



# For Sale Warehouse Condo



**CORPORATE  
REAL ESTATE  
BROKERS, INC.**

4301 QUEBEC AVE , UNIT 4  
NEW HOPE , MN 55428

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# Property Information

Sale Price	\$1,295,000 (\$183.09 PSF)
Total SF	Unit #4 - 7,073 SF Warehouse
Project SF	Single story - 6 unit industrial condo project of approx. 53,096 SF on 3.01 acres
Year Built	1970 - Condo conversion in 2006
Available	March 1, 2027



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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee.

# Property Data



Shop/Warehouse perfect for owner-user.



Dock & Drive-in doors



LED Lighting



Epoxy floors



Property remodel - 2006  
Unit remodel - 2010



Air makeup system, flammable waste trap & trench drain



Fully Sprinkled



Located at Hwy 169 N & Rockford Rd

Building Type	Office Warehouse
Total Square Feet	7,073
Site Size	3.01 Acres
Year Built	1970
Loading	One (1) Dock 8' x 10' One (1) Drive-In 16' x 14'
Stories	One - 16' clear
PID	1711821220043

2026 Payable	\$27,157.24 (\$3.84 PSF)
Property Taxes	
Association Dues	\$868.52 per Month
Parking Stalls	11 onsite reserved stalls
Parking Lot	Recently redone
Heating	Gasfired unit heater w/ ceiling fans
Zoning	I -Industrial

Note: Restroom w/ shower, washer/dryer hookups, all walls finished, painted. Clean, well maintained shop, warehouse, recreation space.





# Pictures



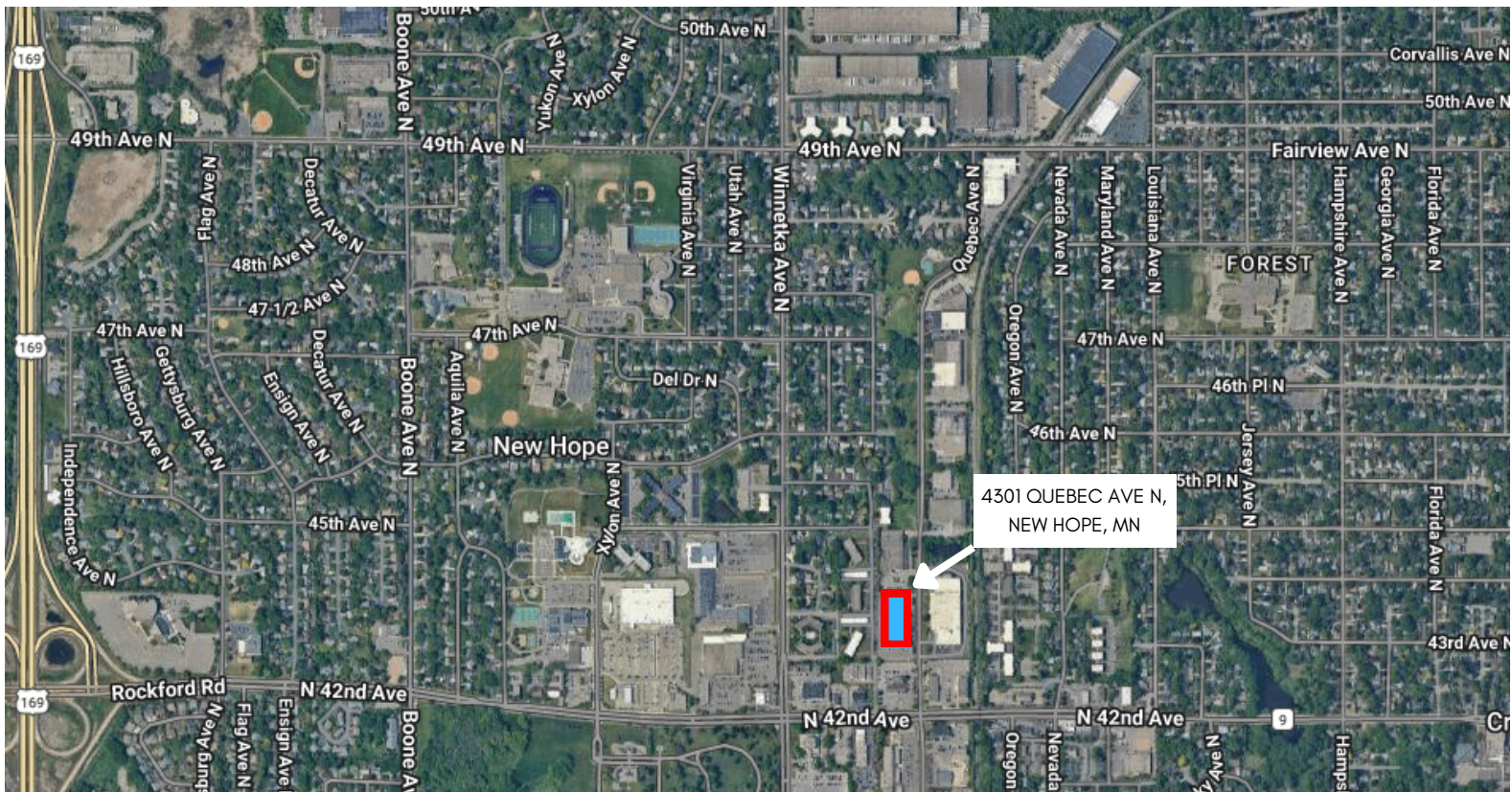
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# Location

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# Contact Us

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