



4071 Sunset Dr

Spring Park, MN

Offering Memorandum





Property Details

4071 Sunset Drive,
Spring Park, MN

COUNTY	Hennepin
PID	17-117-23-33-0082
LAND SIZE	.21 Acres / 9,166 SF
BUILDING SIZE	5,737 SF
YEAR BUILT	1920
YEAR RENOVATED	1999
PARKING	Surface Lot, 11 spaces Ratio 3.27/1,000 SF
ZONING	C-1: General Commercial District
SALE PRICE	\$799,000.00

Information contained in this table is from an appraisal report compiled by ComPro Consultants, LLC, Commercial Property Appraisers. This is not a substitute for a thorough due diligence investigation by the prospective buyer.

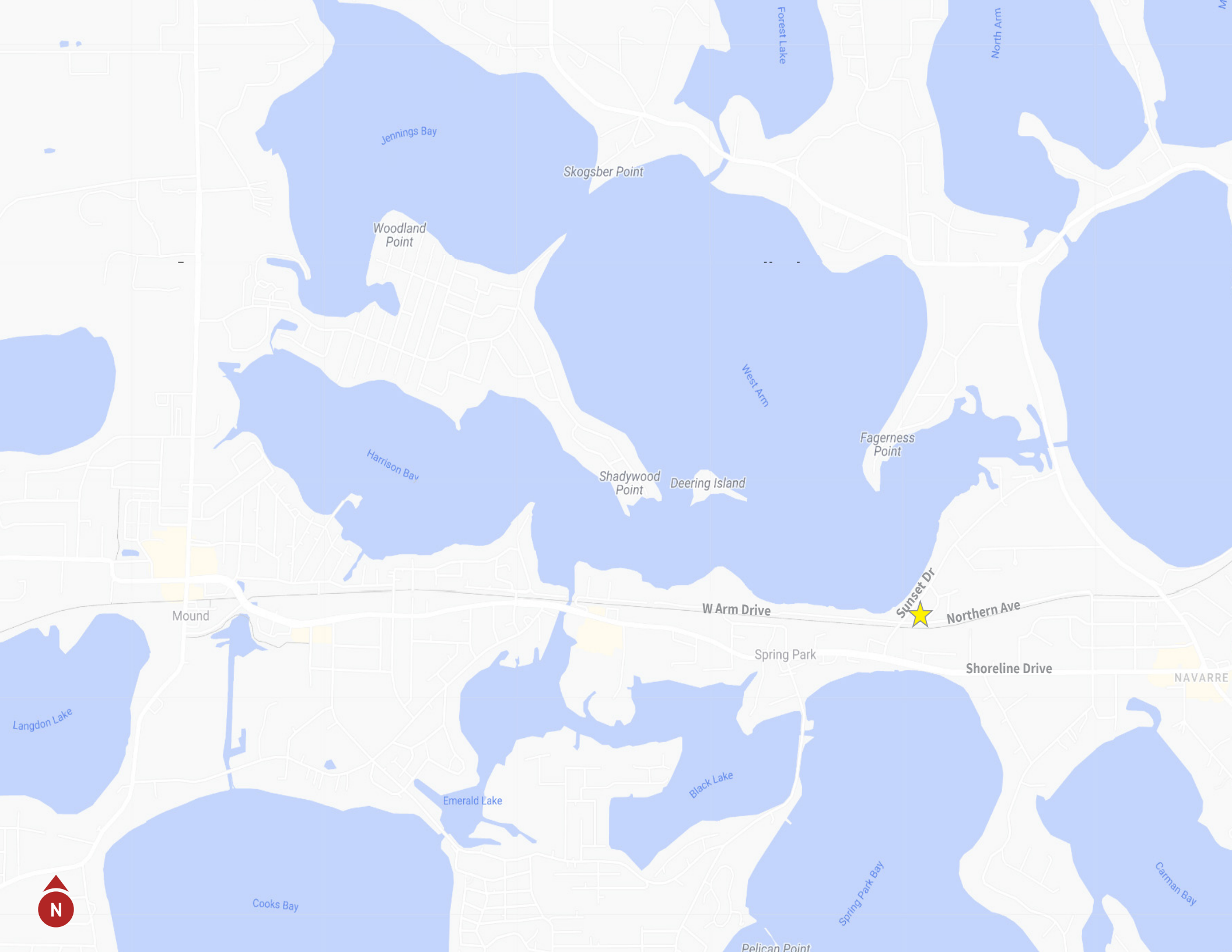


Investment Highlights

The property is a single-tenant office property currently owner-occupied by the Lake Minnetonka Communications Commission. The building was constructed in 1920 and renovated in 1999; it has one level above grade with a partial second level and a partial basement that is excluded from the gross building area. The gross building area is estimated at about 5,737 square feet. The building was renovated to office use in 1999 by the current owner. Building features include wood structural framing, metal siding with some wood panels, a rubber membrane roof that includes a flat section and a Quonset section, poured concrete floors on the first floor, wood subfloors on the second level, a clear span height of about 11.5 feet in the garage, and two HVAC units (one located on the second floor and the other mounted on the flat roof section).

The building appears to have been adequately maintained over the years and in average overall condition relative to age. The effective age of the subject property is estimated to be about 25 years with a remaining economic life of about 25 years, with no major items of deferred maintenance known.

The building location, across the street from the shore of the West Arm of Lake Minnetonka, is ideal for an owner/user. The site is on the corner of Sunset Drive and Northern Avenue, across from Rockvam Boat Yards, and directly off the Dakota Regional Trail. It offers amazing views of the lake, a drive-in garage, and potential for conversion of the upstairs to an apartment or additional storage. The site is a short distance from the Mound downtown area, with grocery stores, coffee shops, the Post Office, and other amenities.



Jennings Bay

Skogsber Point

Woodland Point

West Arm

Harrison Bay

Shadywood Point

Deering Island

Fagerness Point

Mound

W Arm Drive



Northern Ave

Spring Park

Shoreline Drive

NAVARRE

Langdon Lake

Emerald Lake

Black Lake

Cooks Bay

Spring Park Bay

Carman Bay

Pelican Point



Jennings Bay

Crystal Bay

West Arm

Harrison Bay

4071
Sunset
Drive

Dakota Rail Trail

MGM
WINE & SPIRITS

LAKE CHARLETT BREWING CO.
LAKE WHEEL

Blue Lagoon

NAPA

THE LAKE ROOM

THE NARROWS SALOON

Calvert's

Walgreens

WELLS FARGO

UNITED STATES
POSTAL SERVICE

True Value

Dominos
PIZZA

CorTrust Bank

亚洲小馆
Asian Bistro
About Anders Catering in Zion

bp

Blue Lagoon

NAPA

DQ

Caribou
COFFEE

LUNDS & BYERLYS

Holiday

Emerald
Lake

Black Lake

BRIDGEWATER BANK

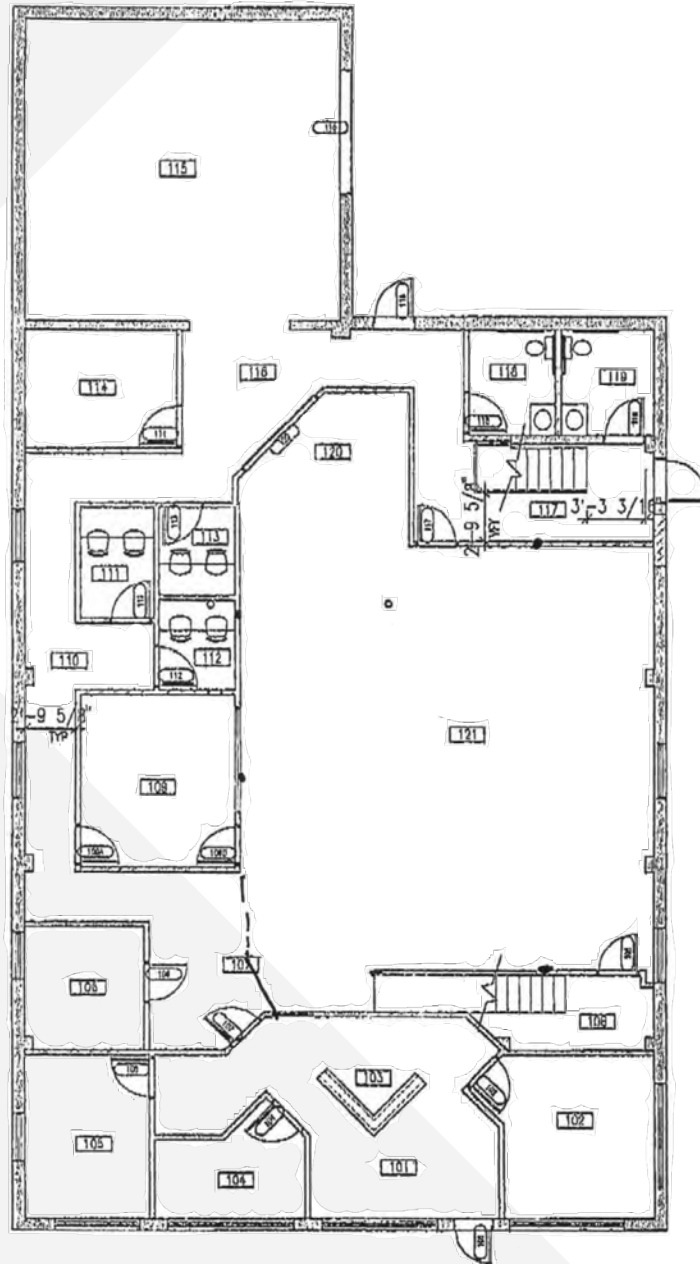
Cook's Bay

Spring Park Bay

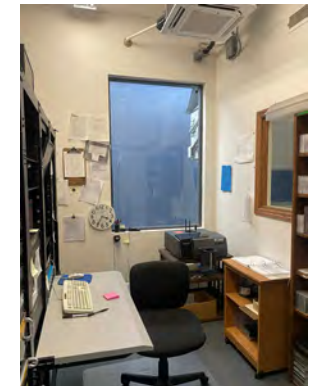
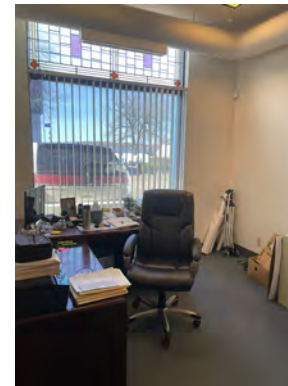
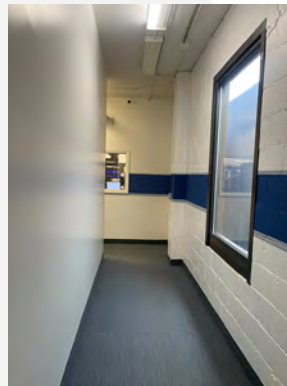
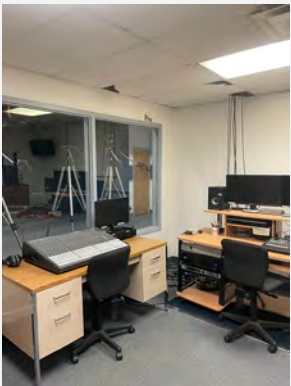
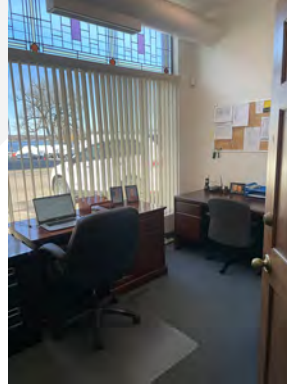
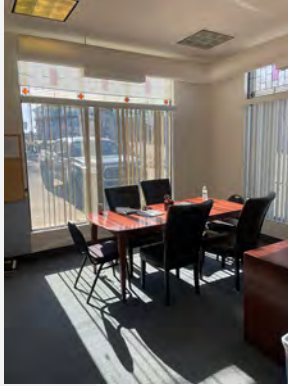
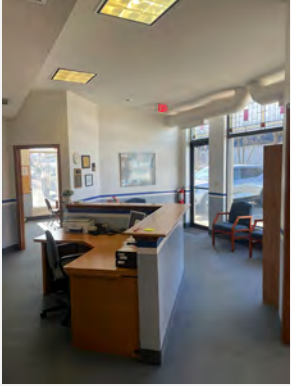
Carman Bay

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Floor Plan



Property Photos



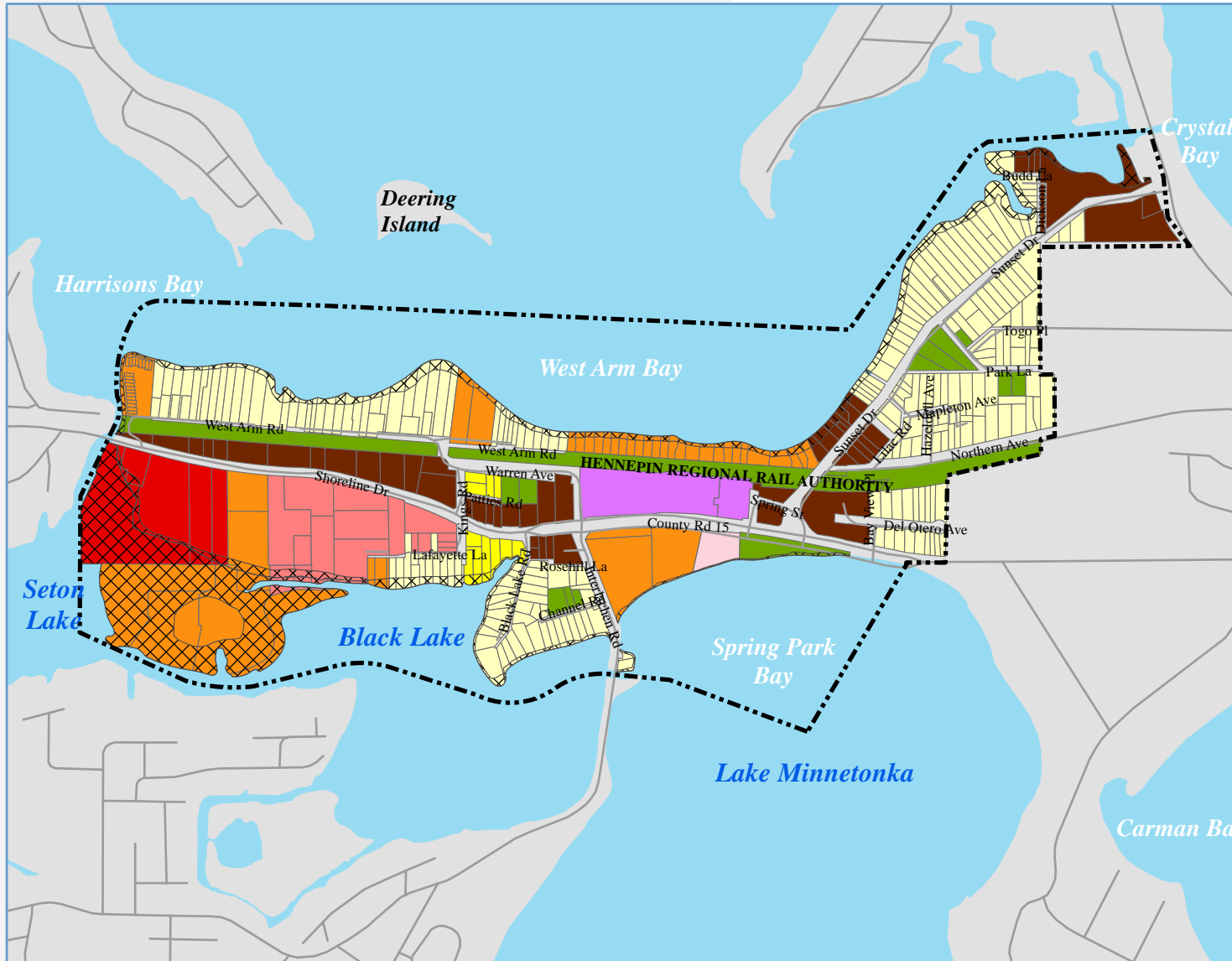
Street View



Hennepin County Aerial Map



City Zoning Map



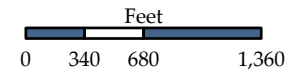
City of Spring Park



Zoning Districts

- R-1 Single and Two Family Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- C-1 General Commercial
- C-2 Shopping Center
- C-3 Health Care Facility
- C-4 Office Commercial
- M Manufacturing
- P Public/Semi-Public

- Floodplain
- City Limits

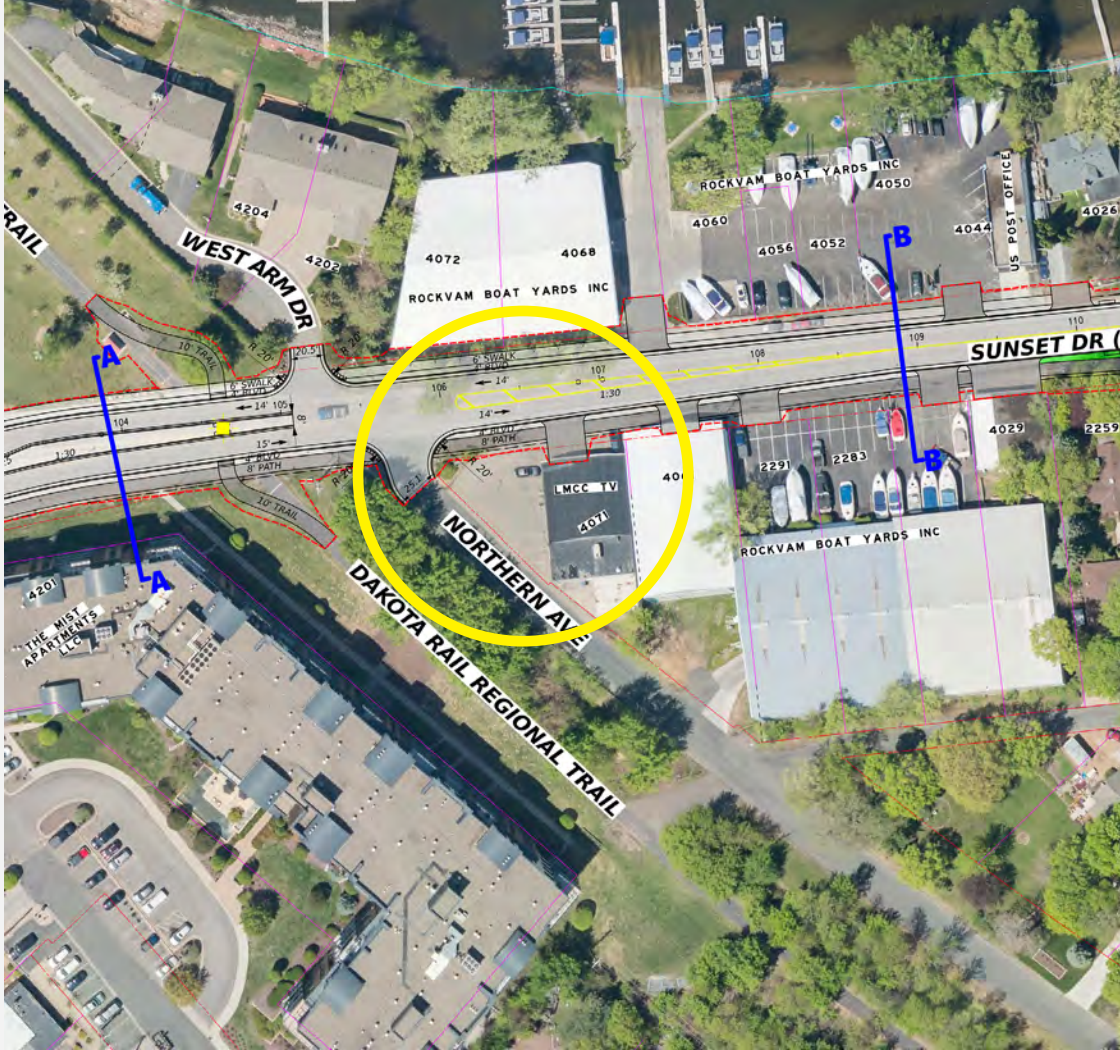


Source:
Minnesota Department of Natural Resources
Northwest Associated Consultants, Inc.

Map Date: August 2010



Hennepin County Road Construction Project 2025



As can be seen on this section of the plan, Hennepin County plans will eventually reduce the size of several properties along Sunset Drive. The impact for 4071 Sunset Drive will be a reduction in the size of the parking lot.

To see full map and details of the project. click [HERE](#)

From the Hennepin County website: "Hennepin County, and the cities of Spring Park, Orono, and Three Rivers Park District, are working together to reconstruct Sunset Drive (County Road 51) between Spring Street and Shadywood Road (County Road 19). Construction is anticipated to begin in 2025. A reconstruction project like this allows us to replace the aging roadway and underground utilities, as well as re-envision the corridor. Our goals for this project include:

- incorporating new multi-modal features focused on safety and mobility.
- improving traffic flow
- improving connectivity by adding trail access"

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