

FOR SALE

RARE OFFICE BUILDING IN GREAT LOCATION



TRANSWESTERN

REAL ESTATE
SERVICES



1123 GLENWOOD AVE

MINNEAPOLIS, MN 55405

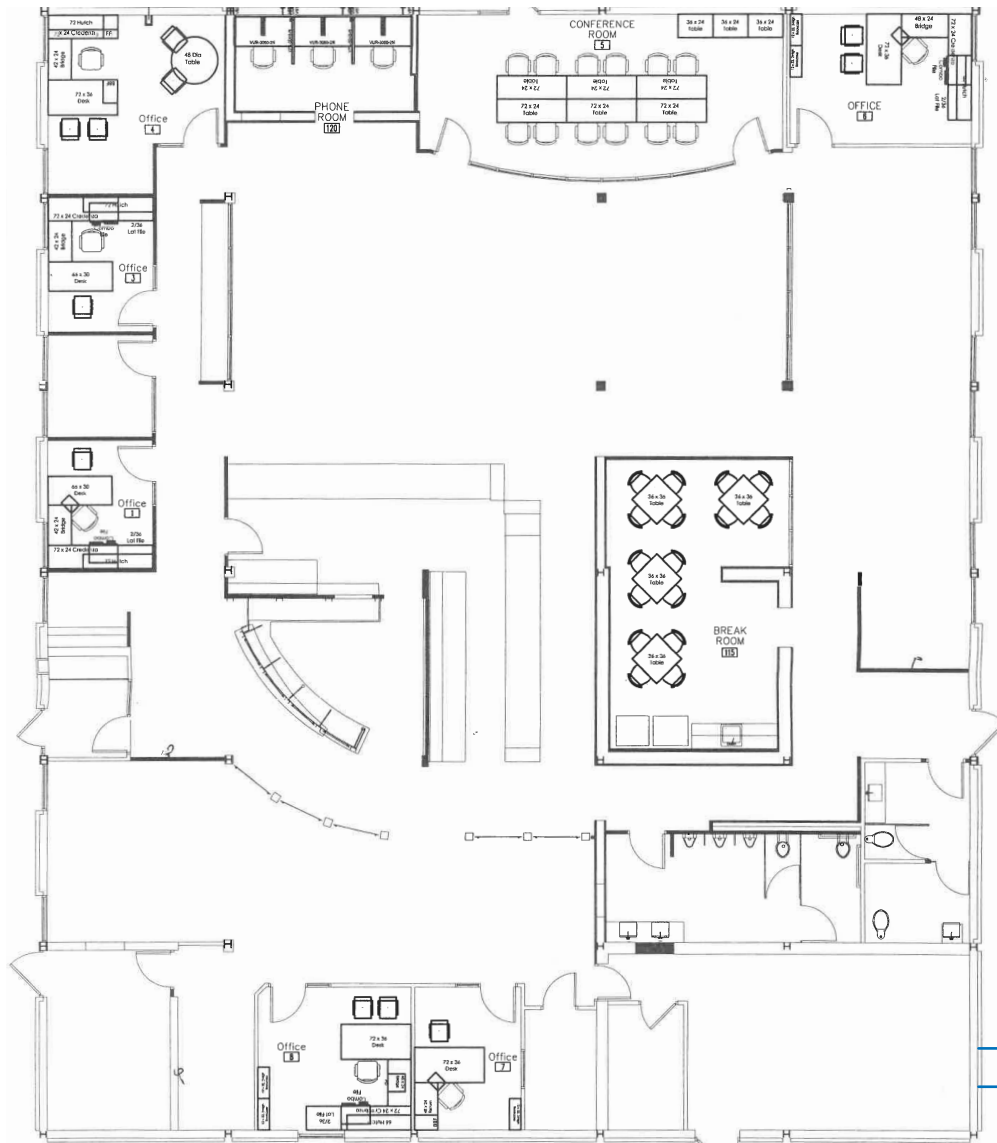
PROPERTY HIGHLIGHTS

- Prime location
- Modern updates
- Building condition
- Highly functional layout
- Abundant parking
- High ceilings

| | |
|-------------------------|--|
| Sale Price: | \$1,964,250 (\$250 PSF) |
| Building Size: | Approx. 7,857 SF |
| Clear Height: | 13' |
| Parking Stalls: | 60 stalls (7.63/1,000 SF) |
| Year Built: | 1961 |
| Climate Control: | 100% HVAC Brand New Units |
| Construction: | Masonry |
| Roof Life: | 4-6 years remaining |
| Lighting: | LED |
| Loading: | Can add drive-in |
| Power: | Standard |
| Zoning: | CM4 Destination Mixed-Use District |
| Environmental: | Phase 1 completed (9/20/2023) |
| County: | Hennepin |
| PID: | 21-029-24-43-0098 |
| Taxes: | \$40,695.28 (\$5.18 PSF) |
| Parcel Size: | 0.85 AC (37,026 SF) |



SITE PLAN



Can add Drive-In Door

APPROX. 7,857 TOTAL SF

INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA HIGHLIGHTS



2 minutes to I-94
and **5 minutes** to
I-394



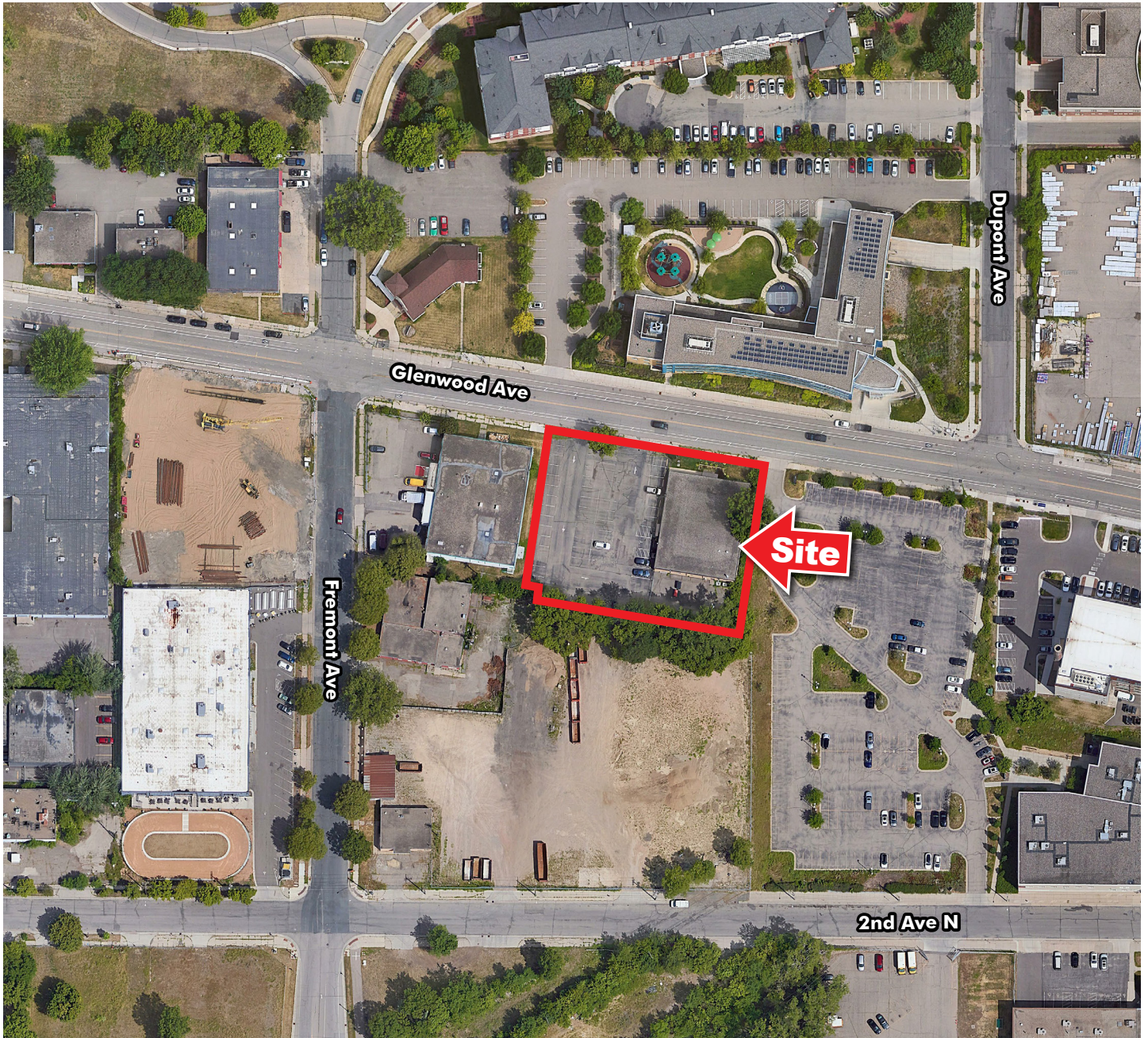
Quick access to
restaurants and
retail nearby



20 minute drive
to *Minneapolis-St.
Paul International
Airport*



PROPERTY LOCATION





TRANSWESTERN

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THINKING BEYOND THE OBVIOUS

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