



2909-2919 Anthony Lane, Saint Anthony, MN

Office/Warehouse Space
available **for Lease or Sale**

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For Sale | 2909-2919 Anthony Lane

2909-2919 Anthony Lane is a 17,160 SF office / warehouse building situated on 1.07 acres of land. The building was built in 1964 and has been recently updated and very well maintained. There is approximately 12,672 total square feet of existing office space, and the warehouse portion of the facility features 12' clear height space of approximately 4,488 square feet. The warehouse is served by one (1) drive-in door, with the potential to create an additional 3,168 SF warehouse and second drive-in door. The property also comes with a large, hard-to-find 50+ stall parking lot.



Investment Highlights:

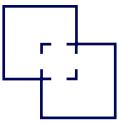
- Close proximity to area amenities, including Rosedale Center.
- Hard-to-find large parking lot.
- Excellent highway access.
- Nice corporate image.
- New roof and HVAC units
- Potential to expand warehouse space to 7,656 SF.

[Click Here to View
Drone Video](#)



2909-2919 Anthony Lane

Physical Description

**Total Building Area:**

17,160 SF Total
12,672 SF Office | 4,488 SF Warehouse
*Main Floor: 14,002 SF
*Warehouse Expandable to 7,656 SF

Property Address:

2909-2919 Anthony Lane
Saint Anthony, MN 55418

Year Built:

1965, Addition in 1980

PIDs:

06.029.23.44.0037 &
06.029.23.44.0039

Land Area:

1.07 Acres Total (46,608 SF)
PID ...0037L 0.53 Acres (22,905 SF)
PID ...0039: 0.54 Acres (23,703 SF)

Property Type:

Office / Flex

Construction:

Block

Parking:

Fifty (50)+ surface spaces; ability to expand

Zoning:

L-1 Light Industrial

Roof:

Replaced in 2015
15-year warranty in place

No. of Floors:

Two (2)

Floors:

Reinforced concrete (assumed) single story, approx. 3,158 SF on second floor

Loading:

One (1) drive-in door
*Ability to add second

Clear Height:

12'

HVAC:

Air conditioned throughout
Majority of units replaced within 5 years

Tax Information:

County:
Hennepin

Property Tax (Payable 2025)

PID ...0037: \$47,792.18
PID ...0039: \$5,976.28
Total Taxes: \$53,768.46

Taxes & OPEX:

\$4.72 per SF

Sale Price:

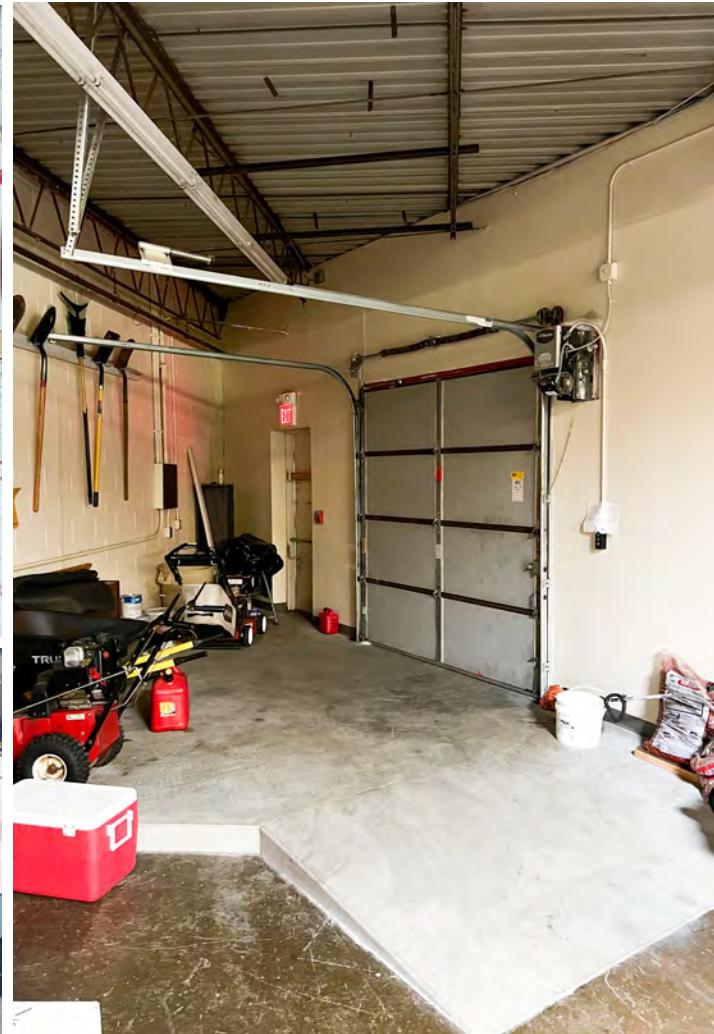
\$1,800,000

Asking Rent:

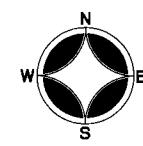
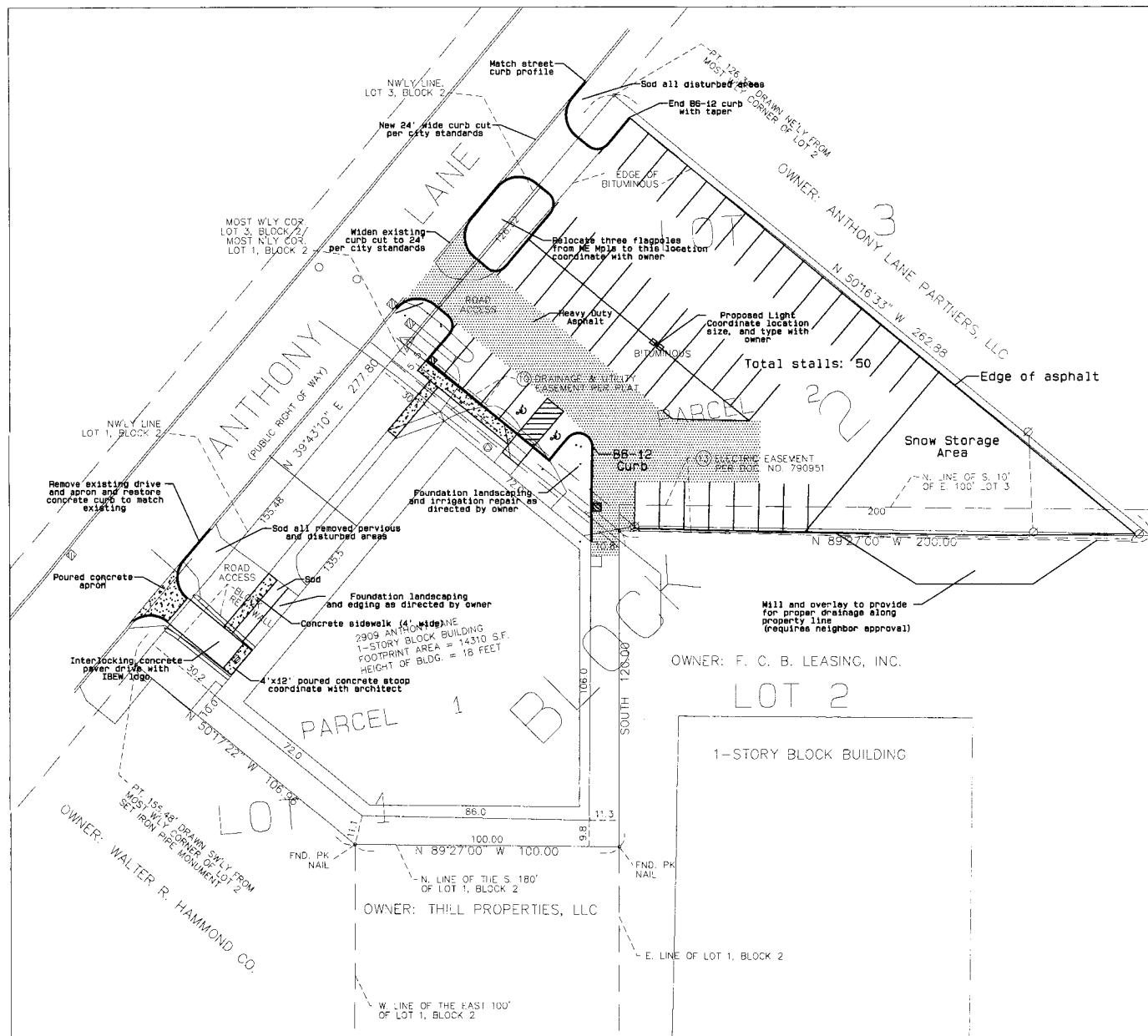
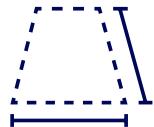
Negotiable



Property Photos

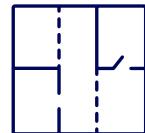


Site Plan



GRAPHIC SCALE 1"=20'

Floor Plan



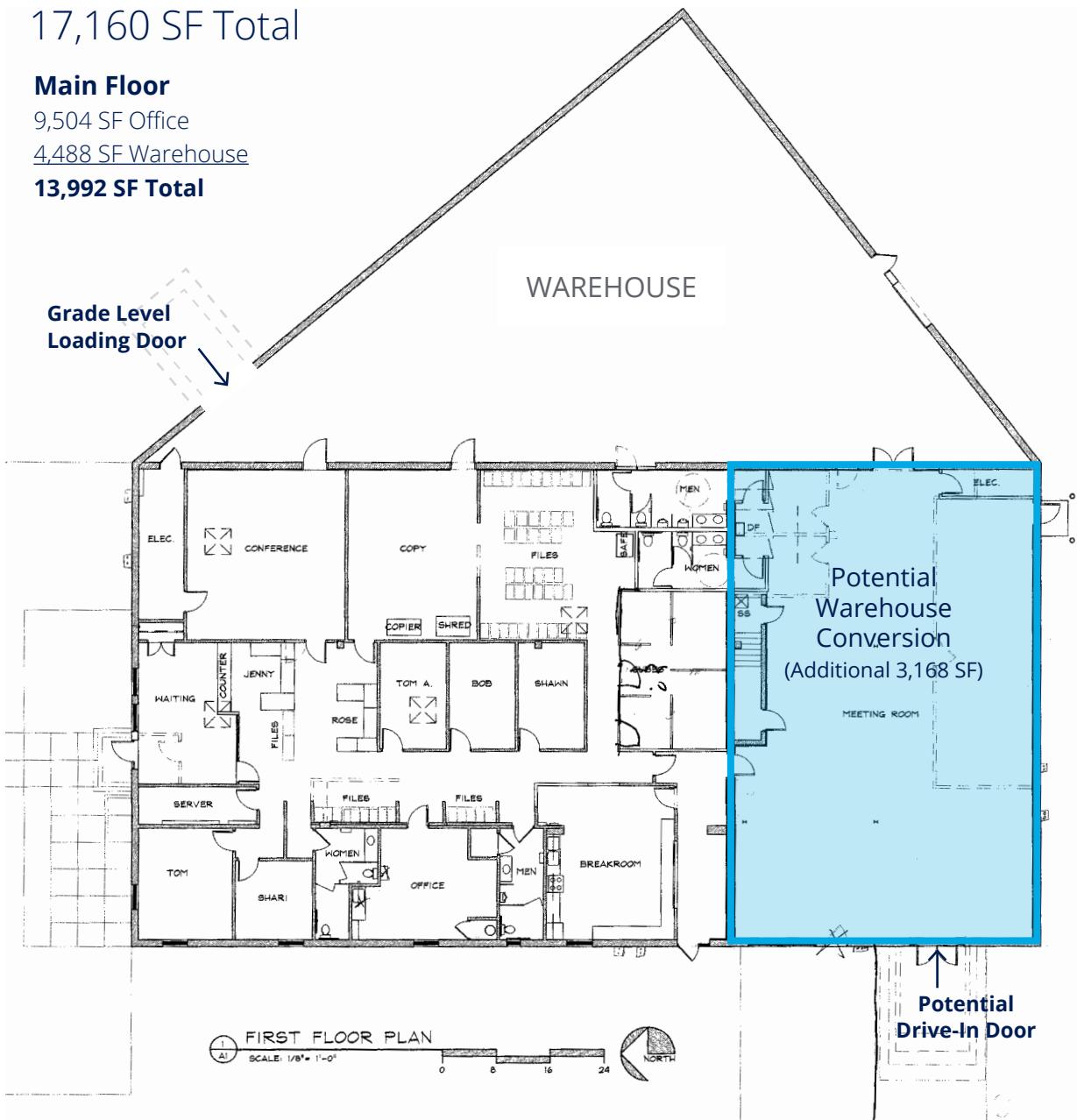
17,160 SF Total

Main Floor

9,504 SF Office

4,488 SF Warehouse

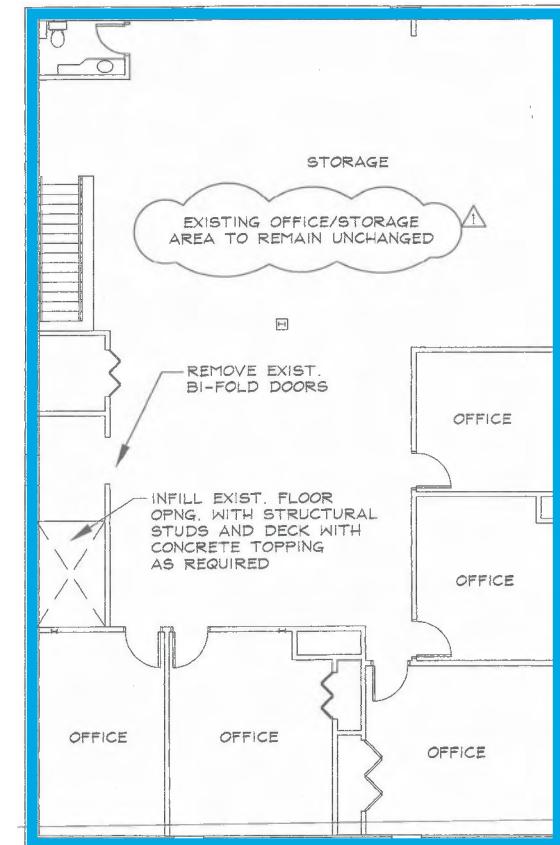
13,992 SF Total



Second Floor

3,168 SF Office

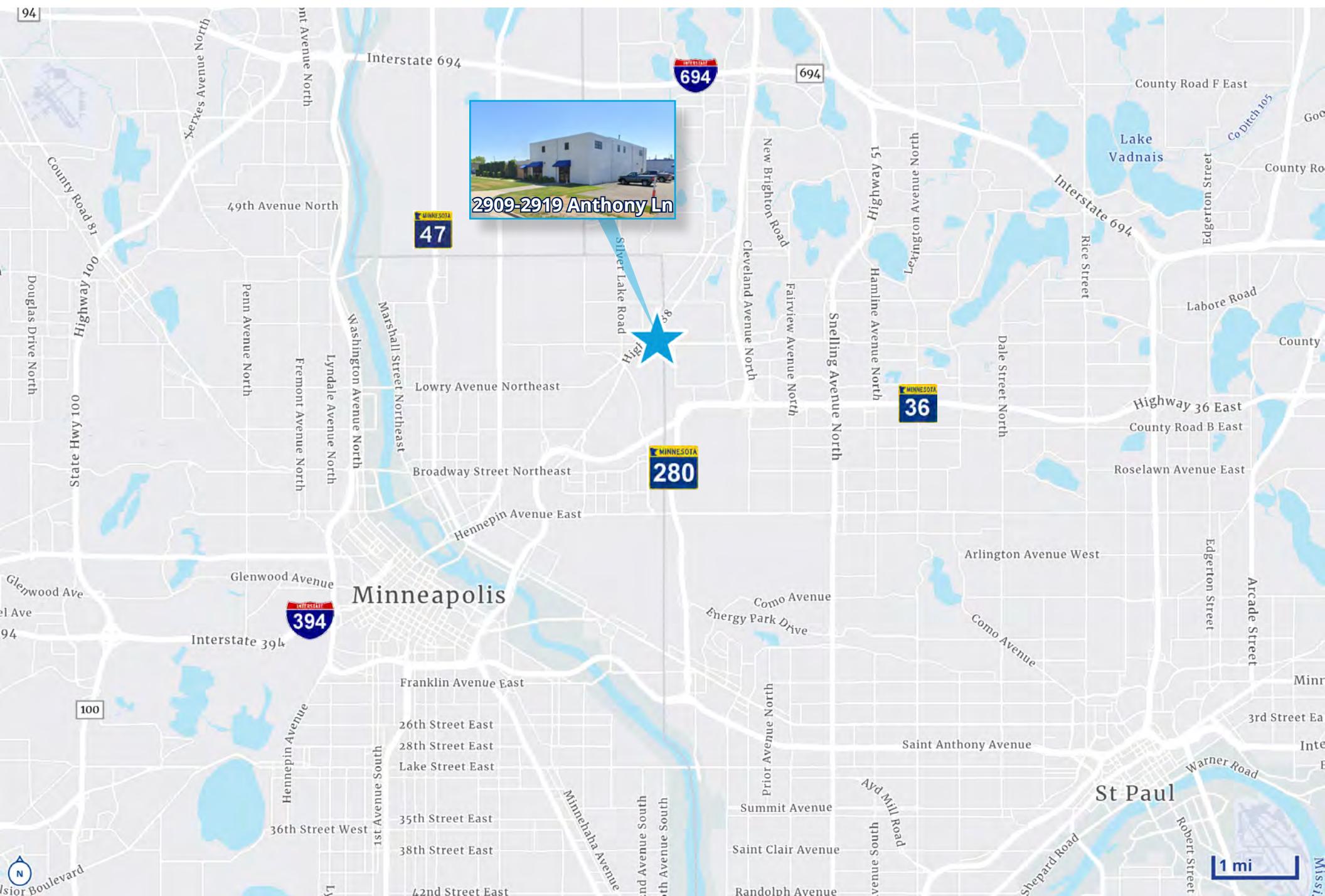
3,168 SF Total



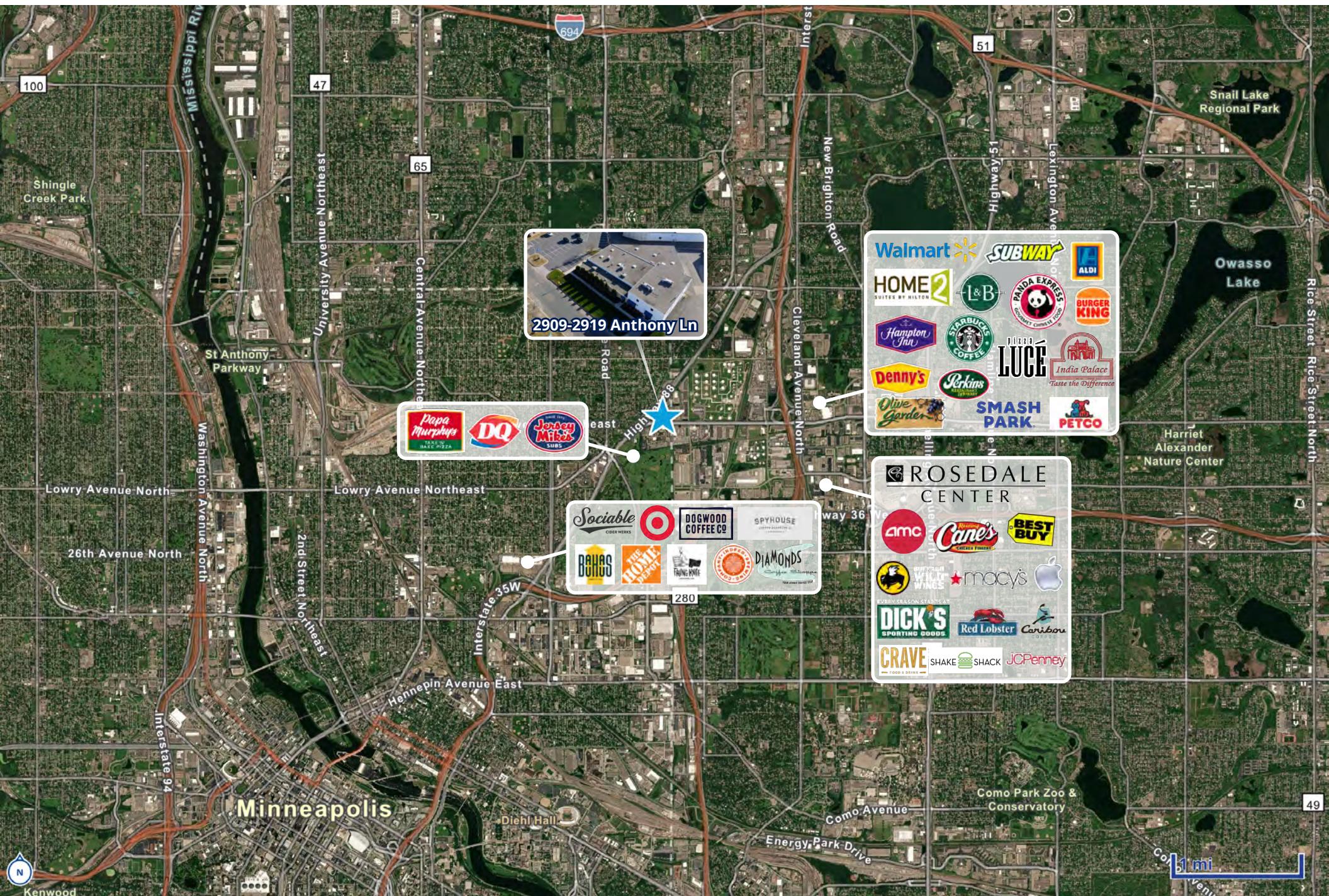
Property Aerial



Area Map



Area Amenities





Accelerating success.

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