



MULTI TENANT - OFFICE BUILDING FOR SALE

5701 Kentucky Ave N,
Crystal, MN 55428



PROPERTY HIGHLIGHTS

- Consistent income stream supported by varied lease expiration dates
- Tenants show strong commitment to the building, with multiple suites likely to renew
- Mix of professional services, office users, and creative businesses enhances stability
- Excellent regional connectivity with fast routes to Minneapolis and major highways
- Adjacent to Crystal Shopping Center, offering convenient access to shops, restaurants, and daily needs
- Well-served by nearby bus lines providing easy travel across the metro
- Located in a competitive Northwest office/flex market where available space is limited
- Solid masonry structure and recent improvements help keep operating costs low
- Benefiting from established residential areas and a dependable local labor pool

PROPERTY DESCRIPTION

5701 Kentucky Ave N is a well-maintained, fully leased 17,985 SF office building in Crystal, Minnesota. The property includes 21 units and is fully occupied by 14 tenants, offering stable, reliable income.

Built in 1981 and updated in 2020, it features modern interior, ample parking, and flexible layouts suited for a variety of office and service users. Its location near Highway 169, Highway 100, and Bass Lake Road provides quick access to Downtown Minneapolis and nearby business areas.

Strong occupancy, established, reliable tenants, and below-market rents create a solid investment opportunity with room for future growth.

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RUSTAM MUHARAMOV

VP of Investor Relations

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PROFESSIONAL BACKGROUND

Rustam Muharamov began his real estate career in 2013 at the age of 17. In his first five years, he focused on sourcing investment opportunities, working as a licensed realtor representing investors, managing residential flips, and buying and selling rental properties.

Starting 2018, Rustam has been active in the commercial real estate space. His first commercial deal yielded a \$450,000 profit within just six months—from acquisition to sale. Today, he oversees multiple commercial real estate projects ranging in value from \$2 million to \$15 million, with a hands-on approach to acquisitions, asset management, and strategic growth.

Rustam has successfully completed around 50 commercial real estate transactions, participating from all sides of the equation—as a buyer, seller, tenant representative, investor, end-user, and more. He has executed all elements of commercial real estate operations, including managing \$2 million construction projects, leasing, property management, listings, sales, buyer representation, sourcing off-market deals, and working directly with motivated sellers.

RECENT TRANSACTIONS



13000 Athens Ave
Lakewood OH 44107
Purchase Price: \$13,250,000
Property Type: Industrial
Building Sqft: 560,000 sqft
Land Acre: 17.00 acres



15401 Chatfield Street
Cleveland OH 44072
Purchase Price: \$4,400,000
Property Type: Industrial
Building Sqft: 153,000 sqft
Land Acre: 11.00 acres



14500 Martin Drive
Eden Prairie MN 55344
Purchase Price: \$1,600,000
Property Type: Industrial - Flex
Building Sqft: 18,500 sqft
Land Acre: 2.44 acres



5288 Stage Coach Trail
Stillwater MN 55082
Purchase Price: \$3,500,000
Property Type: Industrial - IOS
Building Sqft: 19,000 sqft
Land Acre: 9.00 acres

- Add bullets here...

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Gavkhar Mamedalieva

Real Estate Broker

License #: MN 40924698

 AR Realty Group

 612-806-8376

 Gavkhare@arrgmn.com

 Minneapolis, Minnesota, USA

With six years of experience in commercial real estate and a strong background in banking and finance, Gavkhar delivers informed market insight and sophisticated financing expertise to every transaction. She is committed to providing clients with clear, strategic guidance and a high level of service.

Beyond her professional work, she enjoys spending time outdoors with her daughter and capturing nature through photography.

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Property Details

FOR SALE

Sale Price	\$2,000,000
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Multi Tenant Office
Zoning	C- Commercial
Lot Size	1.49 Acres
APN #	05-118-21-42-0066
Building Class	C

BUILDING INFORMATION

Building Size	17,895 SF
NOI	\$191,174.10
Price per SF	\$112
Cap Rate	9.56
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	12 ft
Minimum Ceiling Height	12 ft
Number of Floors	1
Year Built	1981
Year Last Renovated	2020
Construction Status	Existing
Construction Type	Concrete Block
Condition	Good
Roof	Older
Number of Buildings	1



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING
160	MaryAnn Koeta Srisourath	379 SF	2.12%
205B	Pro Heasdsets LLC_1	407 SF	2.27%
123	Ahmedamine Ait Daoud	174 SF	0.97%
108 & 110	Enorris Production	1,663 SF	9.29%
119	Pfomin Apps LLC	669 SF	3.74%
121	Michael Culhane / Farmers I	580 SF	3.24%
201	Porfirio Castillo Herrera	467 SF	2.61%
104 & 106 & 152	Collective Dimensions, LLC	2,532 SF	14.15%
235	Lifetime Builders LLC_1	451 SF	2.52%
204	Kerly Gabrie Sibri Bustamante	570 SF	3.19%
207	Carlos Alfredo Alvarez Sol	440 SF	2.46%
155	Bentran LLC	1,042 SF	5.82%
100	Lets Talk Healing_2	1,817 SF	10.15%
198 & 209	Lets Talk Healing	2,627 SF	14.68%
199	Lets Talk Healing _3	1,148 SF	6.42%
200	Lets Talk Healing_1	1,749 SF	9.77%
205 A	Lets Talk Healing	1,180 SF	6.59%
TOTALS		17,895 SF	99.99%
AVERAGES		1,053 SF	5.88%

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| Income & Expenses |

FOR SALE

INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$348,565
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EXPENSES SUMMARY

Expenses	\$107,802
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Property Tax	\$49,589
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OPERATING EXPENSES	\$157,391
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NET OPERATING INCOME	\$191,174
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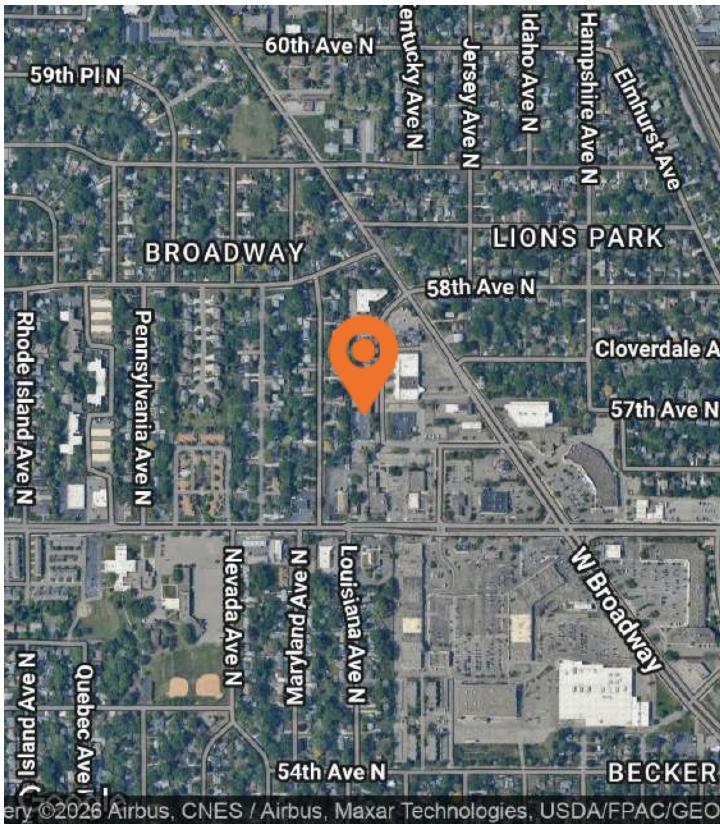
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LOCATION DESCRIPTION

Crystal, Minnesota, part of the Minneapolis-St. Paul metro, offers a prime location for those seeking long-term stability and accessibility. Positioned just west of Downtown Minneapolis with direct routes via Highway 169, Highway 100, and Bass Lake Road, the area provides excellent access for industrial, flex, and service users.

The Northwest Submarket continues to attract strong business growth due to its established infrastructure, skilled workforce, and proximity to major employers.

The community is known for its quality public schools, safe neighborhoods, and convenient retail and dining options. With a balanced mix of residential and commercial development, Crystal presents an appealing, stable environment for long-term growth and investment.

LOCATION DETAILS

Market	Minneapolis-St. Paul (Twin Cities)
Sub Market	Crystal
County	Hennepin County
Cross Streets	Kentucky Ave N & 57th Ave N

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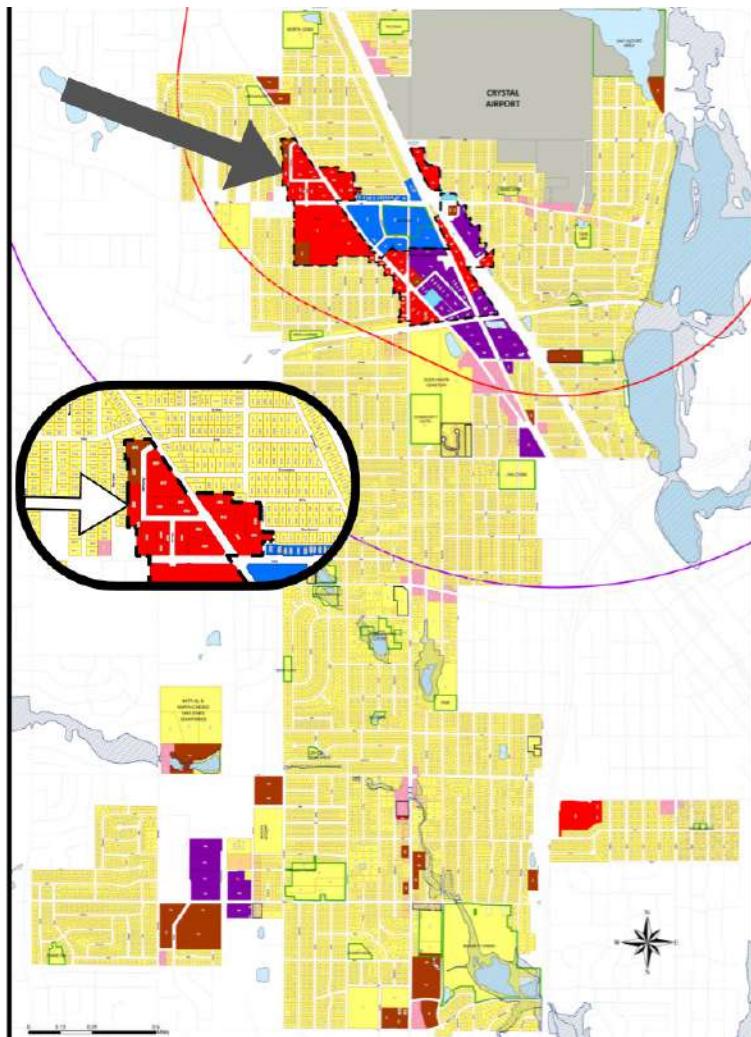
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Official Zoning Map

BASE ZONING DISTRICTS

- R1- LOW DENSITY RESIDENTIAL
- R2- MEDIUM DENSITY RESIDENTIAL
- R3- HIGH DENSITY RESIDENTIAL
- NC- NEIGHBORHOOD COMMERCIAL
- C- COMMERCIAL
- TC- TOWN CENTER CORE
- I- INDUSTRIAL
- AP- AIRPORT DISTRICT

OVERLAY DISTRICTS

- PLANNED DEVELOPMENT DISTRICTS (PD)
- TOWN CENTER PLANNED DEVELOPMENT (TC-PD)
- PROPERTIES REZONED TO TC-PD
- CITY PARK LAND
- WATER BODIES
- FLOODPLAIN OVERLAY DISTRICTS

LAND USE ZONE I (SAME AS AIRPORT DISTRICT)

LAND USE ZONE II

AIRSPACE ZONING LIMITS

Approved Amendments: Official Zoning Map		
Ordinance No.	Adopted by City Council	Comments

Disclaimer:
The Official Zoning Map is subject to change by action of the Crystal City Council.
Any disagreement(s) or inconsistencies between this map and an ordinance adopted
by the city council, the ordinance shall prevail.

Official Zoning District Map, Crystal, Minnesota
We the undersigned certify that this is the Official Zoning Map,
adopted by Crystal City Council on April 2nd, 2024.

6/3/25 Julie Soren
6/3/25 (Rustam J.)

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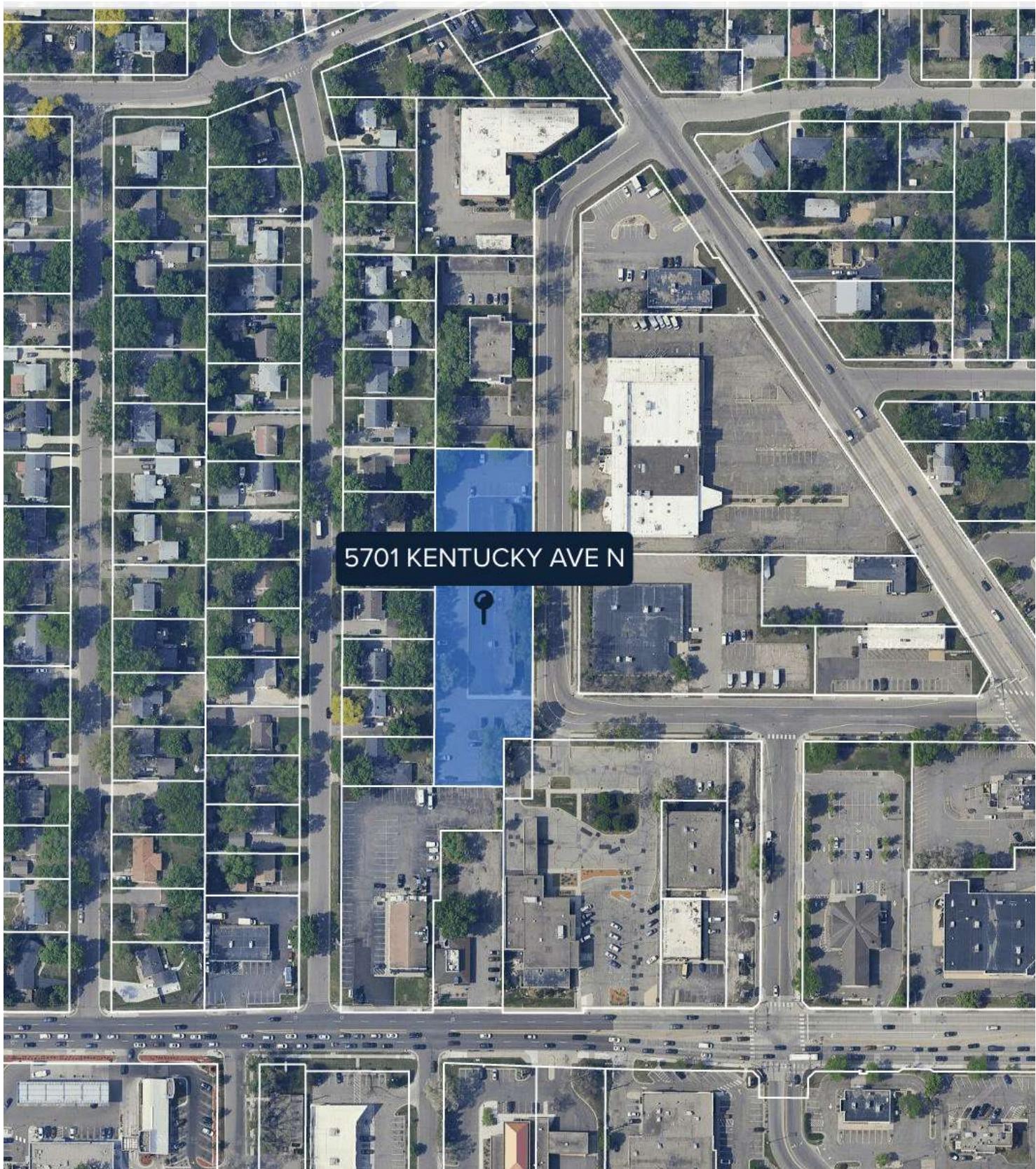
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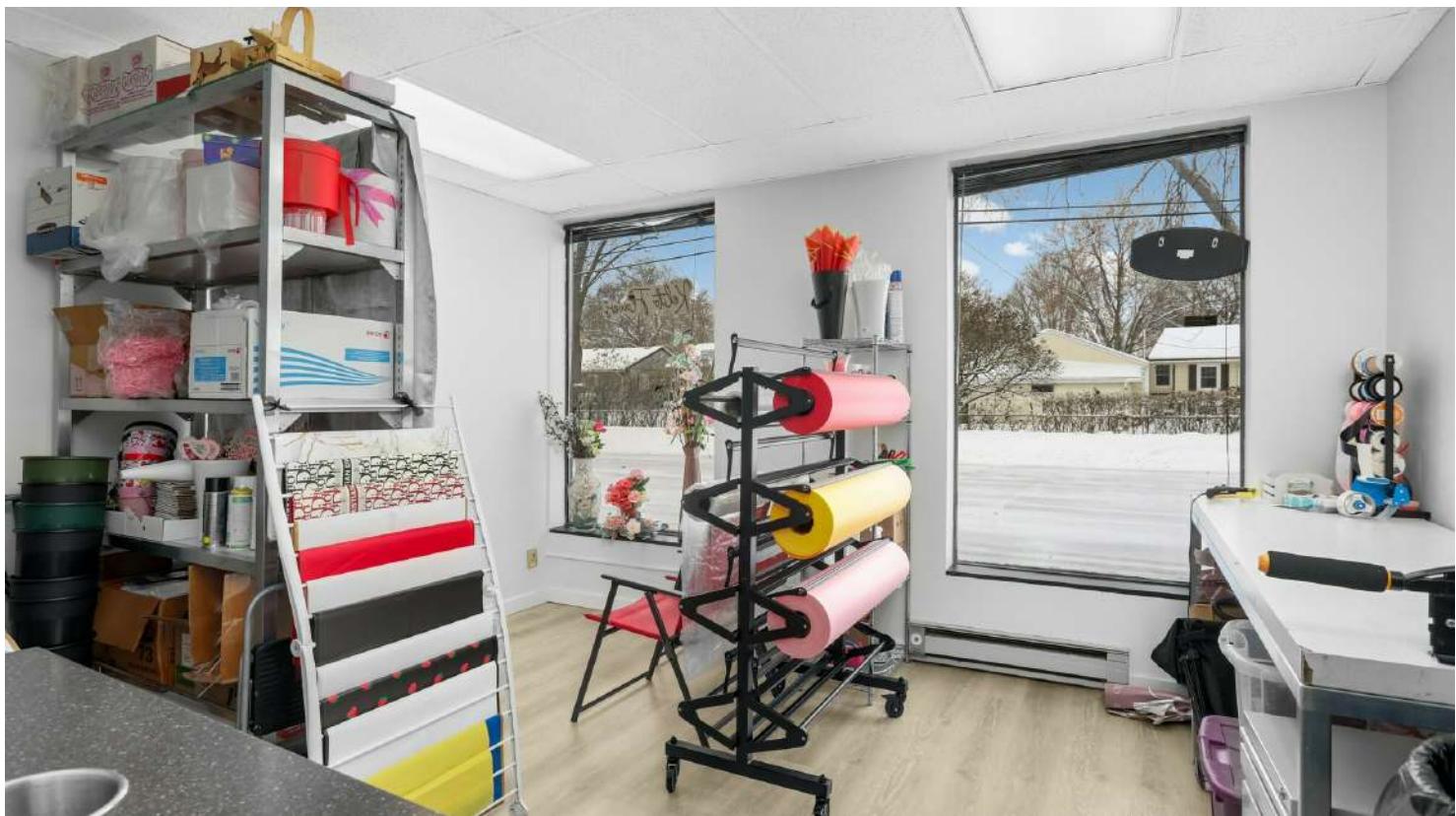
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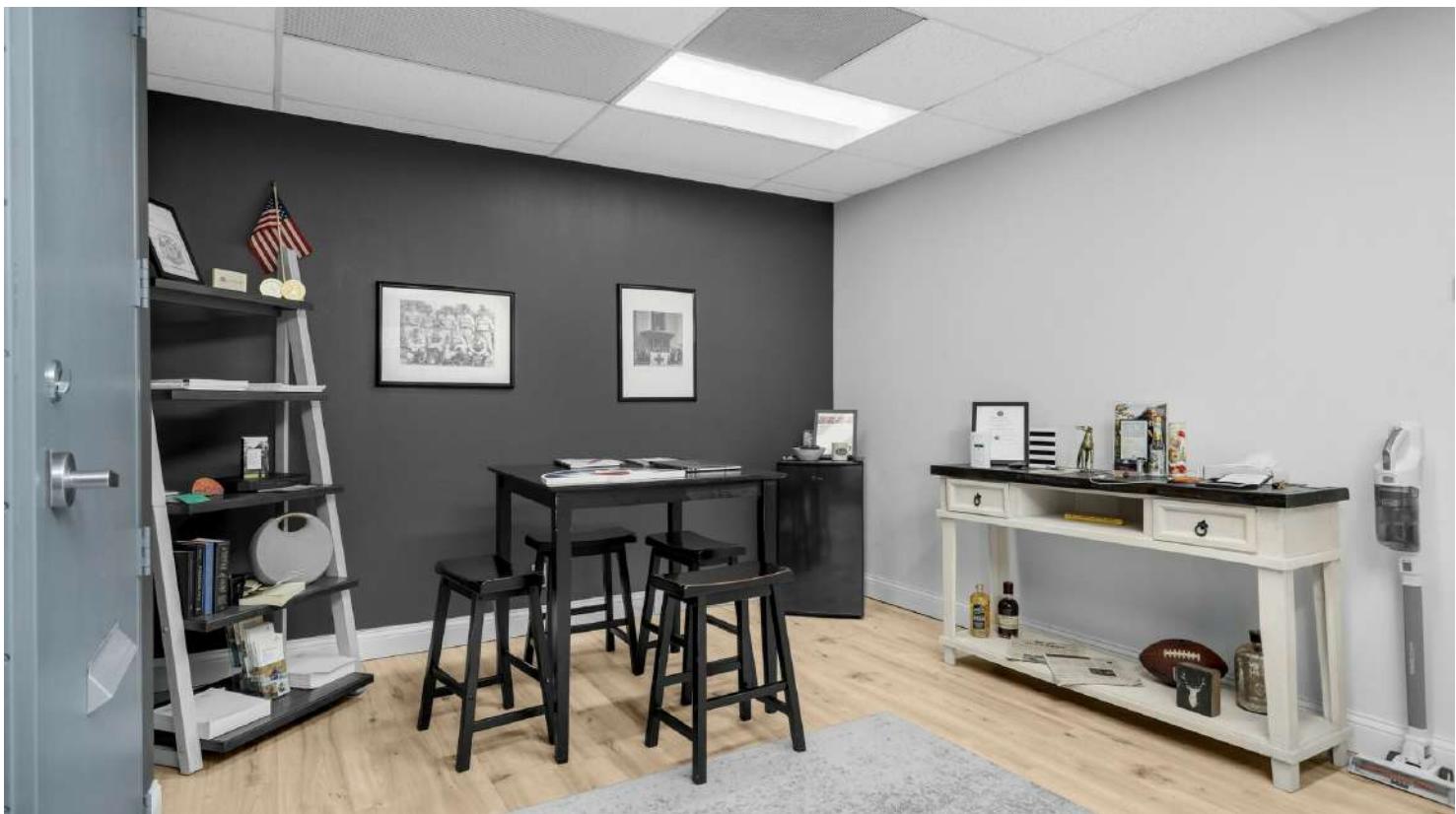
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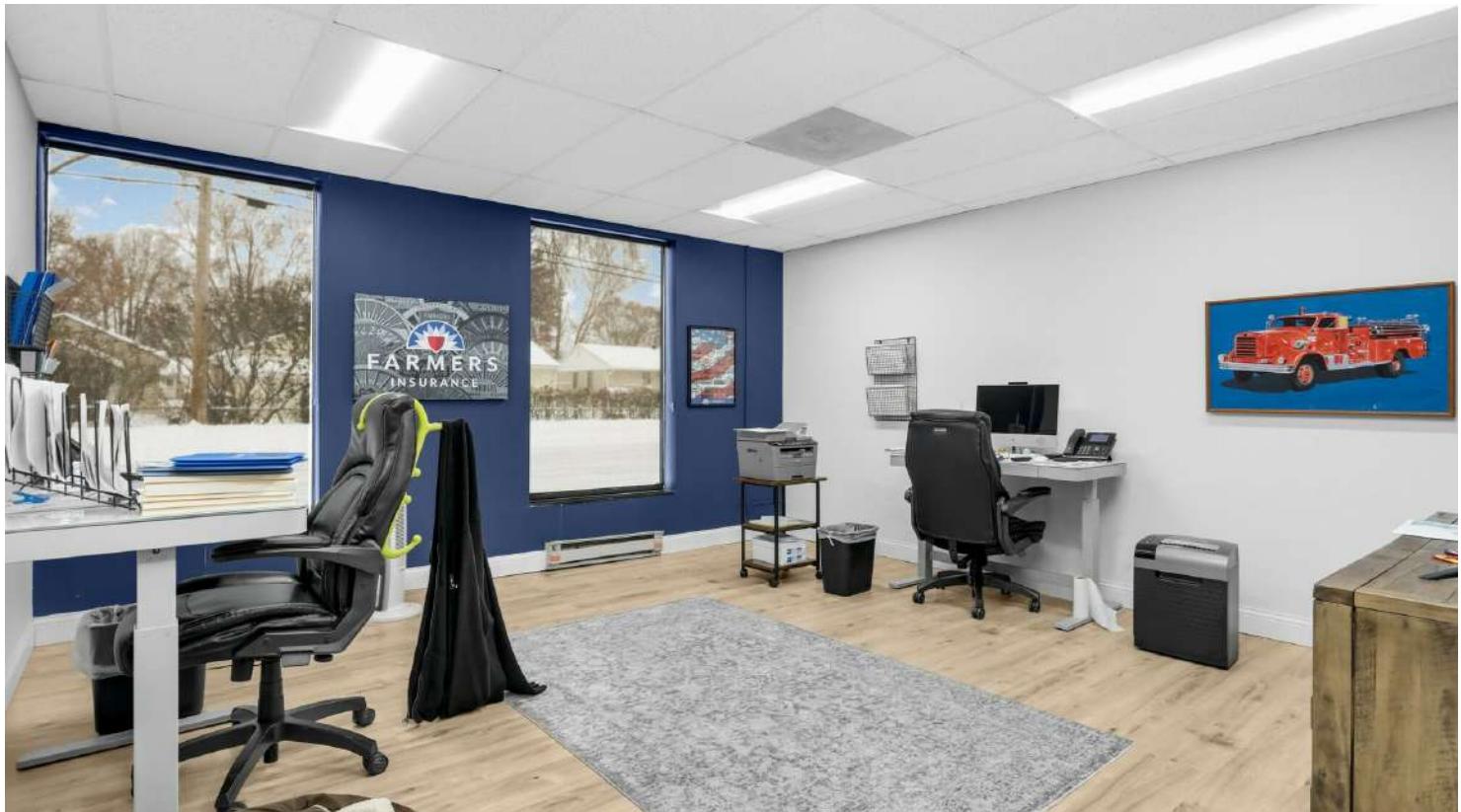
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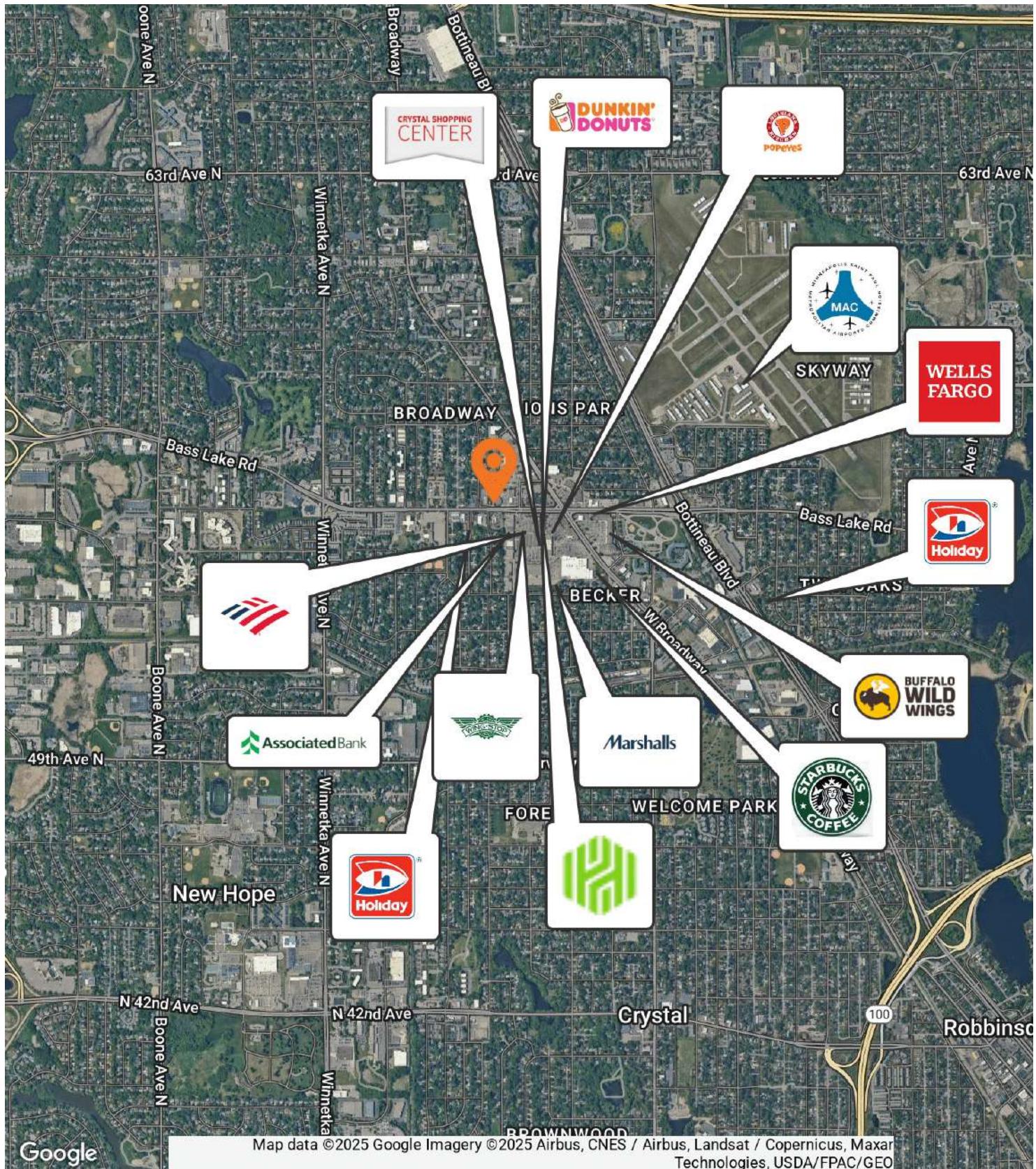
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I Retailer Map I

FOR SALE



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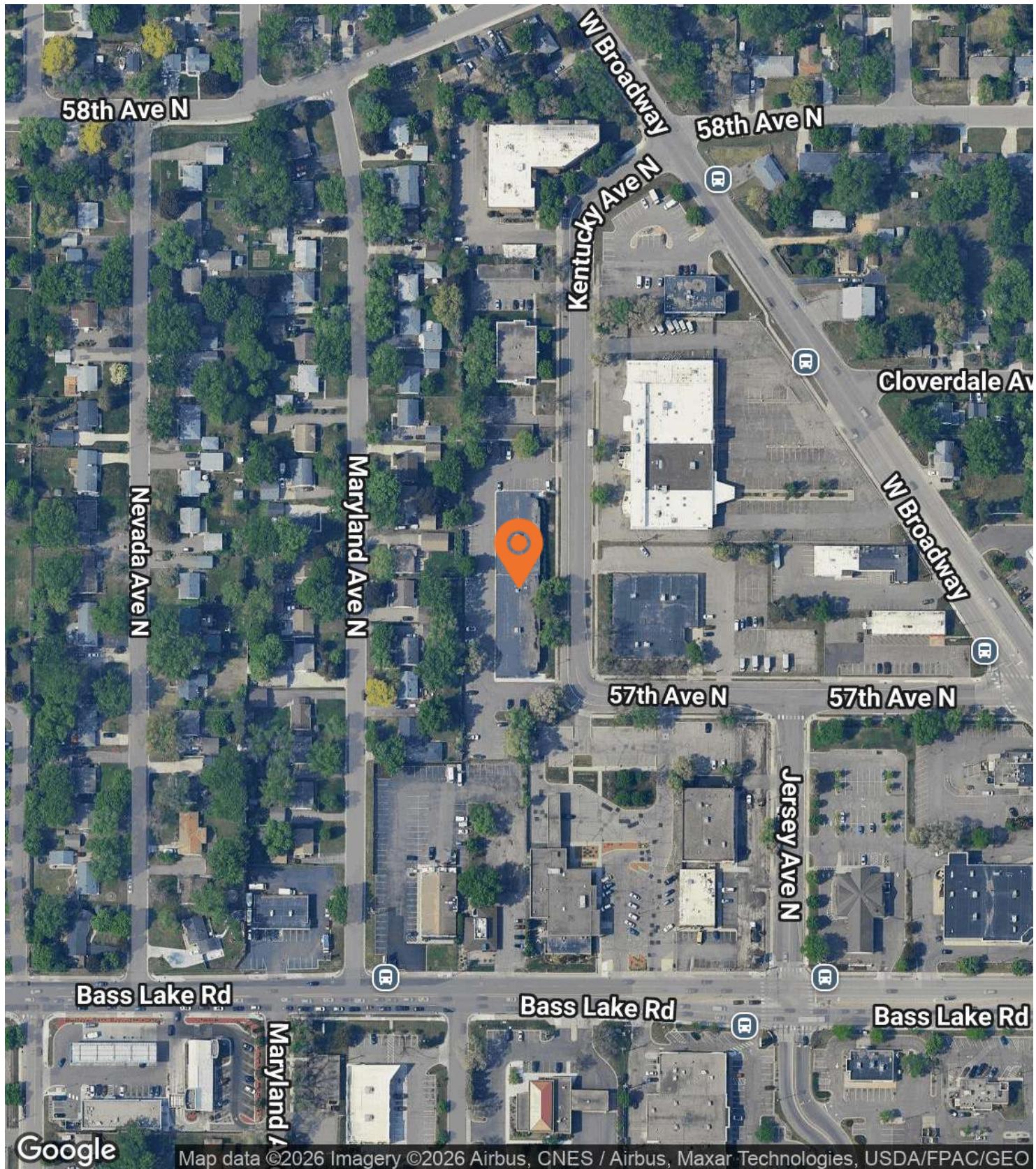
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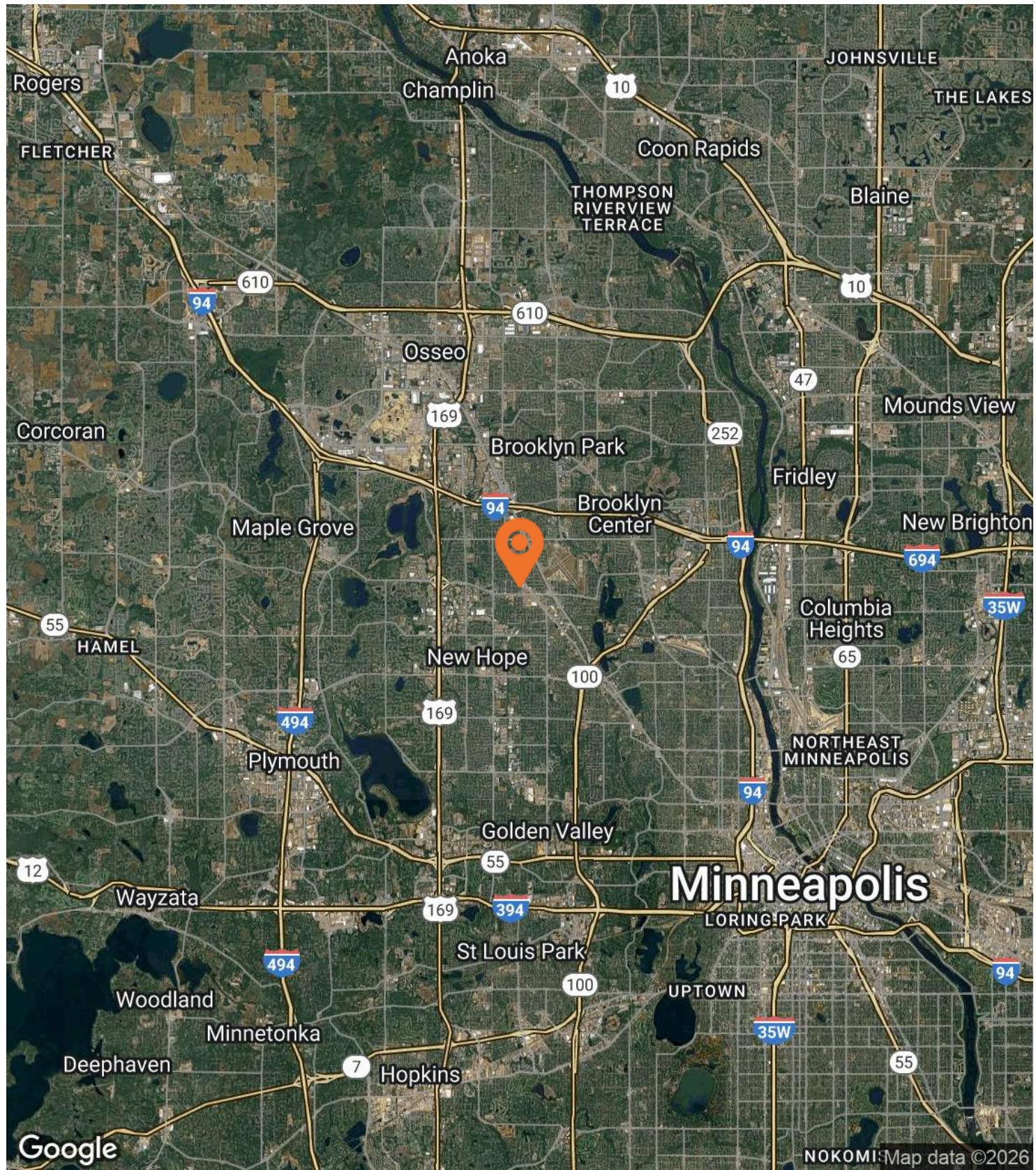
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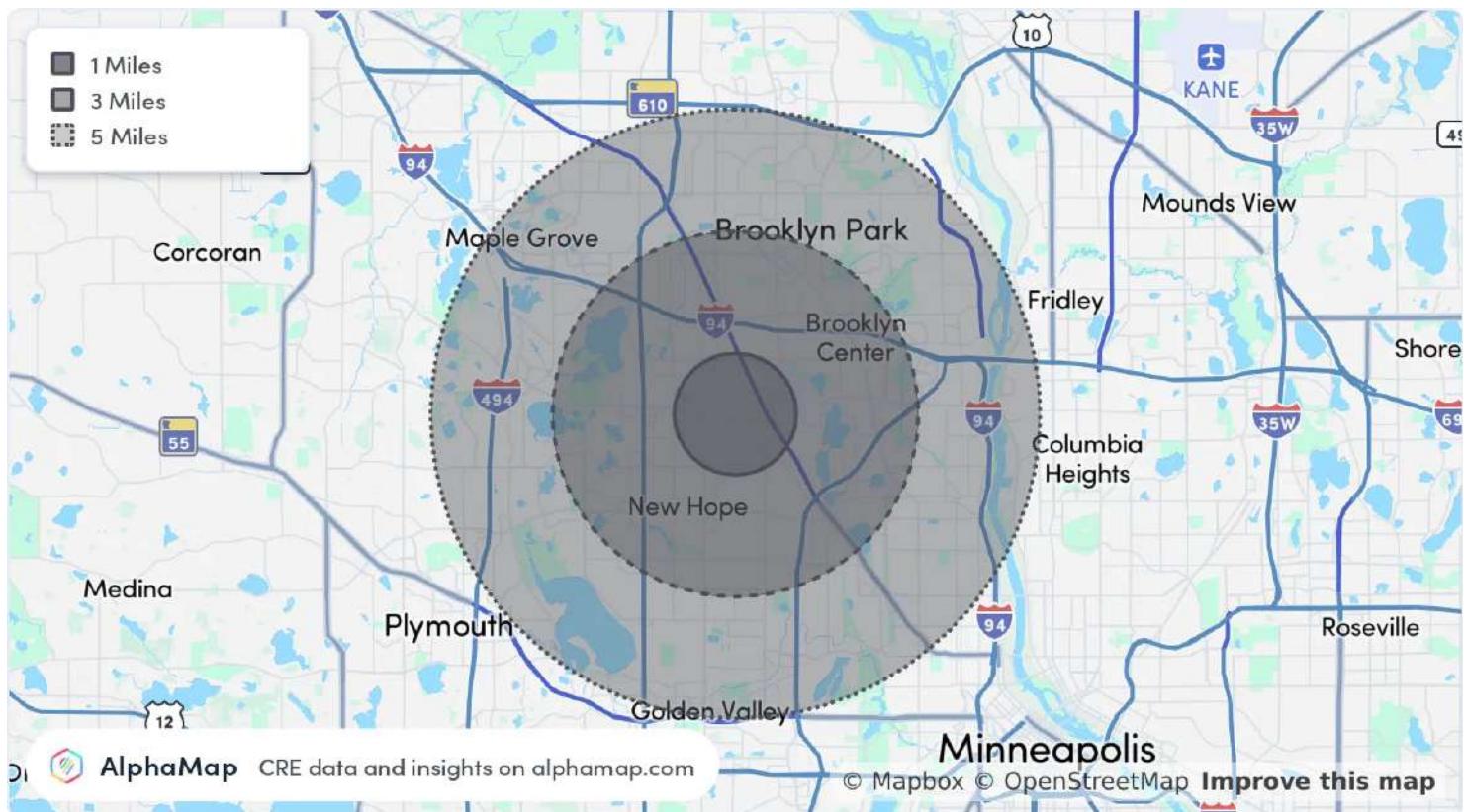
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,842	107,456	278,919
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,600	41,830	105,436
Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,911	\$94,978	\$109,110
Average House Value	\$292,758	\$315,988	\$344,154
Per Capita Income	\$34,364	\$36,530	\$41,965

Map and demographics data derived from AlphaMap

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These projections do not account for tenant turnover, lease renegotiations, unexpected capital expenditures, or changes in market conditions. Therefore, all prospective buyers and their advisors are strongly encouraged to perform their own independent due diligence. This includes, but is not limited to, thorough inspections of the property's physical condition, review of relevant legal and regulatory matters, analysis of the local real estate market, and verification of all financial assumptions.

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