



FOR SALE

522 Faxon Road
Norwood Young America, MN 55368



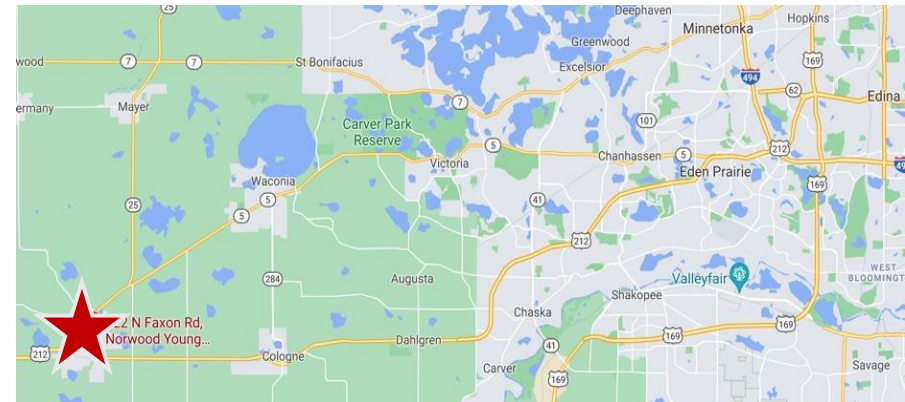
BRING YOUR IDEAS! EXCELLENT OPPORTUNITY FOR MEDICAL, DAYCARE, SERVICE RETAIL, GENERAL OFFICE

3,566 square foot office/retail building suitable for 1, 2, or 3 tenants.

The Faxon Business Center offers newly updated office and retail space on the Hwy 212 Business Corridor of Norwood Young America!

This property has great **SIGNAGE**, great **PARKING** and a **PRIVATE FEEL** while sitting in close proximity to Old National Bank, retail shops, restaurants and access to a growing workforce.

NYA boasts a pro business government and an active chamber.



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Justin Stueve

o 952.392.1310 | c 612.360.8104

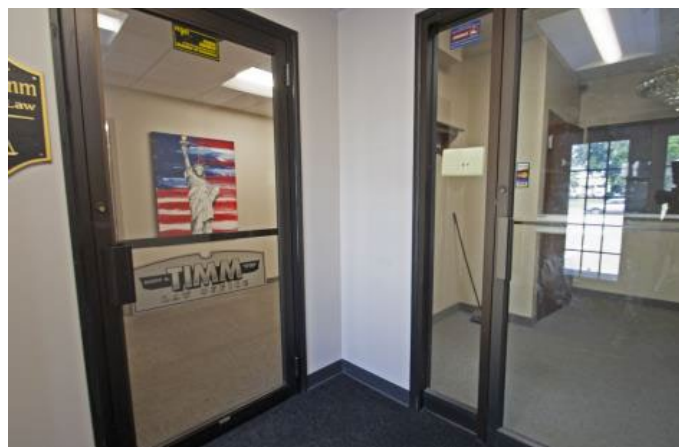
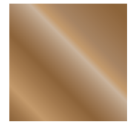
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A Division of Copperwood Investment, LLC

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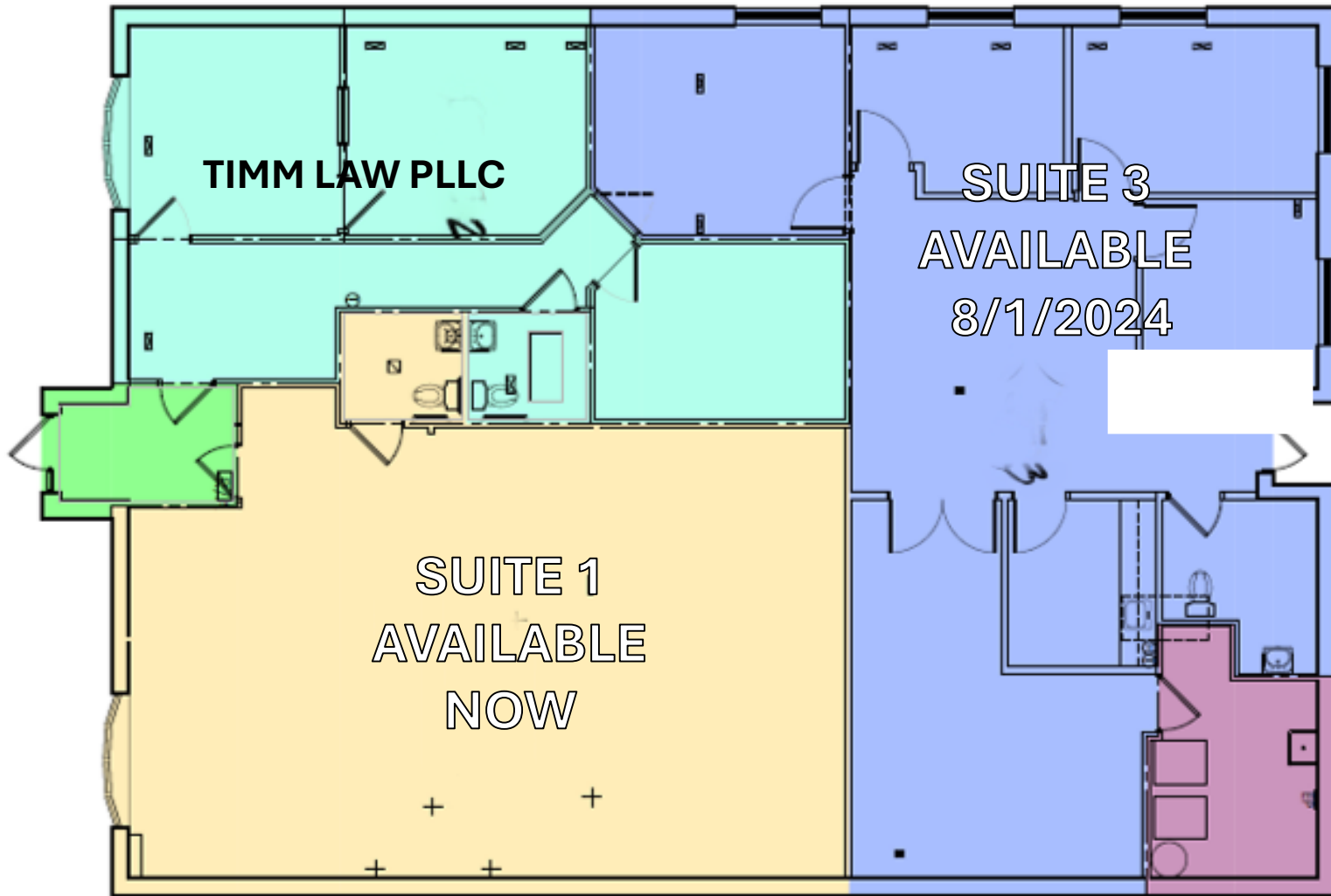
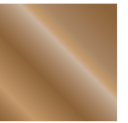
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- **3,566 SF office/retail building suitable for 1,2, or 3 tenants**
- 2,758 SF currently available for owner-user
- 808 SF under lease through 7/31/2026 with local Law Firm (\$1,200/mo gross)
- Large site size- 1.09 acres
- 36+ parking stalls
- Built as medical clinic- ample plumbing throughout
- New roof & mansard in 2022
- New monument sign in 2022
- Offered at \$445,000
- Zoned C-2 General Commercial

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