



FOR SALE / LEASE

6,200 SF RETAIL BUILDING (0.85 ACRES) / 3,100 SF (AVAILABLE FOR LEASE)



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RETAIL BUILDING

5213 WEST BROADWAY AVE.

CRYSTAL, MN 55429

PROPERTY OVERVIEW

Property: 5213 West Broadway Ave.

Location: Crystal, MN

Parcel ID: 09-118-21-22-0006 / 09-118-21-22-0054

2026 Taxes - \$28,078.36 (Hennepin County)

Building Size - 6,200 sf (0.85 Acres)

Offering: For Sale or Lease

Zoning: Commercial Zoning District

Construction - 1965

Clear Height - 10'

Loading - Two (2) drive in doors (8.5' x 11')

Lease Available - 3,100 SF

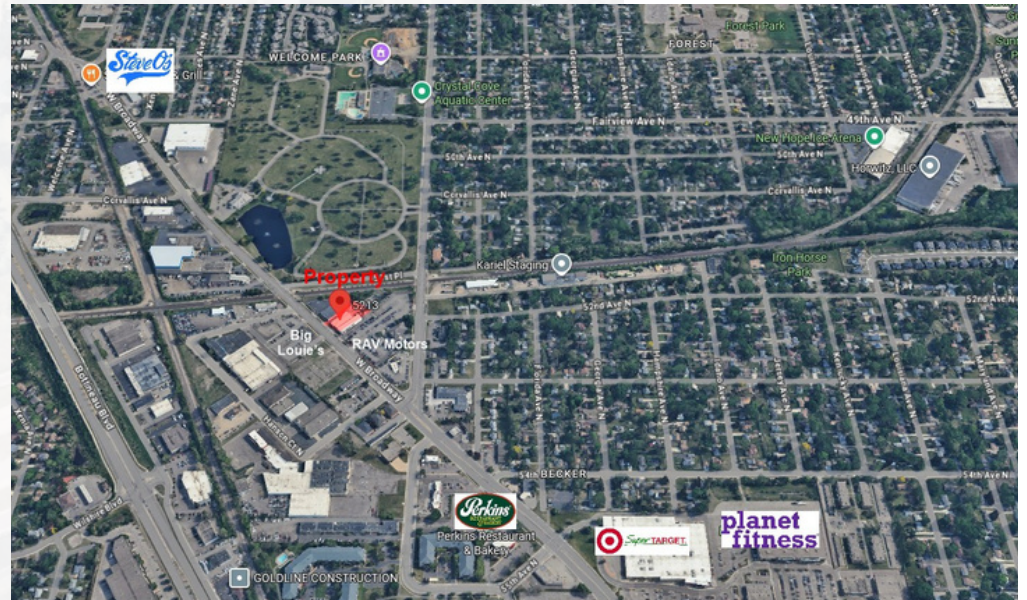
(Office - 1,000 sf / Warehouse 2,100 sf)

LIST PRICE:

\$930,000 (For Sale)

\$10.00 / psf NNN (For Lease)

(Tax & Cam - \$6.50 / psf)



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HIGHLIGHTS (FOR SALE)

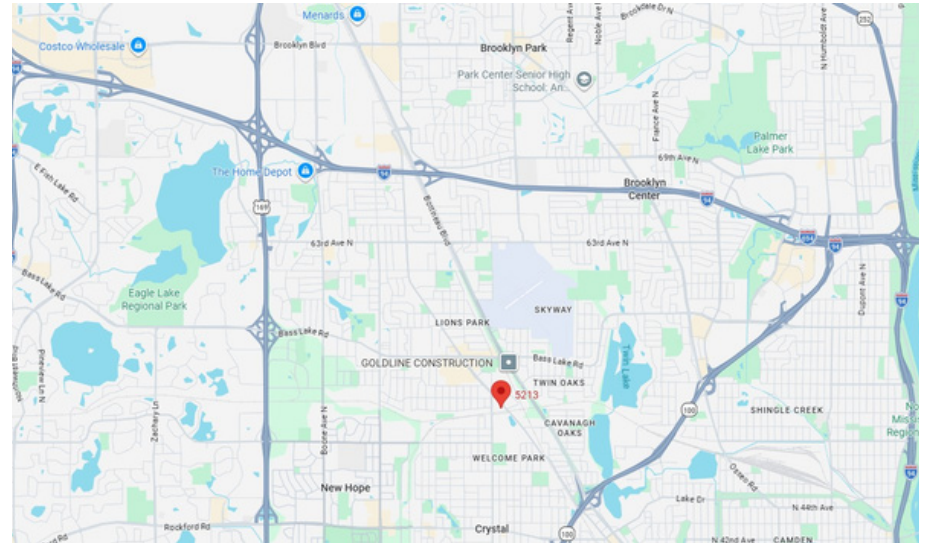
6,200 SF freestanding commercial building prominently located along the West Broadway commercial corridor in Crystal. The property offers excellent visibility, convenient access, strong signage opportunities and approximately 50 parking stalls.

The flexible single-story building and commercial zoning provide an excellent opportunity for an owner-user, retailer, showroom, service business or other commercial user looking for a highly visible location in the northwest metro.

HIGHLIGHTS (FOR LEASE)

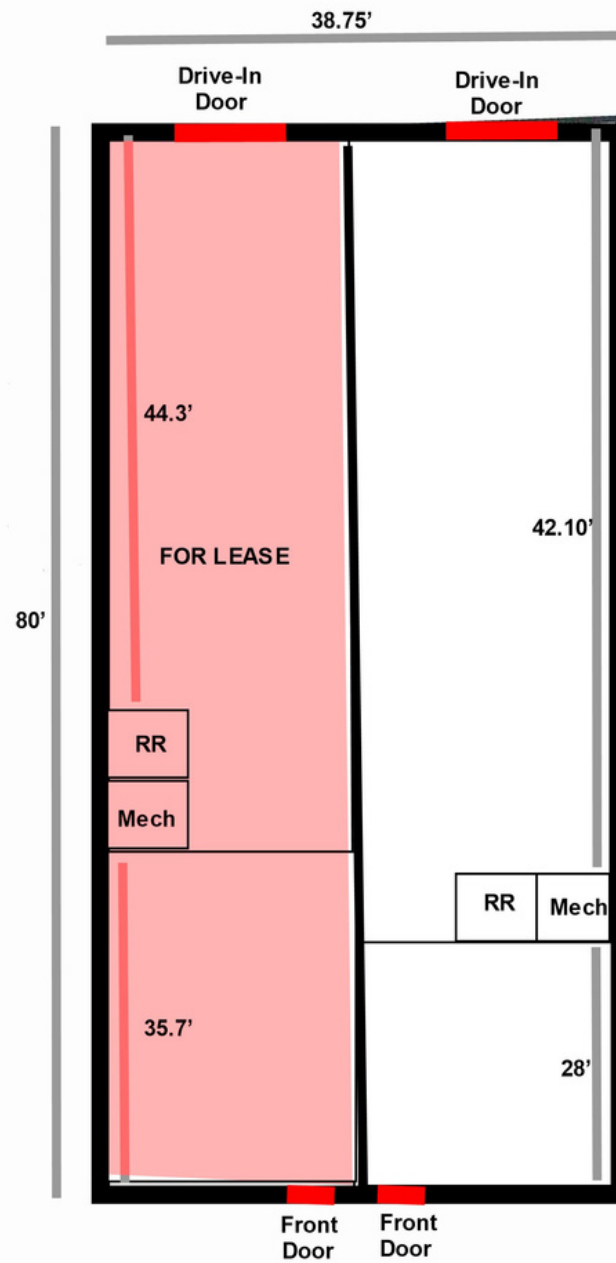
Rare retail showroom with 3,100 sf available "For Lease" in the Crystal area. Building includes 10' ceilings and drive in door.

- Prominent West Broadway location
- Excellent building and monument/signage visibility
- Approximately 50 parking stalls
- Convenient customer and employee access
- Surrounded by established residential neighborhoods
- Close to major retail, restaurants and neighborhood services
- Strong northwest metro demographics
- Located within an established and evolving Crystal commercial corridor
- Convenient access to surrounding communities including New Hope, Robbinsdale, Brooklyn Park and Golden Valley



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FLOOR PLAN



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PHOTO GALLERY



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CITY INFO

- CRYSTAL RECENTLY APPROVED ITS TOWN CENTER VISION PLAN (TCVP), CENTERED AROUND THE INTERSECTION OF BASS LAKE ROAD AND WEST BROADWAY. THIS LONG-TERM FRAMEWORK TARGETS THE ADDITION OF 500,000 SQUARE FEET OF NEW RETAIL SPACE AND 3,700 NEW HOUSING UNITS. [1]
- ACTIVE MARKET MOMENTUM: BETWEEN 2023 AND 2026, THE CITY HAS ALREADY SEEN OVER \$56 MILLION IN DEVELOPMENT VALUE APPROVED OR BUILT, INCLUDING MULTI-STORY MIXED-USE AND APARTMENT PROJECTS ALONG WEST BROADWAY AND 56TH AVENUE NORTH. [1, 2]
- TRANSIT & INFRASTRUCTURE: THE AREA IS POSITIONED FOR STEADY INFRASTRUCTURE UPGRADES, SUPPORTED BY THE COUNTY'S FUTURE RECONSTRUCTION PLANS FOR WEST BROADWAY



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