

PURCHASE OFFERING

3805 Washington Avenue N., Minneapolis, Minnesota 55412



OFFERED BY:

RESULTS REAL ESTATE INCORPORATED

16497 41st Ave. N. Plymouth, MN 55446

Arnold J. Seltzer
(763) 478-6400

*3805 Washington Avenue North.
Minneapolis, Minnesota 55412*

PROPERTY INFORMATION

<u>PROPERTY ADDRESS:</u>	3805 Washington Ave North Minneapolis MN 55412
<u>OFFERING PRICE:</u>	\$2,400,000 AS IS
<u>TERMS:</u>	Cash at closing
<u>YEAR BUILT:</u>	1991, remodeled in 2000 and 2024
<u>PROPERTY PIN:</u>	03-029-24-32-0147
<u>DESCRIPTION:</u>	The property consists of a two story, fully air-conditioned Flex /Office building currently vacant No Dock or Drive In 18' ceiling height
<u>TENANCY:</u>	Suitable for rehab or flex user needs Single tenant property
<u>TOTAL BUILDING SF:</u>	16,408 Sq. Ft.
	GROUND FLOOR AREA: 14,252SF
	2nd floor: 2,156 SF
<u>LAND SIZE:</u>	1.54 acres (67,082 sf) Property encompasses enough land for building expansion.
<u>LAND TO BUILDING RATIO:</u>	6.94 to 1
<u>LOADING:</u>	None at current time

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<u>CEILING HEIGHT:</u>	18'
<u>TAXES:</u>	\$94,989.70
<u>ZONING:</u>	CM2 Corridor Mixed Used District https://www.minneapolismn.gov/business-services/planning-zoning/zoning-maps/interactive-map/#d.en.1866
<u>SPRINKLERS:</u>	100% sprinkled
<u>HIGHEST AND BEST USE:</u>	At this time the highest and best use for this property would be a single owner/ user for rehab or similar uses.
<u>PARKING:</u>	27 stall parking lot
<u>CONSTRUCTION:</u>	Block construction
<u>ACCESS/VISIBILITY:</u>	Convenient access from Washington Ave from I-94 and Dowling exit. Located in fast growing North Minneapolis. Prominent visibility to the freeway.
<u>AREA HIGHLIGHTS:</u>	Proximity to Northeast Minneapolis, Downtown and North Loop and new proposed park area.
<u>ELECTRICAL SERVICE:</u>	400 Amp, 240 Volt, 3-Phase
<u>ROOF:</u>	Flat; built up pitch and gravel composition Roof replaced in 1991
<u>FLOORS:</u>	Reinforced poured concrete. 2 Floors.
<u>HVAC:</u>	Unit #1: North unit. Installed 12/1999; light use Unit #2: South unit. Installed 12/2011; zoned unit
<u>PLUMBING:</u>	The building has six (6) restroom facilities. 1 is completely finished.

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SECURITY SYSTEM:

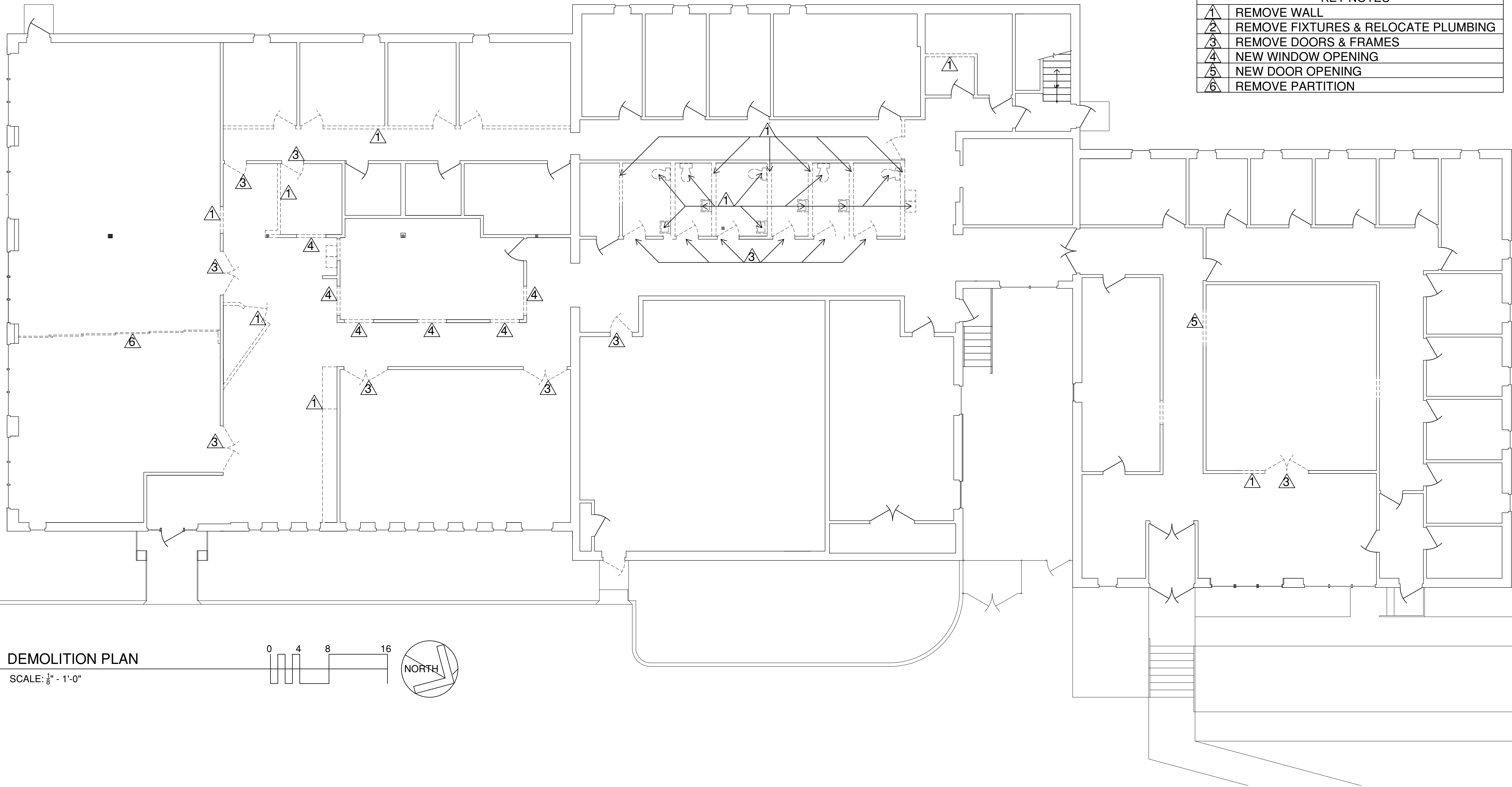
None, but all wiring is in with door sensors on all doors plus interior motion sensors.

ON-SITE IMPROVEMENTS:

Bituminous paved areas, concrete sidewalks, landscaping, concrete curbing are all included.

Floor Plan Appears on Following Page

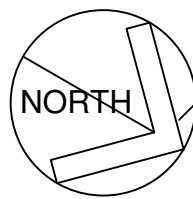
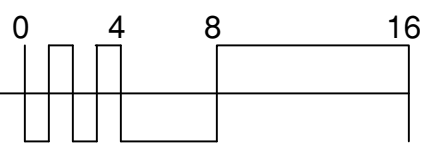
Site Plan Available Upon Request



KEY NOTES	
1	REMOVE WALL
2	REMOVE FIXTURES & RELOCATE PLUMBING
3	REMOVE DOORS & FRAMES
4	NEW WINDOW OPENING
5	NEW DOOR OPENING
6	REMOVE PARTITION

1
A-100

DEMOLITION PLAN
SCALE: $\frac{1}{8}$ " = 1'-0"



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.

Harold M. Pierce
Harold M. Pierce
Date 08/21/2023 License No. 10862

PROJECT:
Day One
Recovery Center
3805 WASHINGTON AVENUE N.
MINNEAPOLIS, MN 55412

ISSUE:

01/23/2023	PRICING PLAN
01-27-2023	REV CLINIC & LUNCH RM
02-15-2023	PERMIT PLAN
04-25-2023	RESUBMISSION
05-25-2023	RESUBMISSION #2

REVISIONS:

08-21-2023	REVISIONS
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PROJECT NO: 22.190.01
DRAWN BY: HMP
CHECKED BY: HMP

SHEET TITLE:
**DEMOLITION
PLAN**

SHEET NUMBER:
A-100

TERMS AND CONDITIONS OF THE OFFERING

This is a confidential Investment Offering intended solely for your limited use and benefit in determining whether you desire to express any further interest in purchasing 3805 Washington Avenue North, Minneapolis Minnesota 55412 (the "Property").

This Investment Offering was prepared by Results Real Estate Incorporated. ("RREI") and has been reviewed by representatives of the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only as they are based on assumptions relating to the general economy, competition, and other factors beyond the Owner's control and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Results Real Estate, Incorporated has made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or its contents.

The Owner and Results Real Estate Incorporated expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this booklet or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property has (have) been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied. Results Real Estate Incorporated wishes to thank you for your time and consideration. Your visits to the Property must be coordinated through RREI and we also request that you refrain from contacting any tenants of the building or the Owners directly.