



**FOR SALE:  
106 BROADWAY AVE. S  
WAYZATA, MN 55391**



COLDWELL BANKER  
REALTY



Highly sought after freestanding office building with prime corner location at Wayzata Blvd. and Broadway, just two blocks North of Lake Street and the water's edge of Lake Minnetonka.

This 5,190 SF brick two-story was custom built with a nice combination of private offices, open spaces, off street parking, and professional landscaping.

Located 12 miles West of downtown Minneapolis, Wayzata is a vibrant business community with tremendous growth including new restaurants, shops, the Landing Hotel & the Panoway on Wayzata Bay. Current tenant/lease is in place through 4.30.2027.

For information, contact:

[connie@wolfsoncommercial.com](mailto:connie@wolfsoncommercial.com), 952-334-4554

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## Salient Fact Sheet

- ✓ Price: \$1,950,000
- ✓ Building Size: 5,190 SF (3,460 is above ground)
- ✓ PID#: 06-117-22-13-0037
- ✓ Lot Size: 0.15 acres / 6,370 SF
- ✓ Year Built: 2005
- ✓ 2024 Taxes: \$35,023
- ✓ Parking: 8 spaces
- ✓ Zoning: C1 - Office and Limited Commercial District
- ✓ Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>
Population	16,670	50,556
Average Household Income	\$104,848	\$100,419

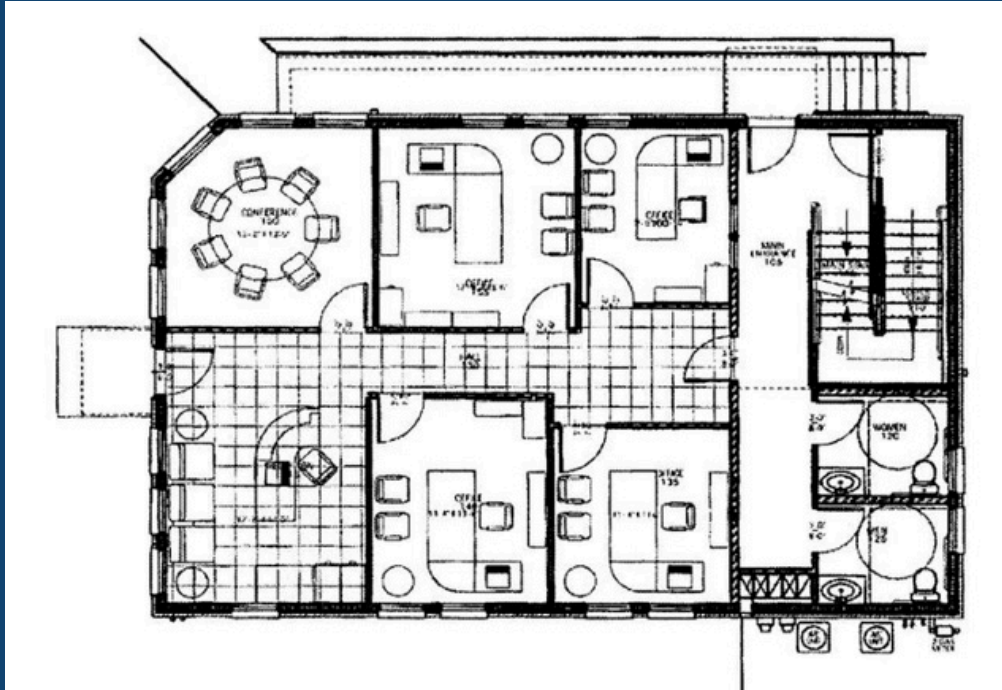


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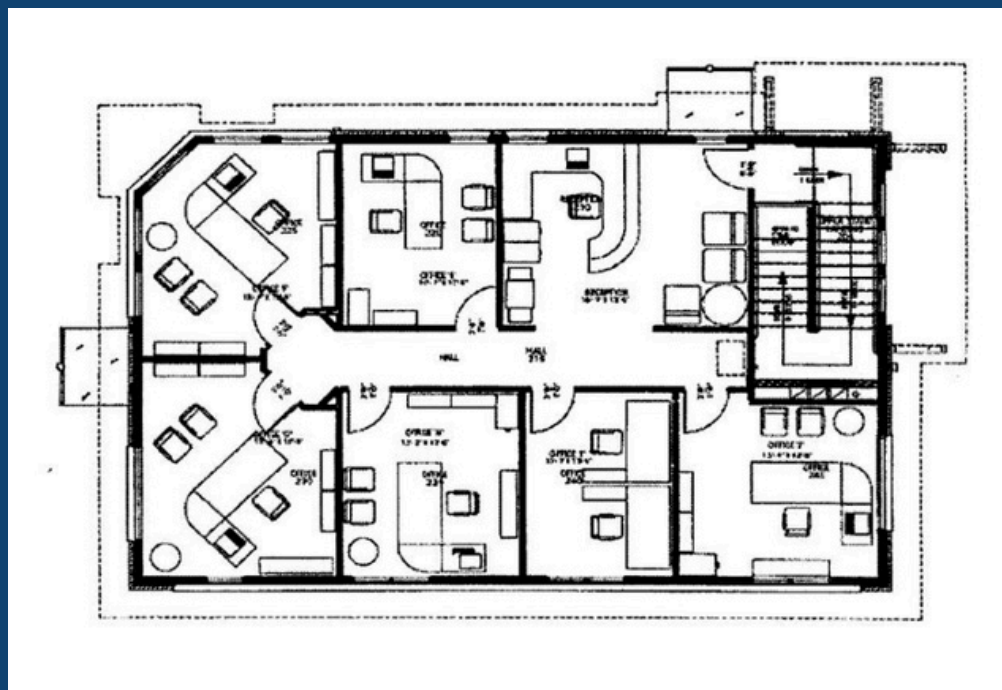
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**FIRST FLOOR**



**SECOND FLOOR**



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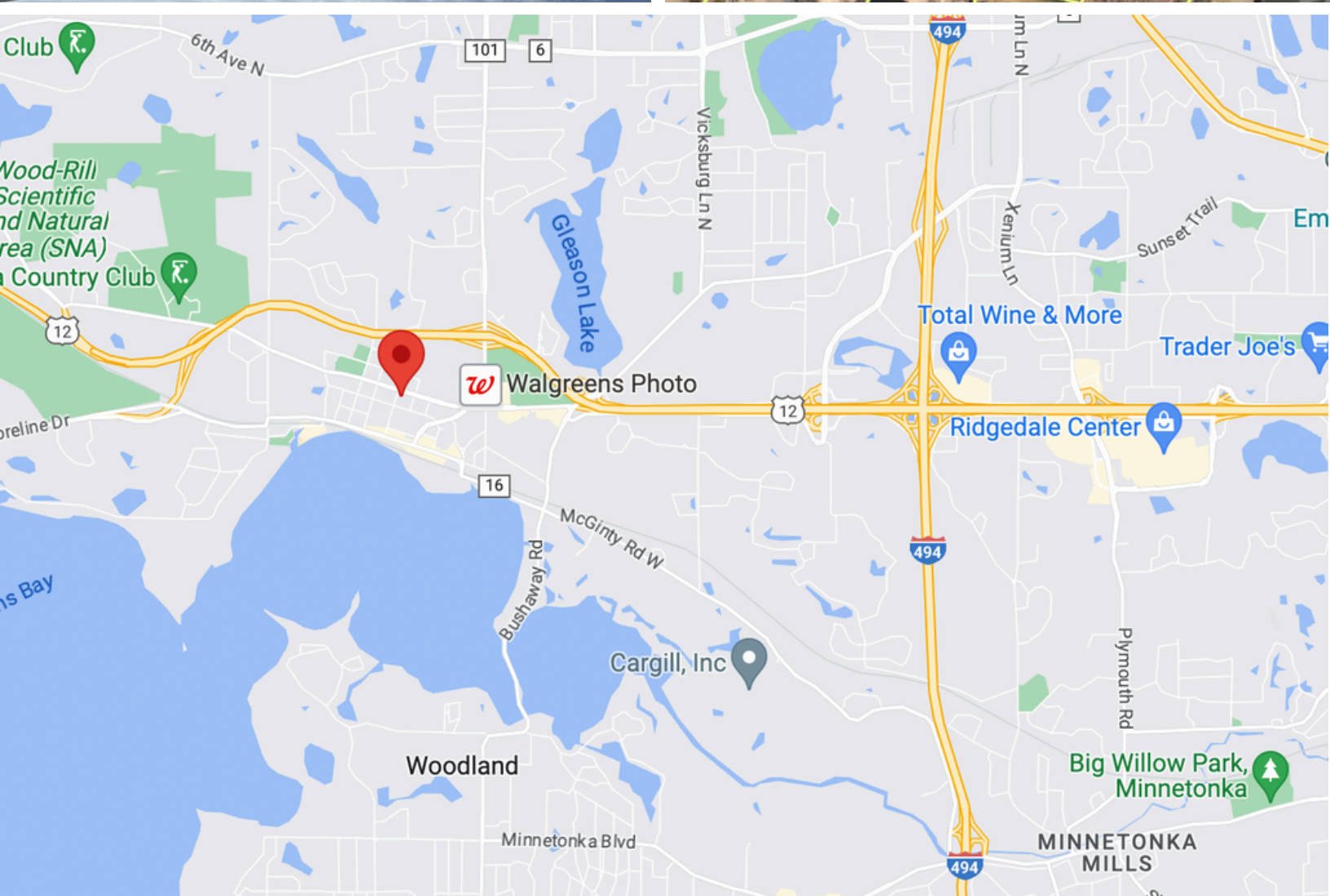
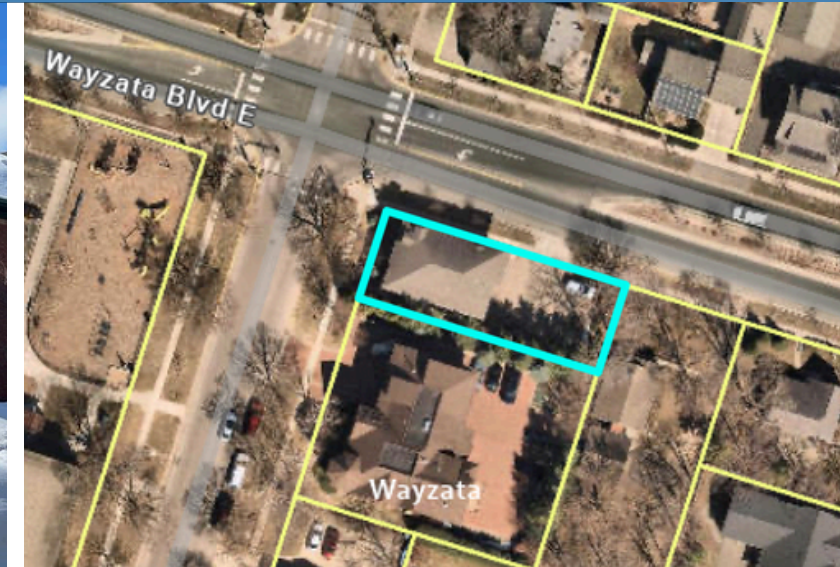
  
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<b>106 Broadway, Wayzata - Profit &amp; Loss: January-December 2024</b>		
		<b>Jan-Dec '24</b>
	<b>Ordinary Income/Expense</b>	
	<b>Income</b>	
	<b>Rental Income</b>	<u>\$140,670.63</u>
	<b>Total Income</b>	\$140,670.63
	<b>Expense</b>	
	<b>Insurance Expense</b>	
	<b>General Liability Insurance</b>	<u>\$6,238.99</u>
	<b>Total Insurance Expense</b>	\$6,238.99
	<b>Janitorial Expense</b>	\$169.80
	<b>Landscaping and Groundskeeping</b>	\$5,638.52
	<b>Property Management Fees</b>	\$4,888.01
	<b>Repairs, Maintenance, Improvements</b>	\$15,925.54
	<b>Taxes - Property</b>	\$35,022.54
	<b>Utilities</b>	<u>\$9,140.45</u>
	<b>Total Expense</b>	<u>\$77,023.85</u>
	<b>Net Income</b>	<u>\$63,646.78</u>

This information is deemed reliable, but not guaranteed. Agent to verify all figures.