

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.

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#### Salient Fact Sheet

**Ø** Building Size: 23,429 SF

Price: \$4,200,000

PID# 34-117-23-14-0051

Lot Size: 098 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

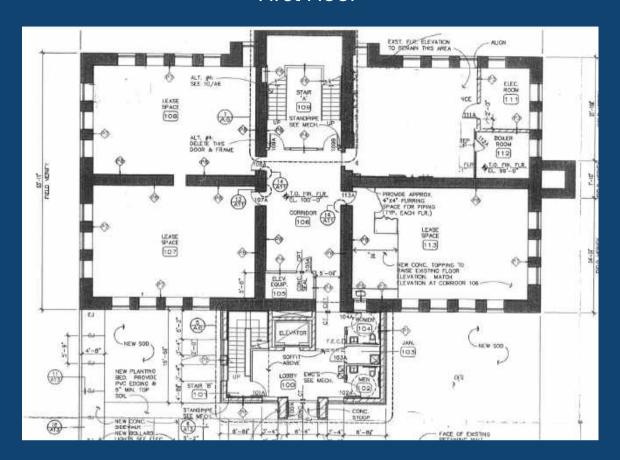
Electric: All new wiring, 75 KVA three phase pad mounted transformer with underground service, interconnected with glycol coolant loop

HVAC: Cooling tower and heat pumps installed 1996; Dual Slant gas-fire boilers replaced in 1998

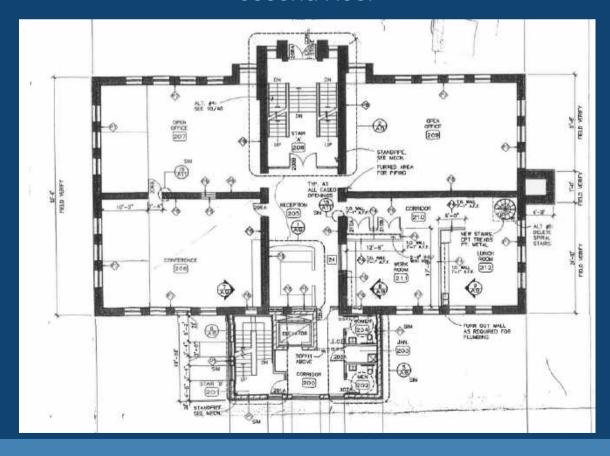
Elevator: Thyssenkrupp Elevator inspected and maintained monthly by TK Elevator Corp.

- 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

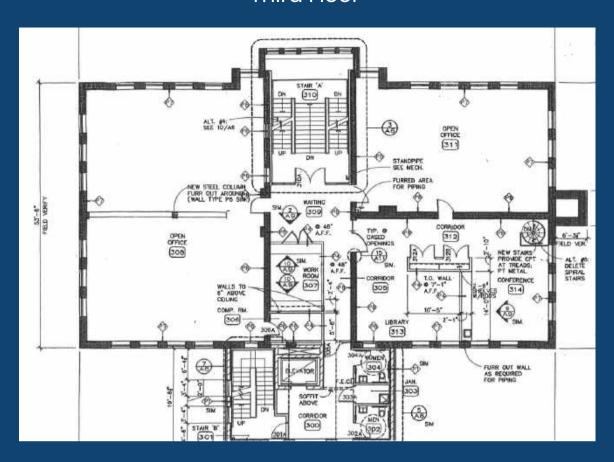
### First Floor



### Second Floor



### Third Floor



#### **Fourth Floor**

