



FOR SALE: 261 SCHOOL AVENUE EXCELSIOR, MN 55331



261 School Avenue is a rare historical opportunity in the heart of Excelsior, located in the commercial district and a few blocks from Lake Minnetonka.

This classic 1899 revival style building has undergone a complete renovation and updated to its current multi-tenant office use in 1997.

The building features four levels of office suites, common areas; lobby, ADA restrooms and an elevator making this property handicap accessible.

Zoned CC-Cottage Commercial District, which is a mixture of commercial service, retail, entertainment, civic, institutional, and related public facilities.

This well-maintained property represents a quality investment opportunity with great tenants, reasonable lease rates, and space for an owner user if desired.

For information, contact:
connie@wolfsoncommercial.com, 952-334-4554

Salient Fact Sheet

- ✓ Building Size: 23,429 SF
- ✓ Price: \$4,200,000
- ✓ PID# 34-117-23-14-0051
- ✓ Lot Size: 0.98 acres / 42,546 SF
- ✓ Year Built: 1899
- ✓ 2022 Est taxes: \$66,417
- ✓ Parking: 52 spaces
- ✓ **Complete Renovation in 1997:**
 - Addition: Addition of rear second staircase, elevator and ADA restrooms on each floor
 - Windows: 110 custom built Andersen Windows
 - Plumbing: All new plumbing
 - Electric: All new wiring, 75 KVA three phase pad mounted transformer with underground service, interconnected with glycol coolant loop
 - HVAC: Cooling tower and heat pumps installed 1996; Dual Slant gas-fire boilers replaced in 1998
 - Elevator: Thyssenkrupp Elevator inspected and maintained monthly by TK Elevator Corp.
- ✓ Parking Lot: Resurfaced in 2007
- ✓ Roof: Shingle roof replaced in 2019 by Monarch Builders and Commercial Services
- ✓ Internet: Fiber optic cable enters building for high speed internet
- ✓ Sprinkler System: Fire protection panel and alarms are inspected once a year by Electric, Fire & Security Inc.
- ✓ Zoning CC - Cottage Commercial District

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