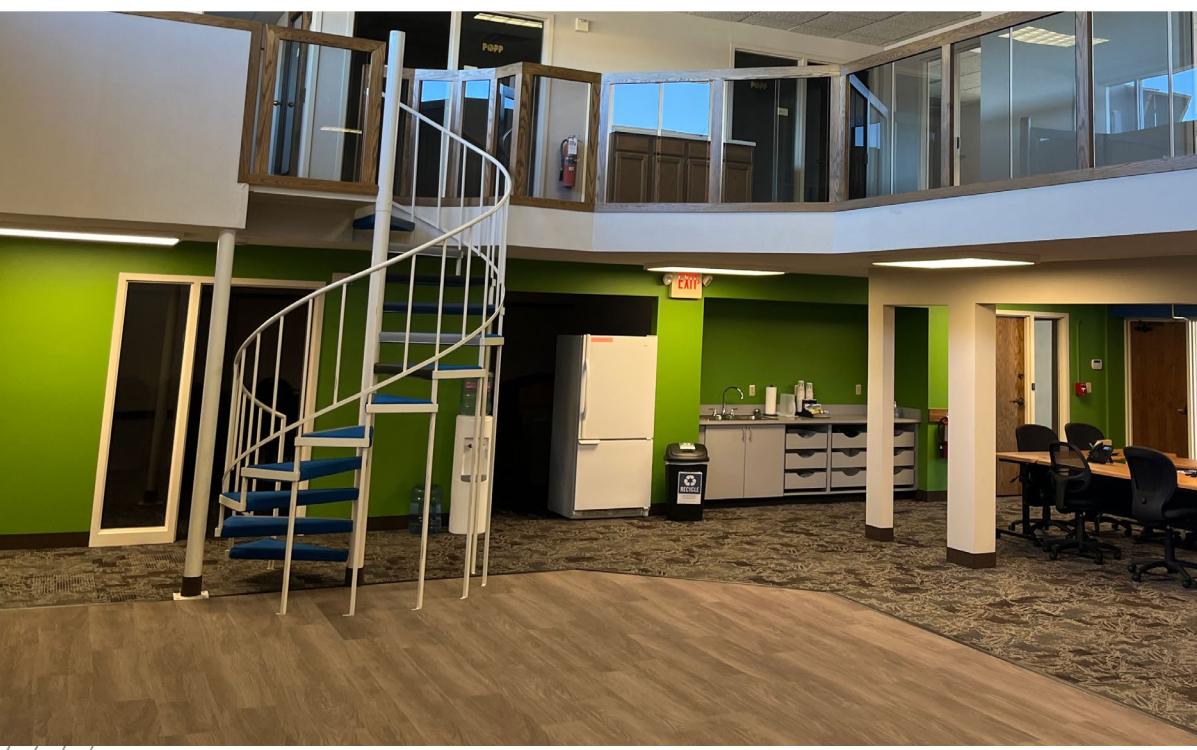
 2009  
**AGE OF ROOF**

 HIGH SPEED  
**FIBER INTERNET**

 188 STALLS  
**PARKING**

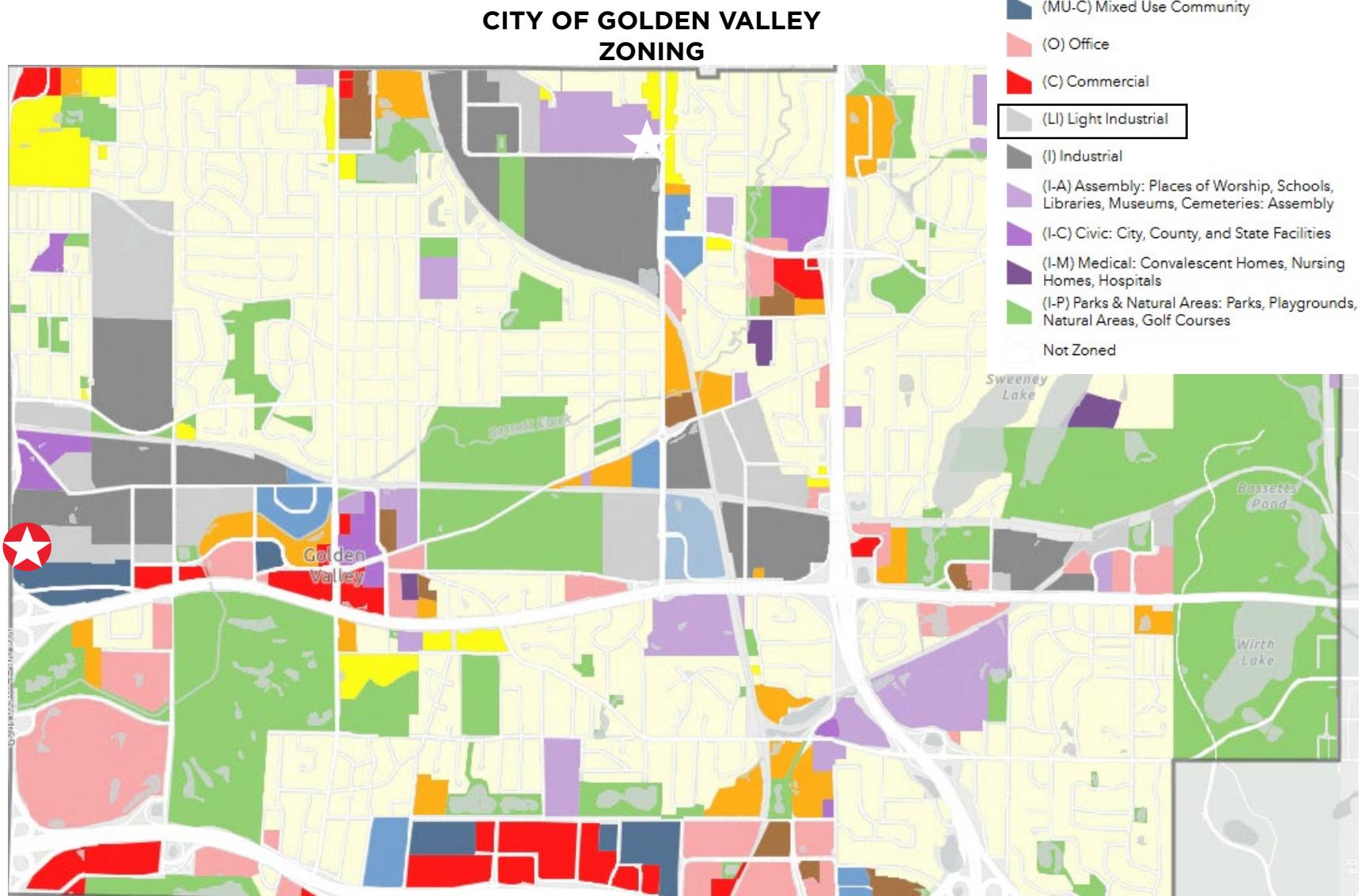
 LIGHT INDUSTRIAL  
**ZONING**

 100%  
**AIR CONDITIONED**



# PROPERTY ZONING

## Zoning Parcel





# CONTACT INFORMATION

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