

FORMER DAYCARE FOR SALE (COMMERCIAL KITCHEN & WOODED LOT)

14859 LOUISIANA AVE S, SAVAGE, MN



PROPERTY DESCRIPTION

This beautiful commercial, standalone property has the potential for many different uses. Located in a residential area in the hear of Savage, MN. Previously operated as a daycare and offers a new location for an expanding daycare operation, office space, health/wellness center, and much more!

City sewer & water connected 10 years ago and a well on the property is used for irrigation. Original construction age unknown (the oldest permit records from 1976)

PROPERTY HIGHLIGHTS

- 25 off-street parking spaces in front of this standalone building
- Amazing views on this wooded 1.82 Acre lot & open space in back
- Zoning allows for a variety of uses; Daycare, Medical, Office & others

OFFERING SUMMARY

Sale Price:	\$ 485,000
Finished SF:	5,295 SF
Zoning (City Contact):	C2 General Commerce Jared Wehner, AICP 952.882.2692
2026 Real Estate Taxes:	\$ 12,158
Co-Listing Agent:	Josie Johnson, Keller Williams 612.845.6229 Josie@MoveTwinCities.com

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CHAD HEER

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800 N Washington Ave
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PROPERTY DESCRIPTION

Exceptional opportunity to acquire a well-maintained commercial property in the heart of Savage, currently configured as a childcare facility and offering tremendous flexibility for a variety of future uses. Situated on a spacious, tree-lined site in an established residential neighborhood, this approximately 5,300-square-foot building provides a welcoming environment with abundant green space, mature trees, and room for outdoor activities.

The thoughtfully designed layout features multiple classrooms, offices, restrooms, gathering spaces, and support areas spread across two levels, including a walkout lower level that offers excellent functionality and natural light throughout the building.

The property has been freshly painted, professionally cleared out, and presents a clean, inviting environment for its next owner. Whether you're looking to expand an existing childcare operation, establish an educational or community-focused facility, create office space, provide specialized services, or repurpose the building for another approved use, this property offers exceptional versatility and potential.

Additional highlights include ample on-site parking, a highly accessible location with convenient access to major transportation routes, and a setting that combines privacy, greenery, and neighborhood connectivity. The surrounding residential population provides strong demographics for childcare, educational, community, and service-oriented uses.

Properties of this size, condition, and adaptability rarely become available in Savage. Combining a functional floor plan, abundant outdoor space, and a desirable location, this is a unique opportunity for an owner-user, nonprofit organization, educational provider, or investor seeking a property with immediate usability and long-term potential.

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EXTERIOR PHOTOS



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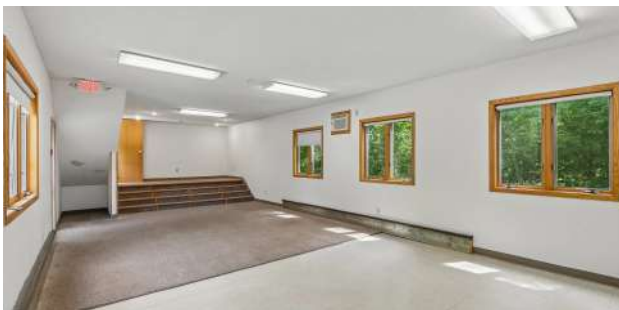
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INTERIOR PHOTOS



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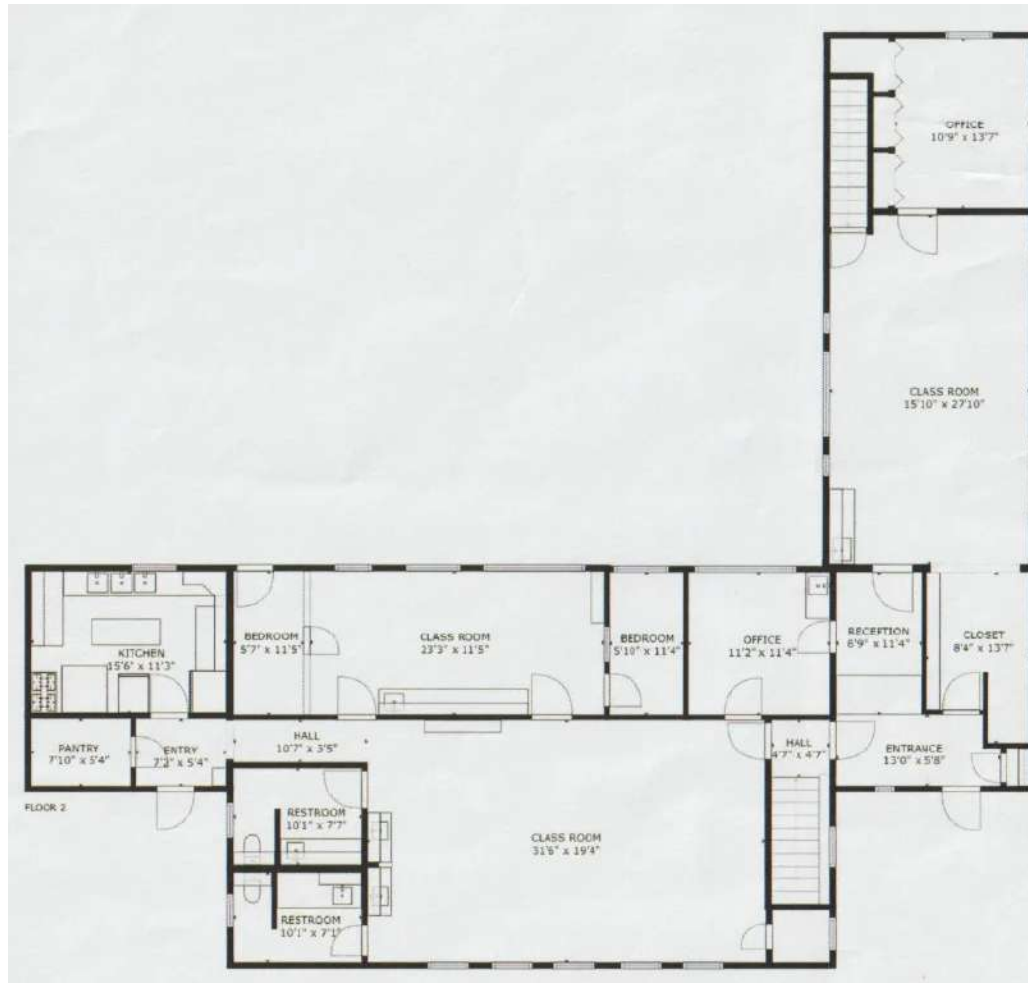
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FLOOR PLAN | MAIN LEVEL



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FLOOR PLAN | LOWER LEVEL



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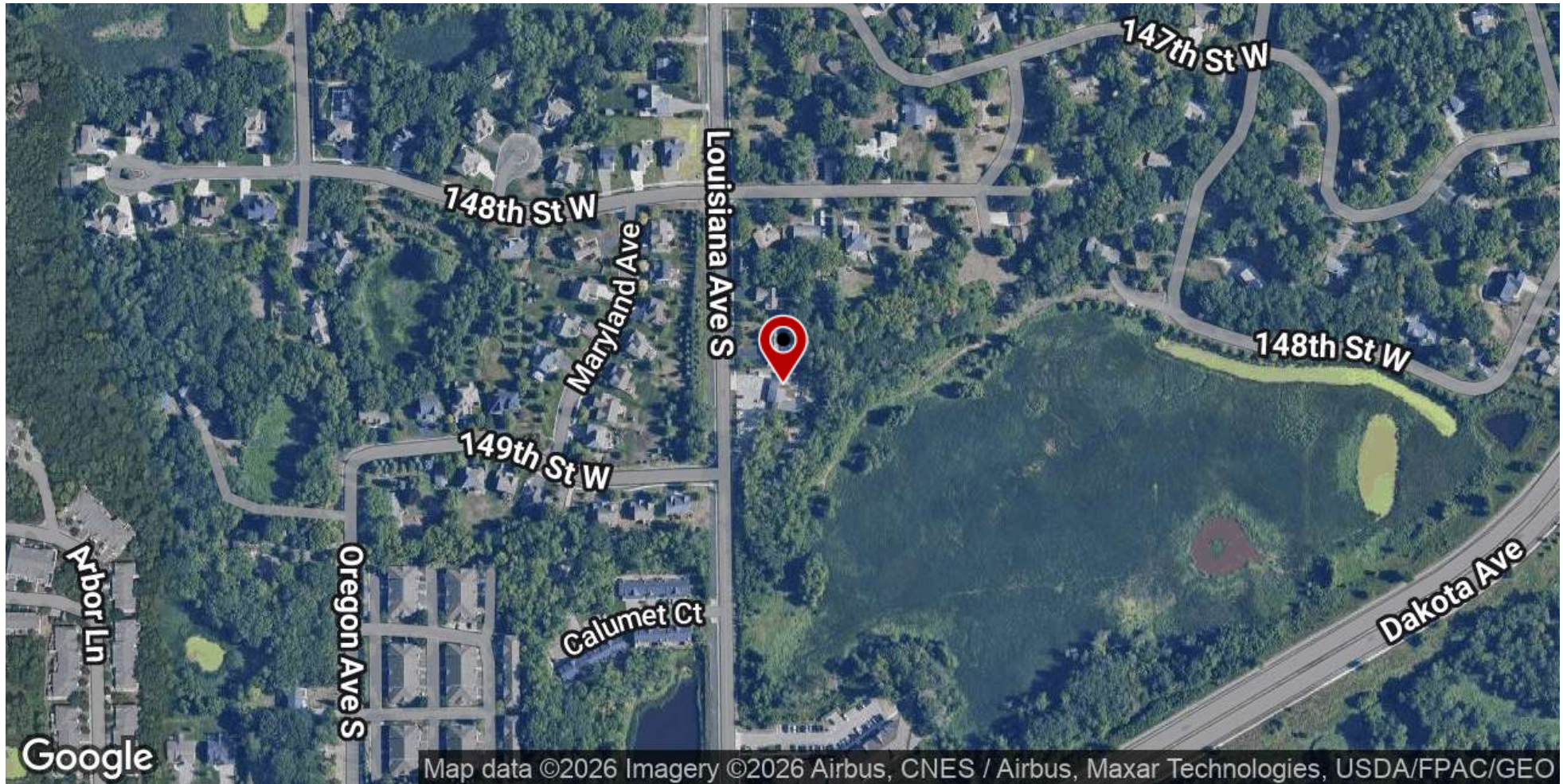
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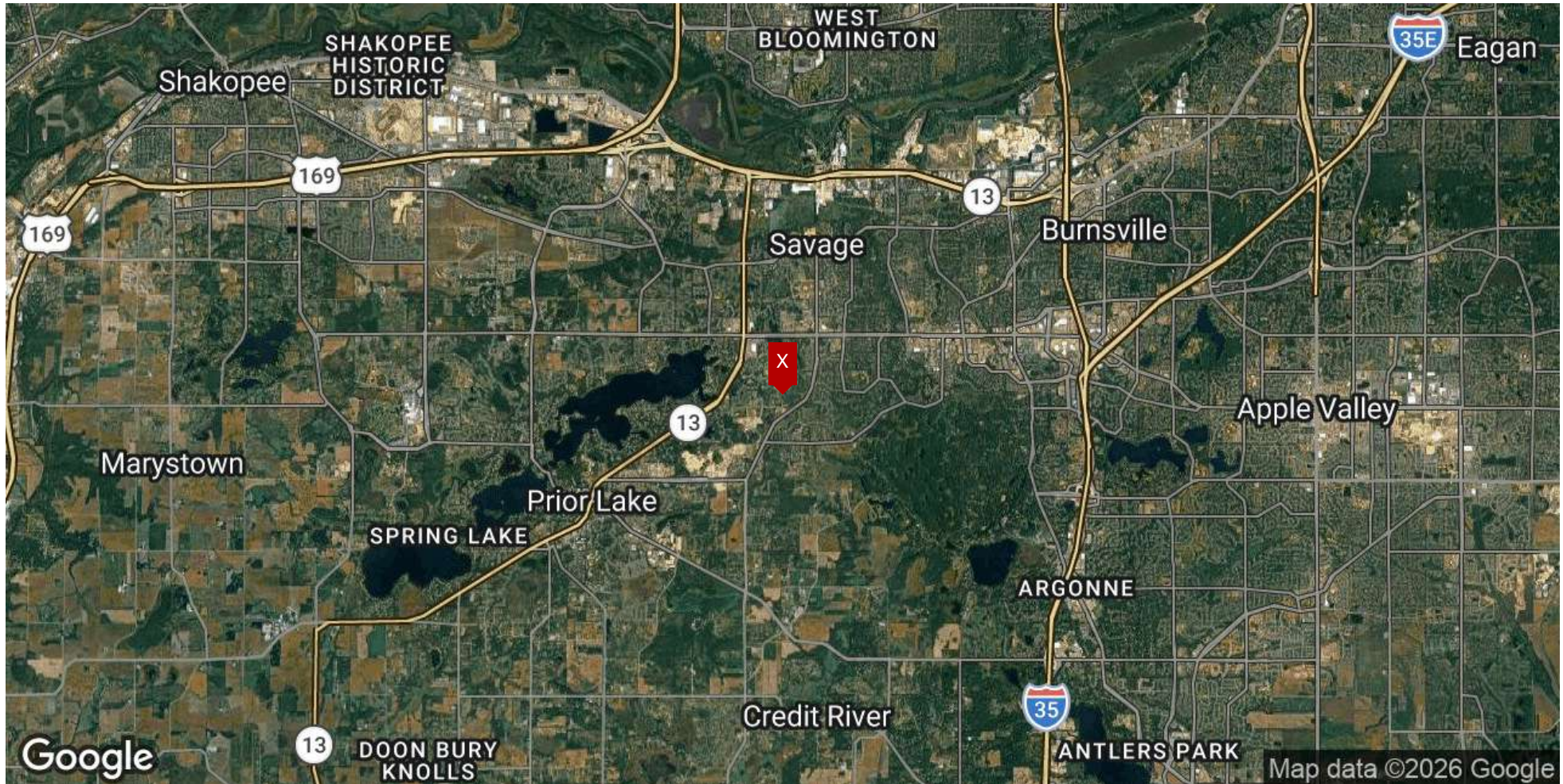
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DAYCARE FOR SALE

FORMER DAYCARE WITH COMMERCIAL KITCHEN | STAND ALONE COMMERCIAL BUILDING ON PRIVATE, WOODED LOT



14859 Louisiana Avenue South, Savage, MN 55378



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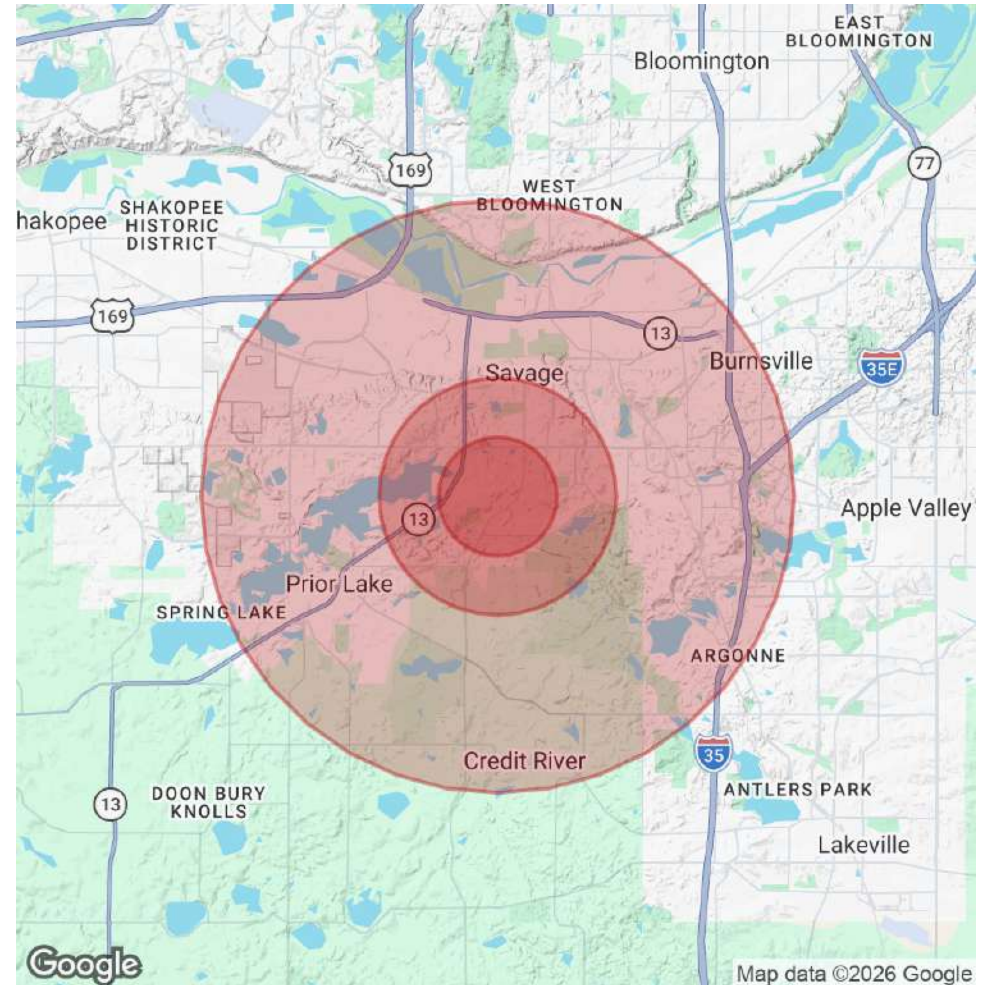
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POPULATION	1 MILE	2 MILES	5 MILES
Total Population	7,749	24,589	116,526
Average Age	39.0	39.9	39.6
Average Age (Male)	36.6	38.8	39.6
Average Age (Female)	40.7	40.1	39.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	3,027	9,038	43,803
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$150,041	\$157,114	\$144,012
Average House Value	\$416,943	\$428,030	\$423,320

2023 American Community Survey (ACS)



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