



FOR SALE:
2525 NEVADA AVE. N #306
GOLDEN VALLEY, MN 55247

BILL WOLFSON
COMMERCIAL REAL ESTATE



MOVE-IN READY! This Condo is perfectly located between Hwys 100 & 169, on Medicine Lake Rd. Owner/Users can occupy this 2,384 SF condo consisting of 1,200 SF Office & 1,184 SF Warehouse, a 10' x 10' dock and 11' 1" clear height.

- 2 Entrances to this suite into the front office creating an opportunity for multi-tenants.
- Common areas include restrooms, shared conference room, break room, and a directory.
- Recent updates: newer rooftop, HVAC 2.5 ton/60k BTU installed 2022, roof repaired, repaved parking lot, and professional landscaping.
- Can be easily reconfigured with no structural interior walls.

For information, contact:
connie@wolfsoncommercial.com, 952-334-4554.



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Salient Fact Sheet

- ✓ Price: \$349,900
- ✓ PID#: 29-118-21-21-0052
- ✓ Industrial Complex: 42,270 SF
- ✓ Unit 306: 2,384 SF Total
Office: 1,200 SF / Warehouse: 1,184 SF
- ✓ Year Built: 1982
- ✓ 2024 Property Taxes: \$9,273.96
- ✓ Association Dues: \$2,588.96/yr.
Dues include: Exterior, hazard insurance, snow removal,
common area maintenance, and capital reserve replacement.
- ✓ Estimated Monthly Utilities: Centerpoint-\$71, Excel-\$70
Insurance: \$459/yr
- ✓ Loading: One 10' x 10' Dock
- ✓ Clear Height: 11' 1"
- ✓ Parking: 6
- ✓ Zoning: Industrial

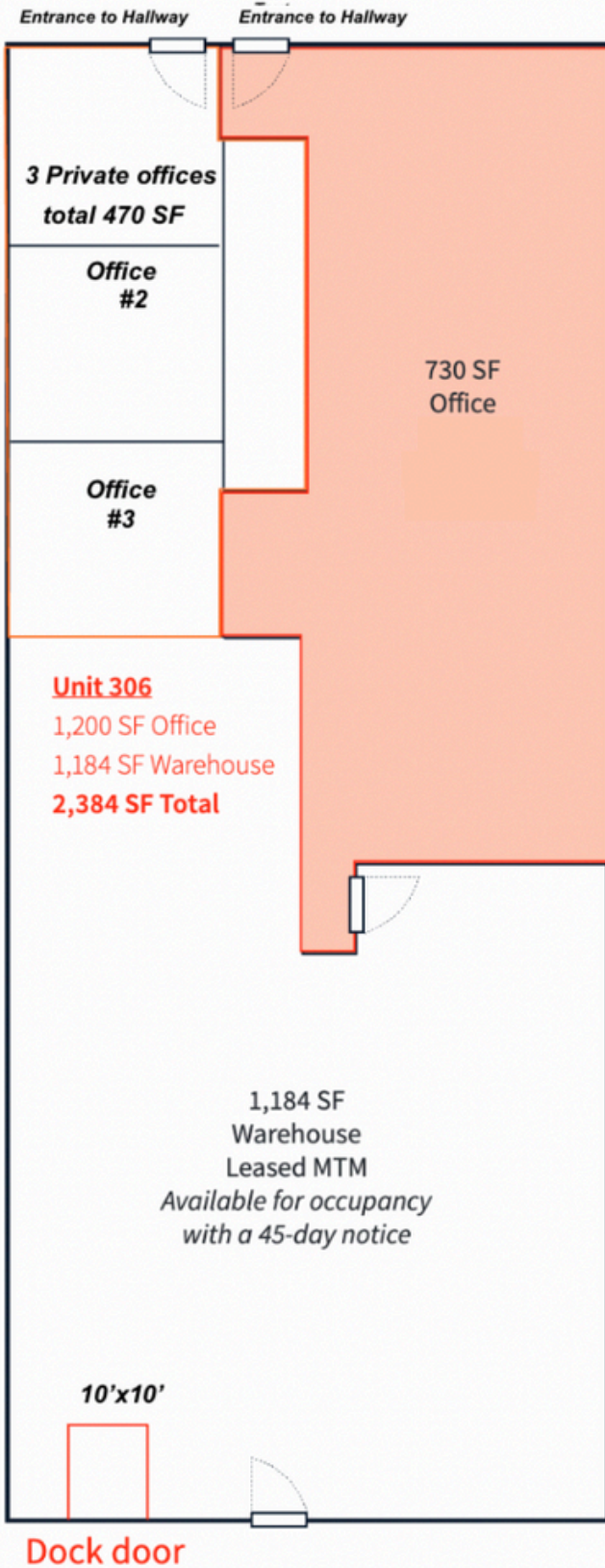


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