



**FOR SALE**

**5500 WEST BROADWAY AVE  
CRYSTAL, MN 55428**

**Results**  
COMMERCIAL  
**RE/MAX RESULTS**

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**5500 W BROADWAY AVE**  
CRYSTAL, MN 55428

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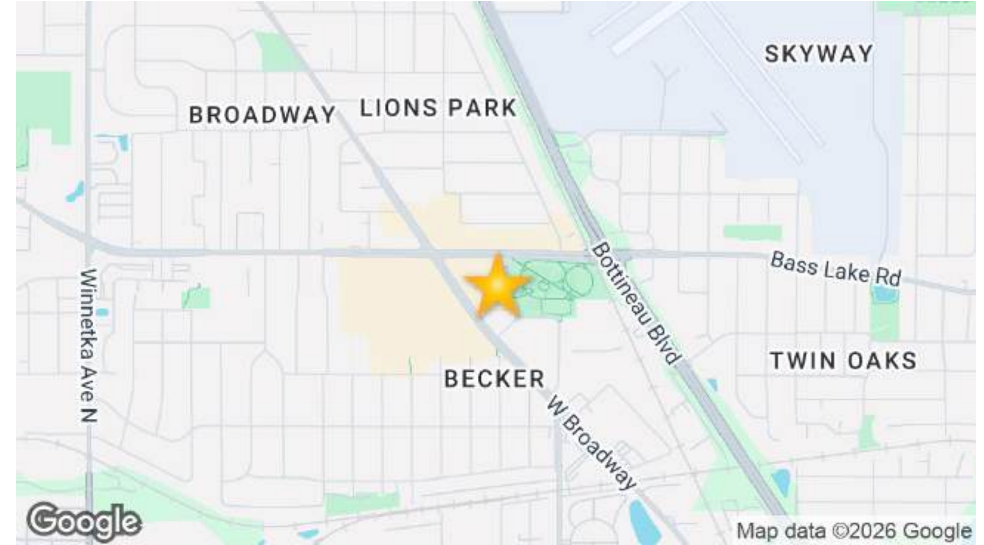


# PROPERTY INFORMATION

# EXECUTIVE SUMMARY

**5500 W BROADWAY AVE**  
CRYSTAL, MN 55428

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## OFFERING SUMMARY

Sale Price:	\$1,075,000
Building Size:	6,650 SF
Lot Size:	0.75 Acres
Price / SF:	\$161.65
Year Built:	1981
Zoning:	TC - Town Center Core District
2023 Taxes	\$34,420.24
Traffic Count:	11,236

## PROPERTY OVERVIEW

Results Commercial is pleased to present For Sale this 6,650 SF former Goodyear Tire building in Crystal, MN. Located on an excellent, high traffic, high visibility corner of West Broadway Avenue and 55th Avenue North, this building has easy access to highways and is surrounded by many strong retailers. No automotive repair or servicing permitted. Ready for a new owner user or Redevelopment Opportunity with up to 86 Apartment Units under the existing zoning classification, to be approved by the City. The property is currently zoned TC – Town Center Core District.

This former Goodyear Tire shop presents many opportunities for a new user. The building has a large retail storefront, 2 offices, workshop with 6 bays and overhead doors, plus 1 bay and overhead door in the back of the building along with ample room for storage. There are 3 bathrooms with 2 in the retail/office space and 1 in the workshop.

Plenty of parking with 16 spots in the front with additional room for parking in the rear of the building. 5500 W Broadway Avenue is in a designated Opportunity Zone established to incentivize investment into the community and neighborhood. This building is currently vacant and ready for its new phase!

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# PROPERTY DETAILS

**5500 W BROADWAY AVE**  
CRYSTAL, MN 55428

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## SALE PRICE

**\$1,075,000**

## LOCATION INFORMATION

Street Address	5500 W Broadway Ave
City, State, Zip	Crystal, MN 55428
County/Township	Hennepin/118
Range	21
Section	05
Signal Intersection	Yes

## BUILDING INFORMATION

Building Size	6,650 SF
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Year Built	1981
Gross Leasable Area	6,650 SF
Construction Status	Existing
Free Standing	Yes

## PROPERTY DETAILS

Property Type	Retail
Zoning	TC - Town Center Core District
Lot Size	0.75 Acres
APN#	0511821440047
Lot Frontage	240
Lot Depth	250
Corner Property	Yes
Traffic Count	11,236
Traffic Count Street	W Broadway Ave
2023 Taxes	\$34,420.24

## PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	16
Parking Description	Parking lot with 16 spaces & 1 handicap space

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**PROPERTY PHOTOS**

# ADDITIONAL PHOTOS

**5500 W BROADWAY AVE**  
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# ADDITIONAL PHOTOS

**5500 W BROADWAY AVE**  
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# ADDITIONAL PHOTOS

**5500 W BROADWAY AVE**  
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# ADDITIONAL PHOTOS

**5500 W BROADWAY AVE**  
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ZONING

BRENTWOOD AVE

BASS LAKE RD (CO RD 10)

56TH AVE

(BASS LAKE)

BECKER

LAKELAND

SHERBURNE AVE N

DOUGLAS DR

BOTTINEAU BLVD - CO RD 81

55TH AVE

WEST BROADWAY

54TH AVE

53RD AVE

IDAHO AVE

HAMPSHIRE AVE

GEORGIA AVE

FLORIDA AVE

EDGEWOOD AVE

HANSON CT

HANSON CT

WILSON

# CITY OF CRYSTAL ZONING MAP

**5500 W BROADWAY AVE**  
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**CITY of CRYSTAL**

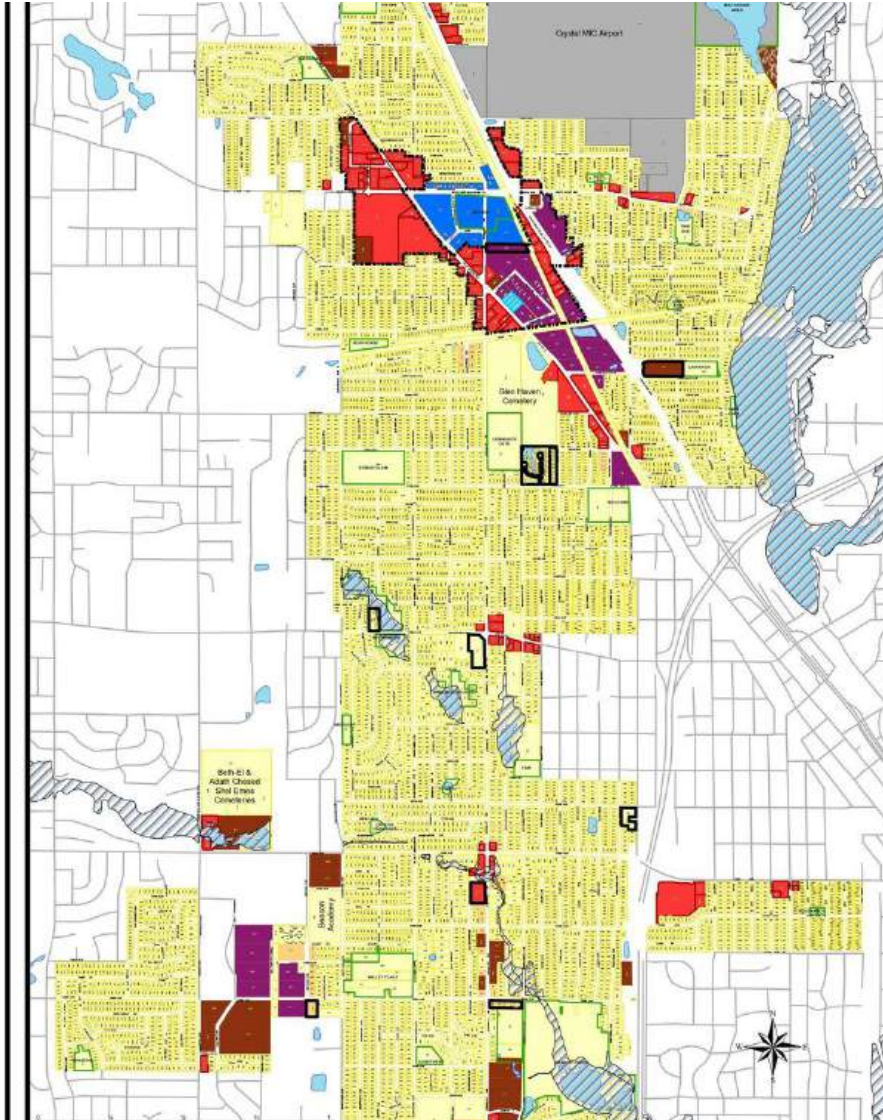
## Official Zoning Map

### BASE ZONING DISTRICTS:

- R1 - LOW DENSITY RESIDENTIAL
- R2 - MEDIUM DENSITY RESIDENTIAL
- R3 - HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- TC - TOWN CENTER
- I - INDUSTRIAL
- AP - AIRPORT DISTRICT

### OVERLAY DISTRICTS:

- Planned Development Districts (PD)
- Town Center Planned Development (TC-PD)
- Properties Rezoned to TC-PD
- Floodplain Overlay District
- City Park Land
- Water Bodies



Approved Amendments: Official Zoning Map		
Ordinance No.	Adopted by City Council	Comments
2019-01	April 2, 2019	Re-Zoned to PD (3733 Vera Cruz Ave N)
2019-04	September 3, 2019	Creation of TC and TC-PD Districts
2020-01	February 4, 2020	Re-Zoned to PD (3501 Douglas Dr N)
2020-05	November 17, 2020	Re-Zoned to PD (4141 Douglas Dr N)
2022-02	June 7, 2022	Re-Zoned to R1 (4824 56th Ave N)
2022-05	September 6, 2022	Re-Zoned to TC-PD (5240 West Broadway Ave)

Disclaimer:  
The Official Zoning Map is subject to change by action of the Crystal City Council. Any disagreement(s) or inconsistencies between this map and an ordinance adopted by the city council, the ordinance shall prevail.

Official Zoning District Map, Crystal, Minnesota  
We the undersigned certify that this is the Official Zoning Map, adopted by Crystal City Council on January 2nd, 2018

01-02-18  
Date  
Jim Adams, Mayor

01-02-18  
Date  
Chrissy Serres, City Clerk

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# ZONING - TOWN CENTER CORE DISTRICT

**5500 W BROADWAY AVE**  
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## TOWN CENTER CORE DISTRICT PERMITTED USES

- Dwellings, Multi-Family
- Animal Hospital/Veterinary Clinics
- Banks or Financial Institutions
- Brewer Taprooms, Brewpubs or Microdistillery
- Clubs or Lodges
- Convenience Stores
- Hotel, Motel, Extended Stay Establishments
- Offices, Professional
- Parking Ramps or Structures
- Personal Services
- Restaurants or Eating Establishments
- Retail Establishments
- Theater, Indoor
- Essential Services
- Public Parks and Playgrounds

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# LOCATION INFORMATION

# RETAILER MAP

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Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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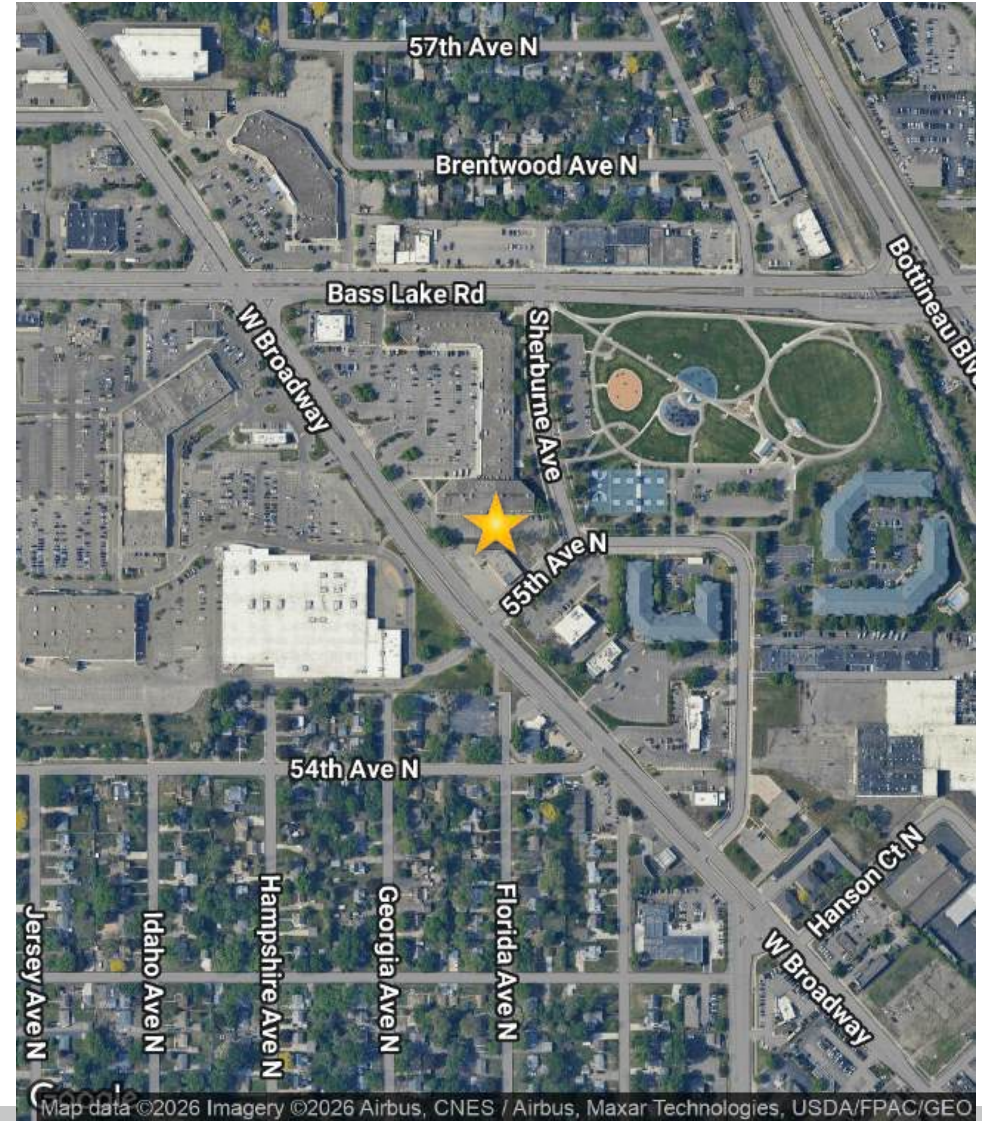
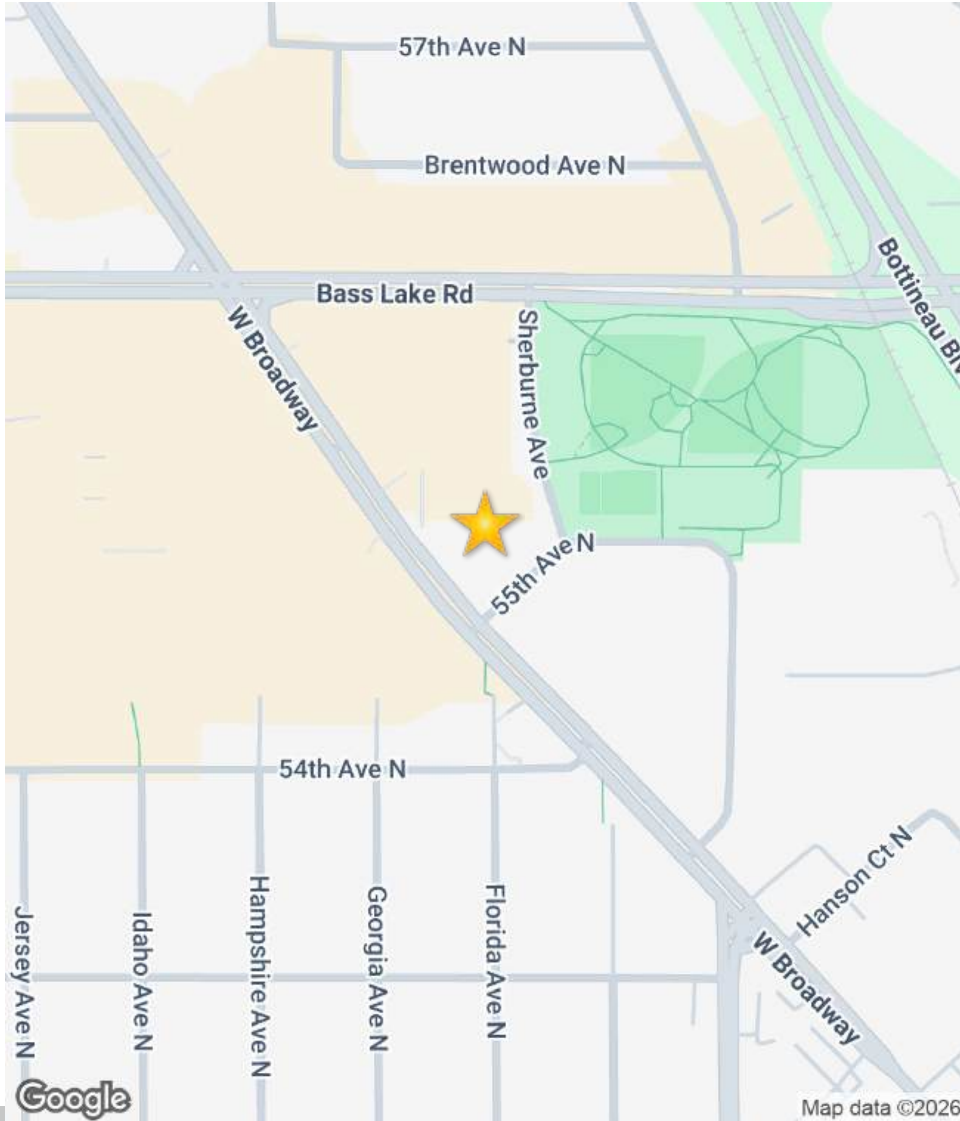
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# LOCATION MAP

**5500 W BROADWAY AVE**  
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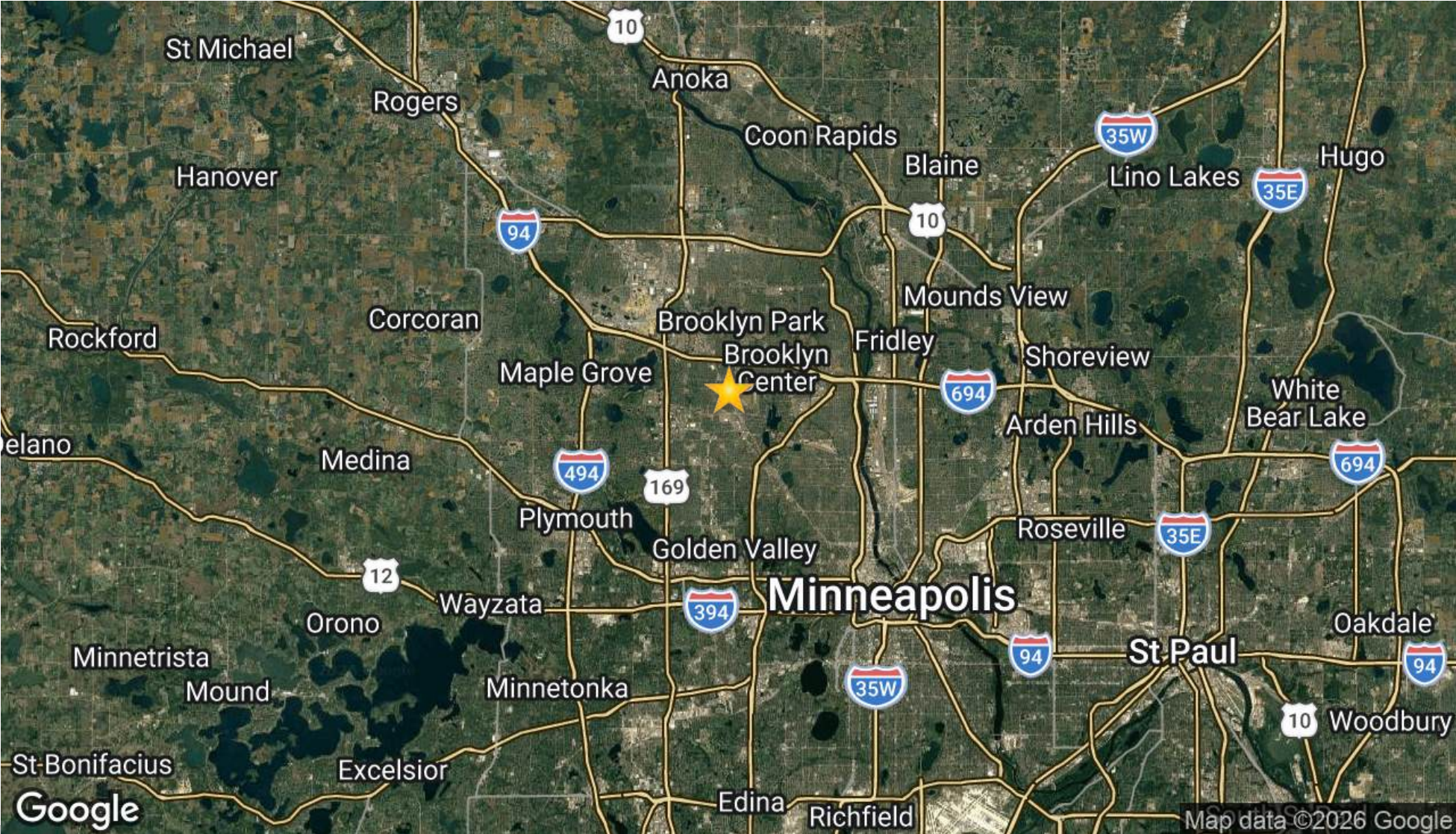
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# REGIONAL MAP

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*Crystal*



MN

ABOUT THE CITY OF CRYSTAL

# ABOUT THE CITY OF CRYSTAL

**5500 W BROADWAY AVE**  
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## TEXT HEADLINE

**Crystal** is a city in Hennepin County, Minnesota, United States. The population was 22,151 at the 2010 census. Minnesota State Highway 100 and County Road 81 are two of the main routes in the city. Other routes include Douglas Drive North, 36th Avenue North, 42nd Avenue North, and Bass Lake Road. Crystal Airport, a small general aviation field, is located within the city limits.

The city is bordered on the north by the city of Brooklyn Park, on the northeast by Brooklyn Center, on the east by Robbinsdale, on the south by Golden Valley, and on the west by New Hope. The City of Crystal has more than 240 acres dedicated to parks and open space. The city maintains 27 parks as well as numerous ball fields, courts, playgrounds, trails and activity areas. The Crystal Community Center features an outdoor aquatic center, skate park and little league baseball complex.

**Crystal has been awarded the "Minnesota Star City" designation for economic development.**

**FOR MORE INFORMATION:** <https://www.crystalmn.gov/>

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DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

**5500 W BROADWAY AVE**  
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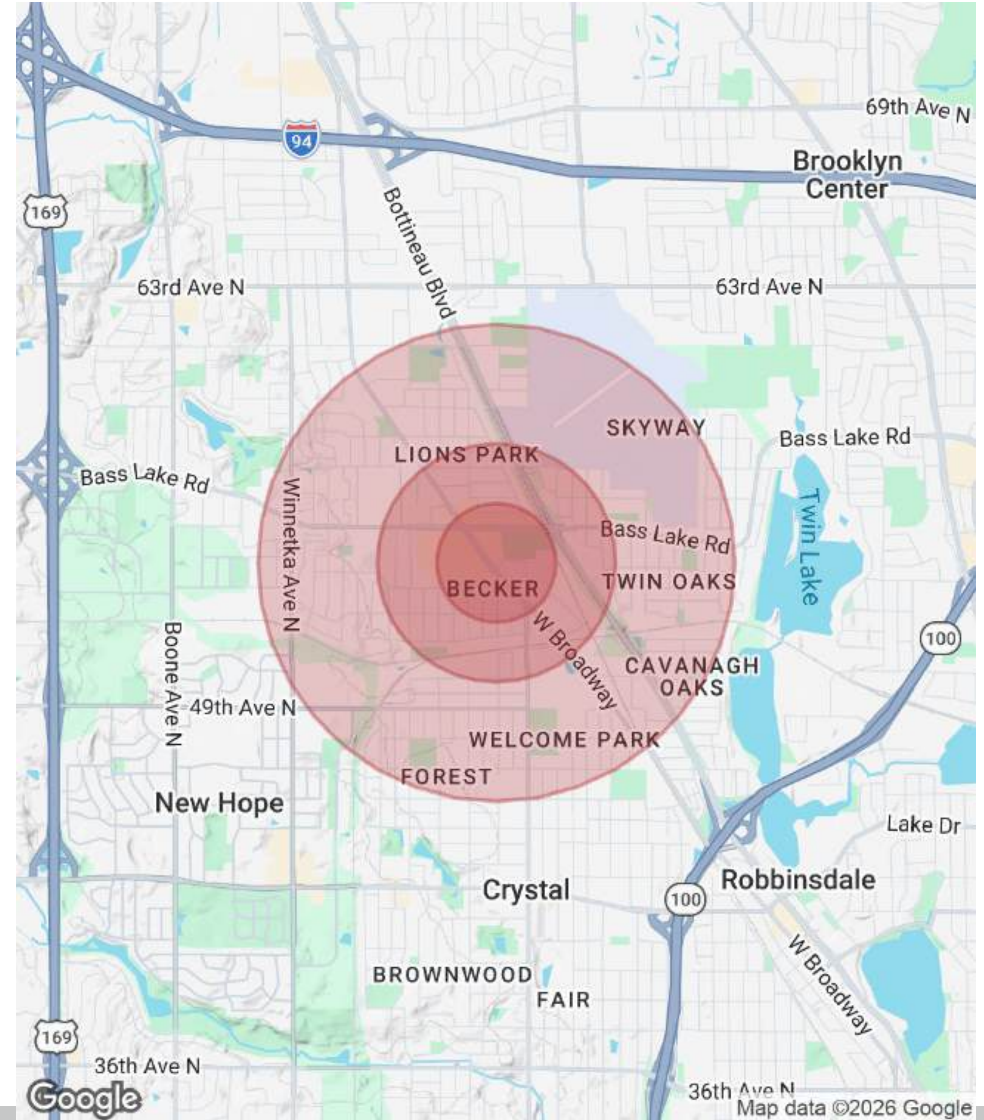
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	791	3,016	12,637
Average Age	34.1	34.9	36.7
Average Age (Male)	28.3	31.5	35.0
Average Age (Female)	43.2	39.8	39.0

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	282	1,221	5,171
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$66,721	\$70,899	\$76,656
Average House Value	\$201,500	\$200,791	\$202,476

2020 American Community Survey (ACS)



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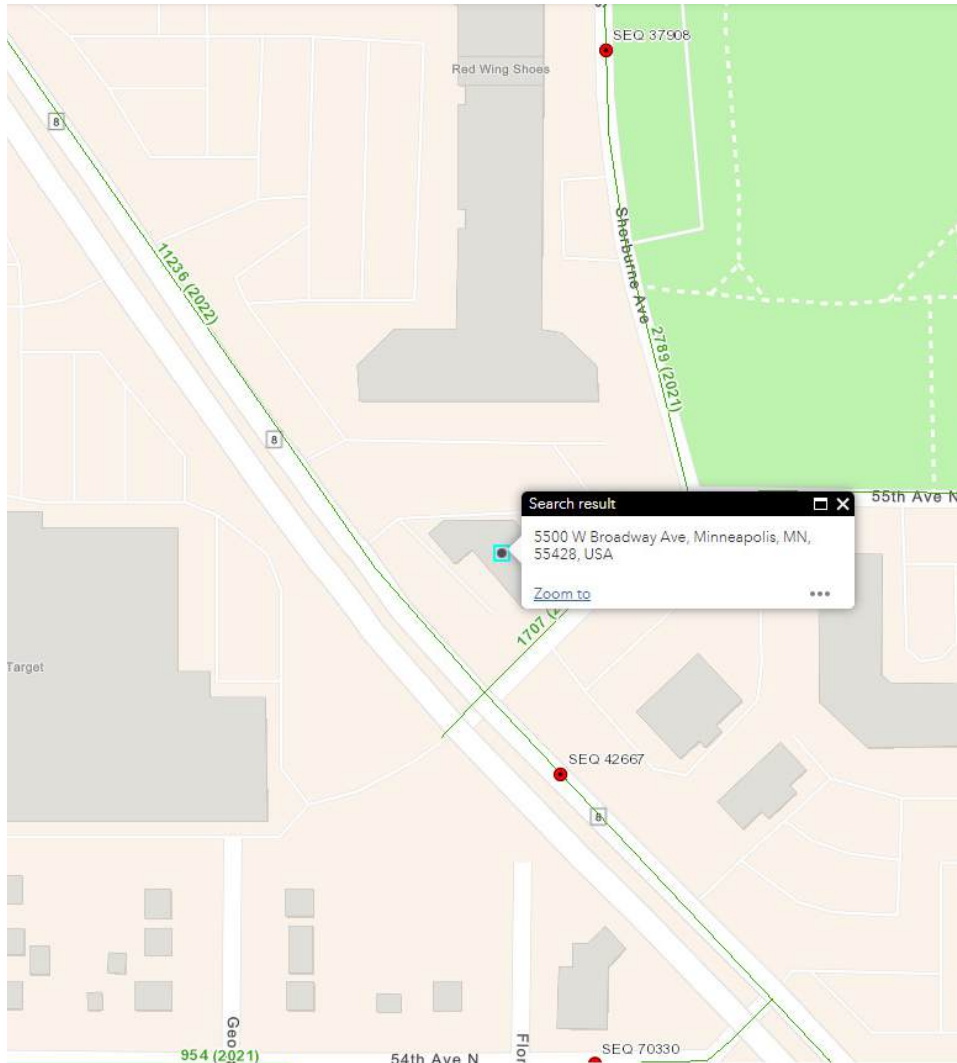
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# TRAFFIC COUNTS

**5500 W BROADWAY AVE**  
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## TRAFFIC COUNT

**W Broadway Ave**

**11,236 Vehicles Per Day**

**Sherburne Ave**

**2,789 Vehicles Per Day**

**55th Ave N**

**1,707 Vehicles Per Day**

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