



ObsidianGroup.com

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380 Jackson Street, Suite 750
Saint Paul, MN55101

CHURCH BUILDING FOR SALE



3856 Toledo Ave N

Robbinsdale, MN 55422

FOR SALE \$760,000 (\$75/SF)

CONTACT

ANDREI BORTNOV

Associate

Obsidian Group

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- » Fantastic opportunity to own your own church in a well-situated area. Minutes away from Hwy 100 and a few miles away from downtown Minneapolis. This church features a stunning main congregational area that has a max occupancy of 315 people with abundant natural light and up to 18' ceiling height. A secondary congregational area allows for additional assembly for groups requiring multiple events scheduled simultaneously.
- » The functional layout of this building provides conveniently located childcare rooms and offices on both floors, and also includes full kitchen with serving windows add to the functionality of this building. Multi-stall women's and men's bathrooms are located on this property and provide enough room for a baby changing station.
- » With newer roof and mechanicals, as well as a well well-kept parking lot, provides years and years of maintenance free property management for your focus to be spent on running your business.

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PROPERTY HIGHLIGHTS

- » Availability: Immediately
- » Ceiling height: 18' main congregational hall, 9' everywhere else
- » Roof: 2006
- » HVAC: 2006 (forced air – heat and A/C)
- » Electrical: two 200Amp panels
- » Construction style: Brick and Stucco
- » Floors: 2
- » Small Offices: 6
- » Large Conference Rooms/
Study Rooms: 4
- » Congregation Areas: 2 (main area max occupancy is 315 people and secondary area is 120 people)
- » Bathrooms: 2 (women's and men's)
- » Kitchen: Full Kitchen
- » Parking: 35 on-site parking spots and ample free off-site parking
- » Proximity to Highways: 2 min away from Hwy 100



PROPERTY OVERVIEW

- » Total Building Area: 10,130 Square Feet
- » Lot Size: 0.42 acres
- » Year built: 1953
- » Zoning: R1
- » Permitted Uses: Religious institutions, educational institutions, boarding facility, and daycares (some uses require conditional use permits)

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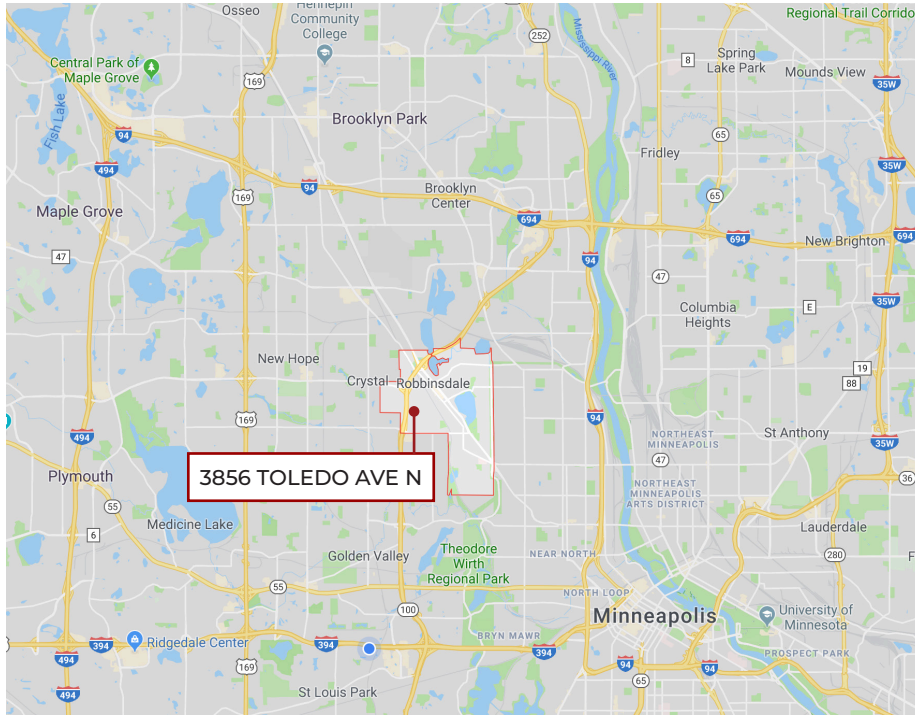
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REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population	14,431	129,409	301,369
2024 Polulation	15,034	134,977	314,024
Pop Growth 2019-2024	4.18%	4.30%	4.20%
Average Age	39.70	37.30	37.20
Households			
2019 Total Households	6,215	50,329	122,885
HH Growth 2019-2024	4.30%	4.19%	4.30%
Median Household Income	\$63,110	\$56,328	\$59,465
Avg Household Size	2.20	2.50	2.40
2019 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$170,307	\$177,814	\$196,086
Median Year Built	1956	1958	1964

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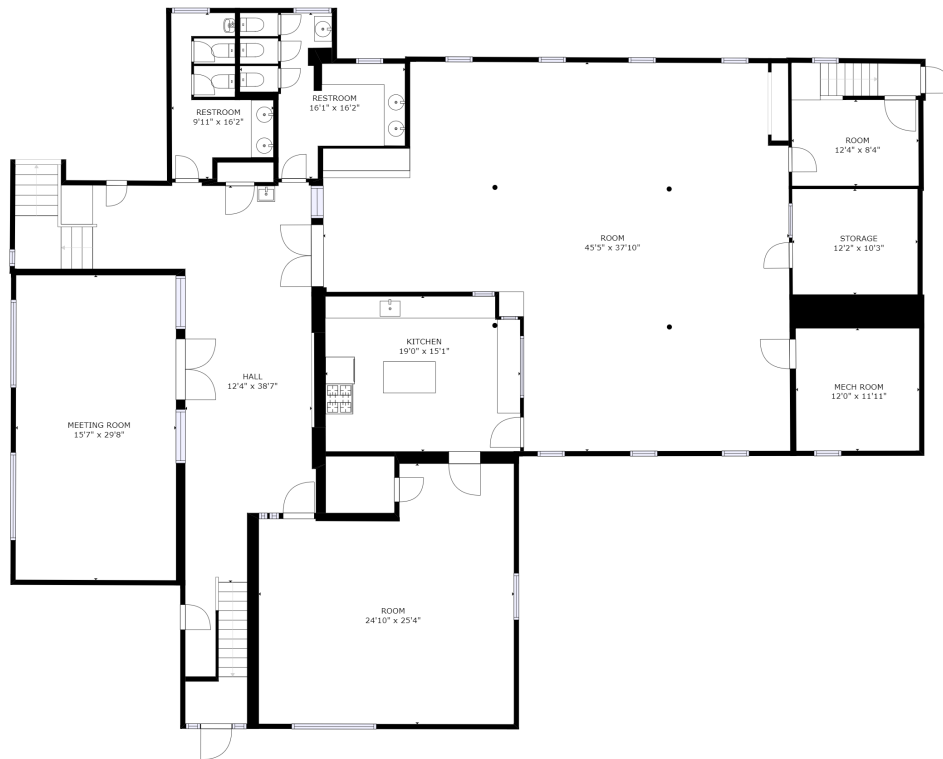
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FLOOR PLANS



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 4293 sq ft, FLOOR 2: 4511 sq ft
FLOOR 3: 288 sq ft
TOTAL: 9091 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Matterport: <https://my.matterport.com/show/?m=KTXiXqARQJV>

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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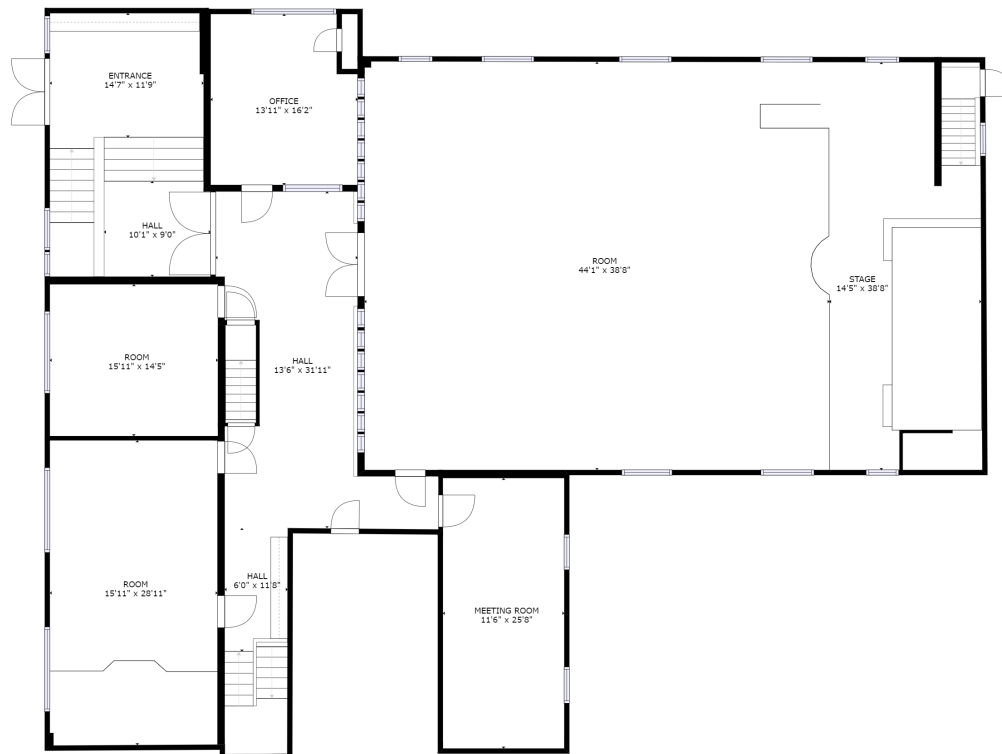
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FLOOR PLANS



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 4293 sq ft, FLOOR 2: 4511 sq ft
FLOOR 3: 288 sq ft
TOTAL: 9091 sq ft
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