

YVONNE PERKINS • EDINA REALTY • 612-709-1555

OFFICE FOR SALE

\$1,400,000

**2600 WAYZATA BLVD
MINNEAPOLIS, MN 55405**



ABOUT THIS PROPERTY

Solid one-level brick & steel building with cement walls. Easy access to 394. Open reception area, kitchen, conference room(s), work center, 12 offices; potential to redesign for your needs. Lots of storage. Heavy power available. Security system. Potential for re-development with city approval.

FEATURES

✔ 6000 sq.ft.

✔ Brick/Steel-Built

✔ Potential for 12 Offices

YVONNE PERKINS • COMMERCIAL REALTOR

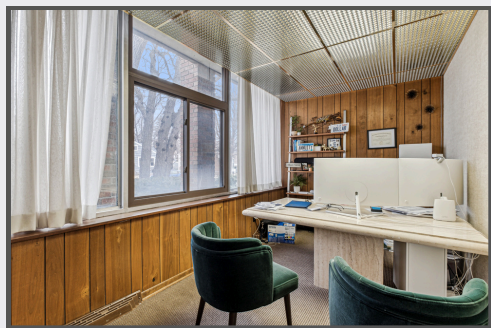
Direct: 612-709-1555

Email: YvonnePerkins@edinarealty.com

Website: www.YvonnePerkins.edinarealty.com

**Edina Realty®
Commercial**

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Flexible space to fit the needs of your business. Call for Showing!

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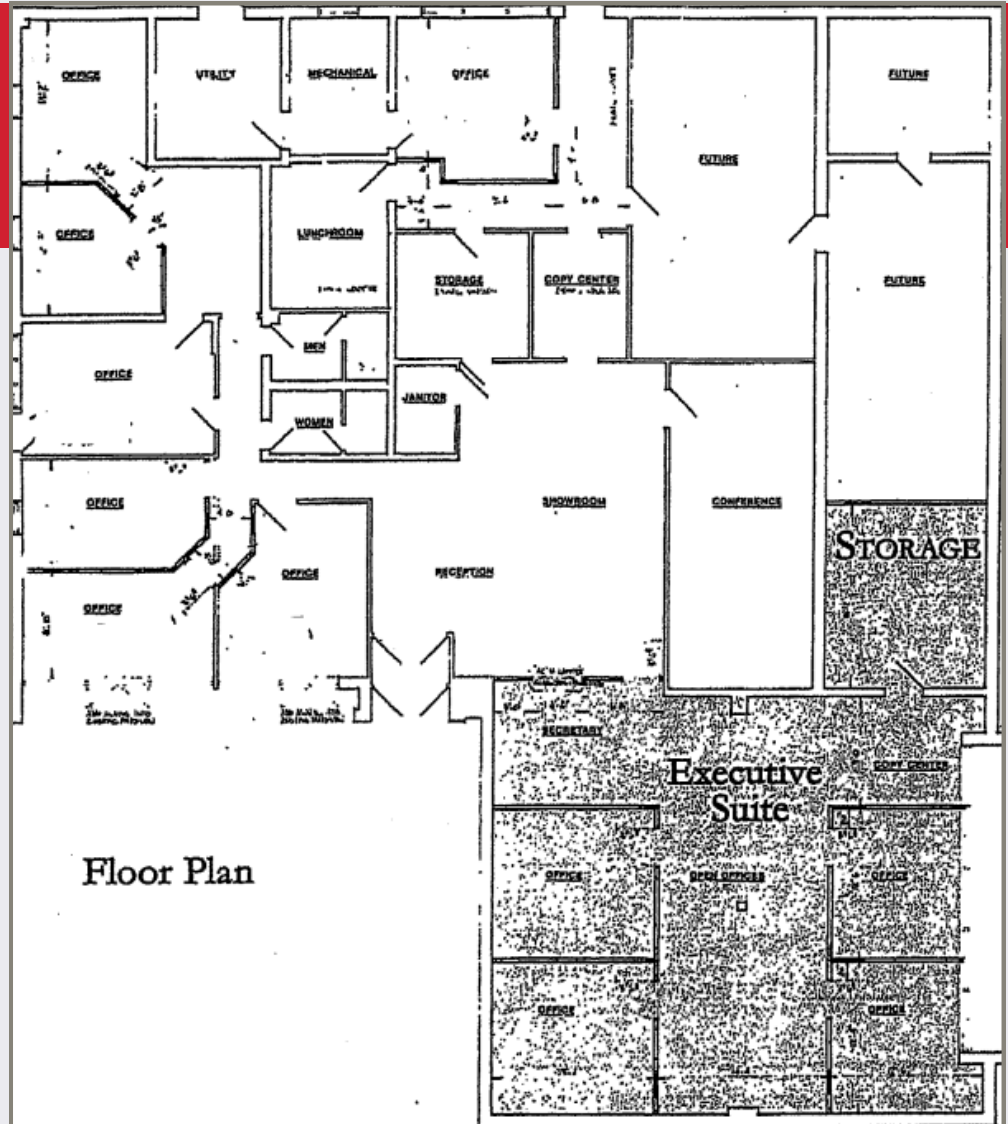
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**Great Space for your Professional Practice!
Flexible Office Space,
plenty of Storage, too!**

Structure:

- Office 13x10
- Office 13x13
- Office 11x10
- Office 15x12
- Office 11x11
- Office 11x10
- Office 15x9
- Lunchroom 11x10
- Utility 11x9
- Copy Center 10x6
- Conference Rm 26x12



Executive Suite:

40x34

Private Executive Suite includes Administrative Space, Open Office Space, Copy Center *plus* (4) Private Offices

Storage:

1,100+ sq.ft.

Storage can be converted to Office Space

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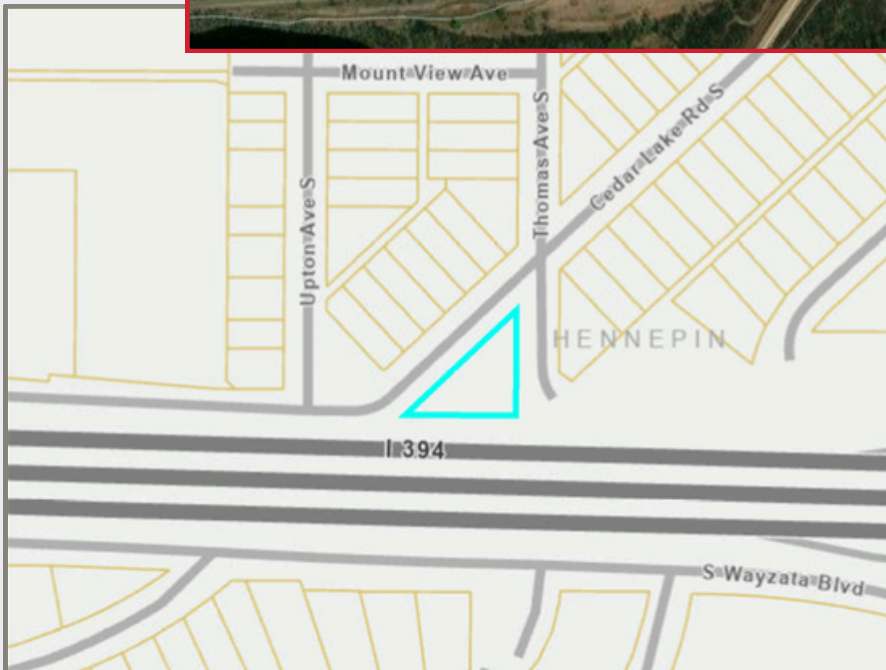
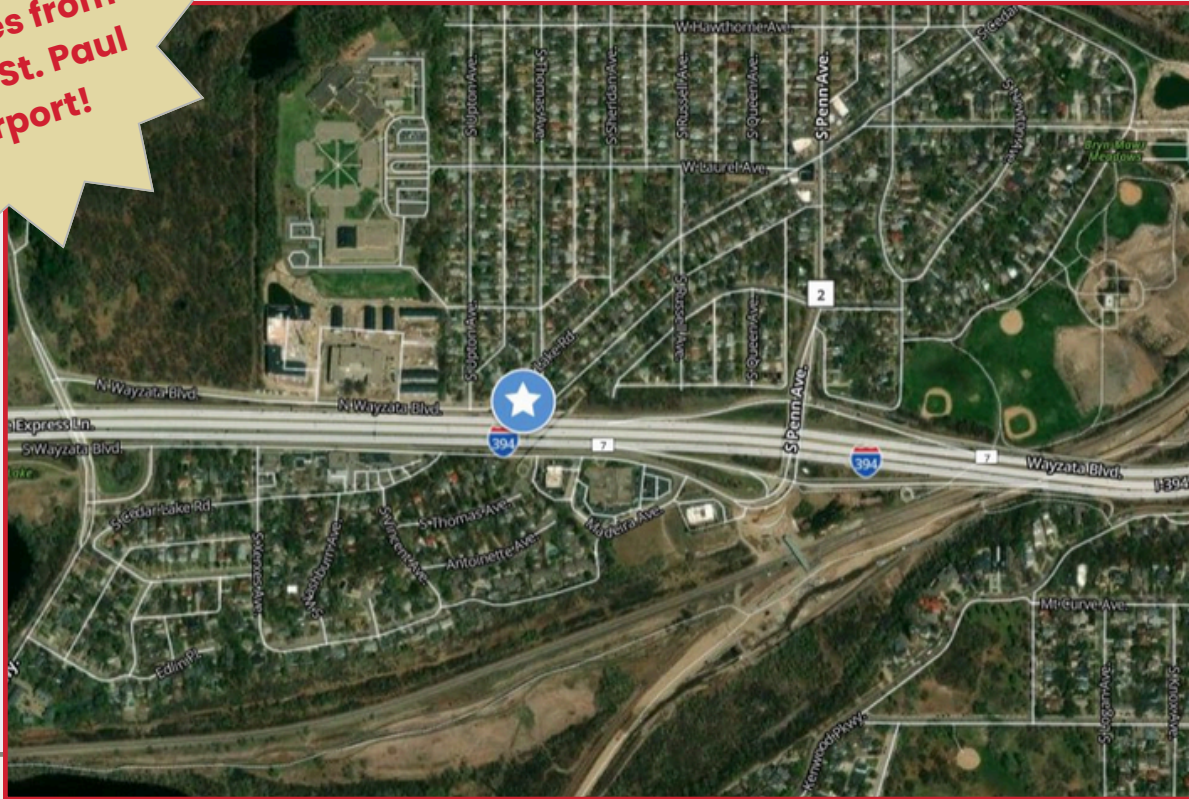
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Easy Access to Hwy 394

Only 20 minutes from MPLS/St. Paul Airport!



Parcel ID: 2902924130066

Parcel Area: 0.27 Acres, 11,576 sq.ft.

A-T-B Abstract

Zoning Code: CM2-Mixed Use

District allows small, moderate and large-scale commercial uses

Assessed 2023, Payable 2024

Property Type: Commercial

Tax Total: \$19,333

Photo Courtesy of Hennepin County

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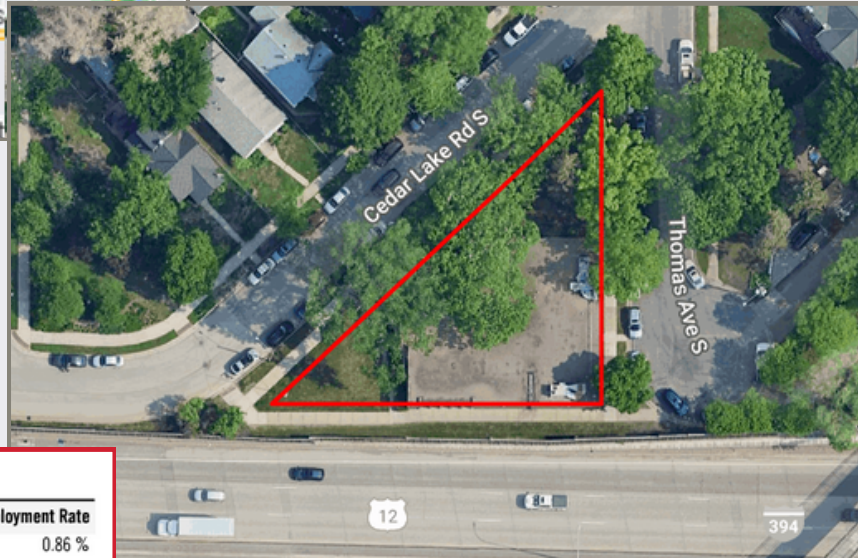
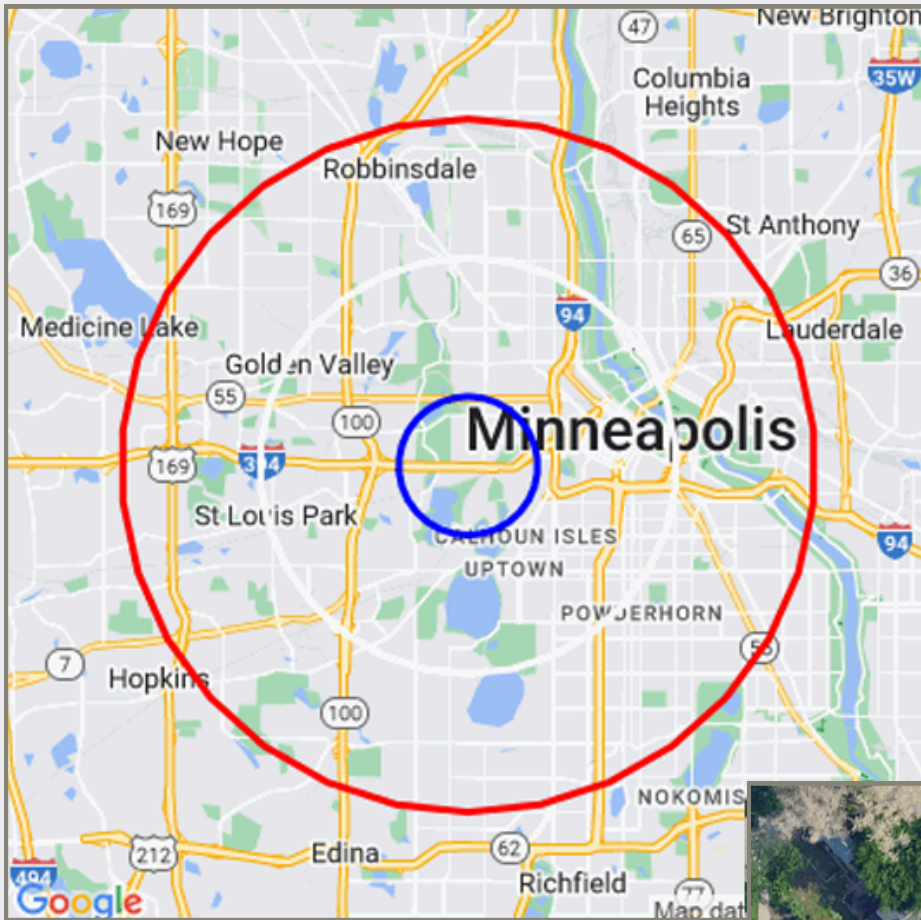
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Demographic Information



Population			
Distance	Male	Female	Total
1- Mile	2,025	1,992	4,017
3- Mile	46,681	44,709	91,390
5- Mile	141,611	140,601	282,212

Employment by Distance			
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,343	40	0.86 %
3-Mile	53,335	1,970	3.35 %
5-Mile	150,048	6,471	3.98 %

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