

**FOR SALE:
106 BROADWAY AVE. S
WAYZATA, MN 55391**



COLDWELL BANKER
REALTY



Highly sought after freestanding office building with prime corner location at Wayzata Blvd. and Broadway, just two blocks North of Lake Street and the water's edge of Lake Minnetonka.

This 5,190 SF brick two-story was custom built with a nice combination of private offices, open spaces, off street parking, and professional landscaping.

Located 12 miles West of downtown Minneapolis, Wayzata is a vibrant business community with tremendous growth including new restaurants, shops, the Landing Hotel & the Panoway on Wayzata Bay. Current tenant/lease is in place through 4.30.2027.

For information, contact:

connie@wolfsoncommercial.com, 952-334-4554

FOR SALE
106 BROADWAY AVE. S
WAYZATA, MN 55391

BILL WOLFSON
COMMERCIAL REAL ESTATE


COLDWELL BANKER
REALTY

Salient Fact Sheet

- ✓ Price: \$1,950,000
- ✓ Building Size: 5,190 SF (3,460 is above ground)
- ✓ PID#: 06-117-22-13-0037
- ✓ Lot Size: 0.15 acres / 6,370 SF
- ✓ Year Built: 2005
- ✓ 2023 Taxes: \$35,954
- ✓ Parking: 8 spaces
- ✓ Zoning: C1 - Office and Limited Commercial District
- ✓ Demographics:

	<u>3 Miles</u>	<u>5 Miles</u>
Population	16,670	50,556
Average Household Income	\$104,848	\$100,419

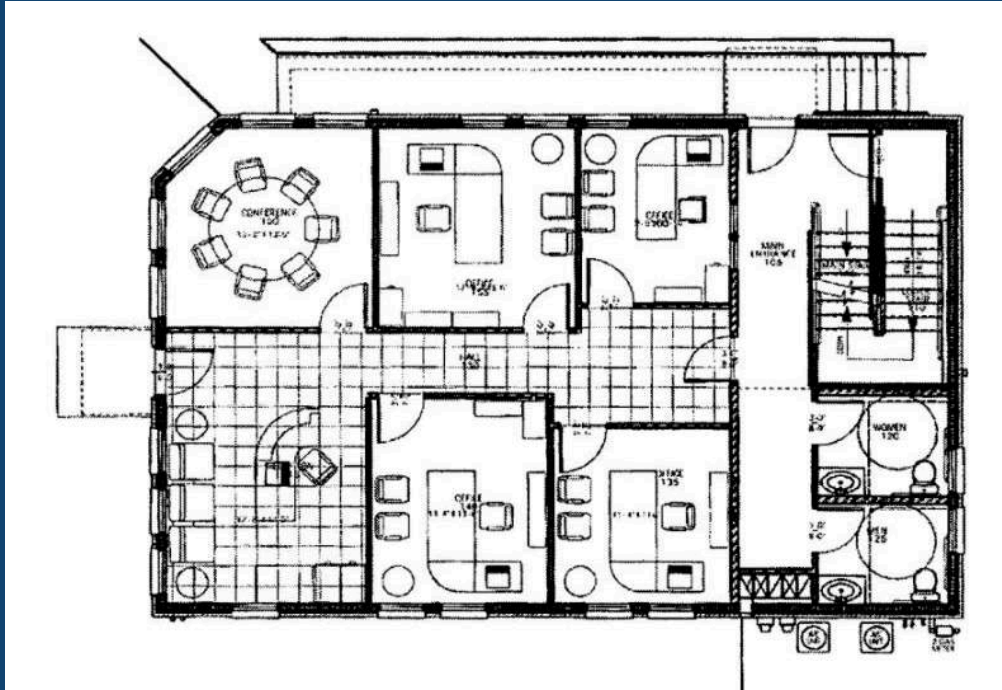


FOR SALE
106 BROADWAY AVE. S
WAYZATA, MN 55391

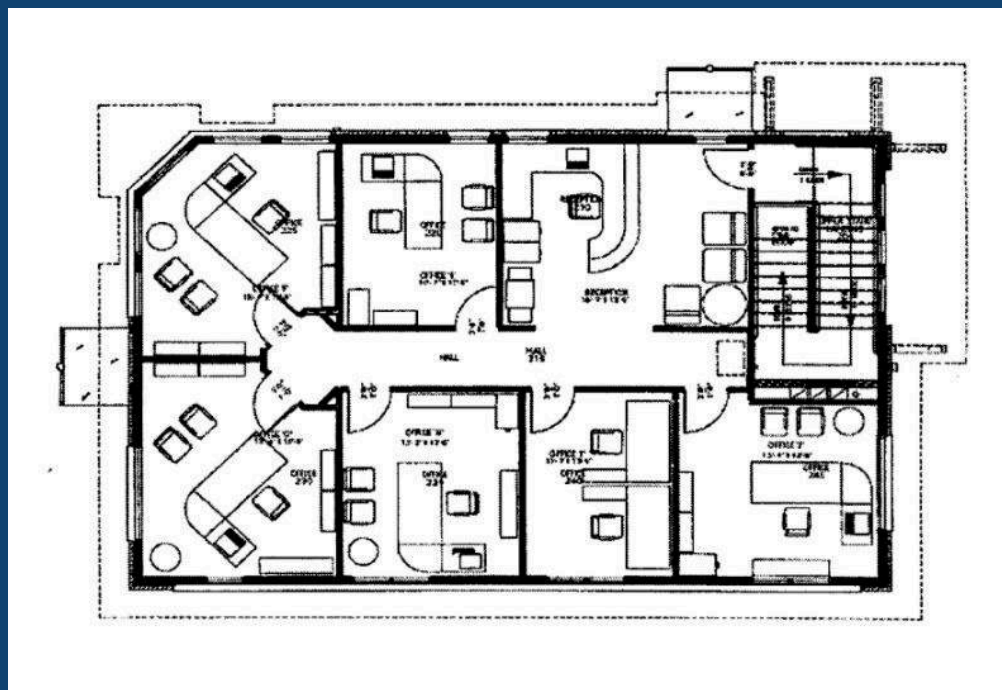
BILL WOLFSON
COMMERCIAL REAL ESTATE



FIRST FLOOR

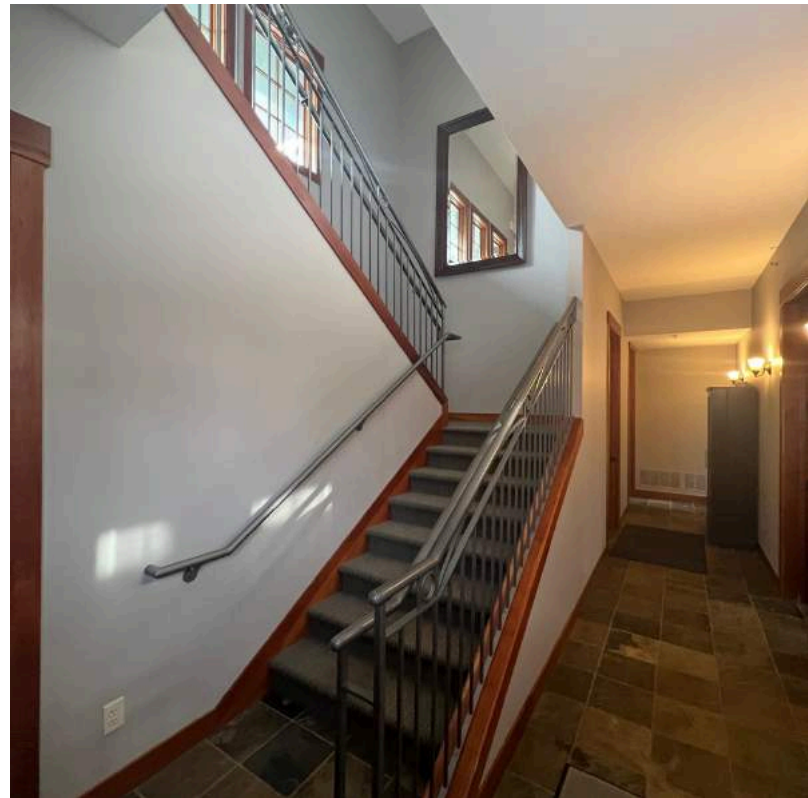


SECOND FLOOR



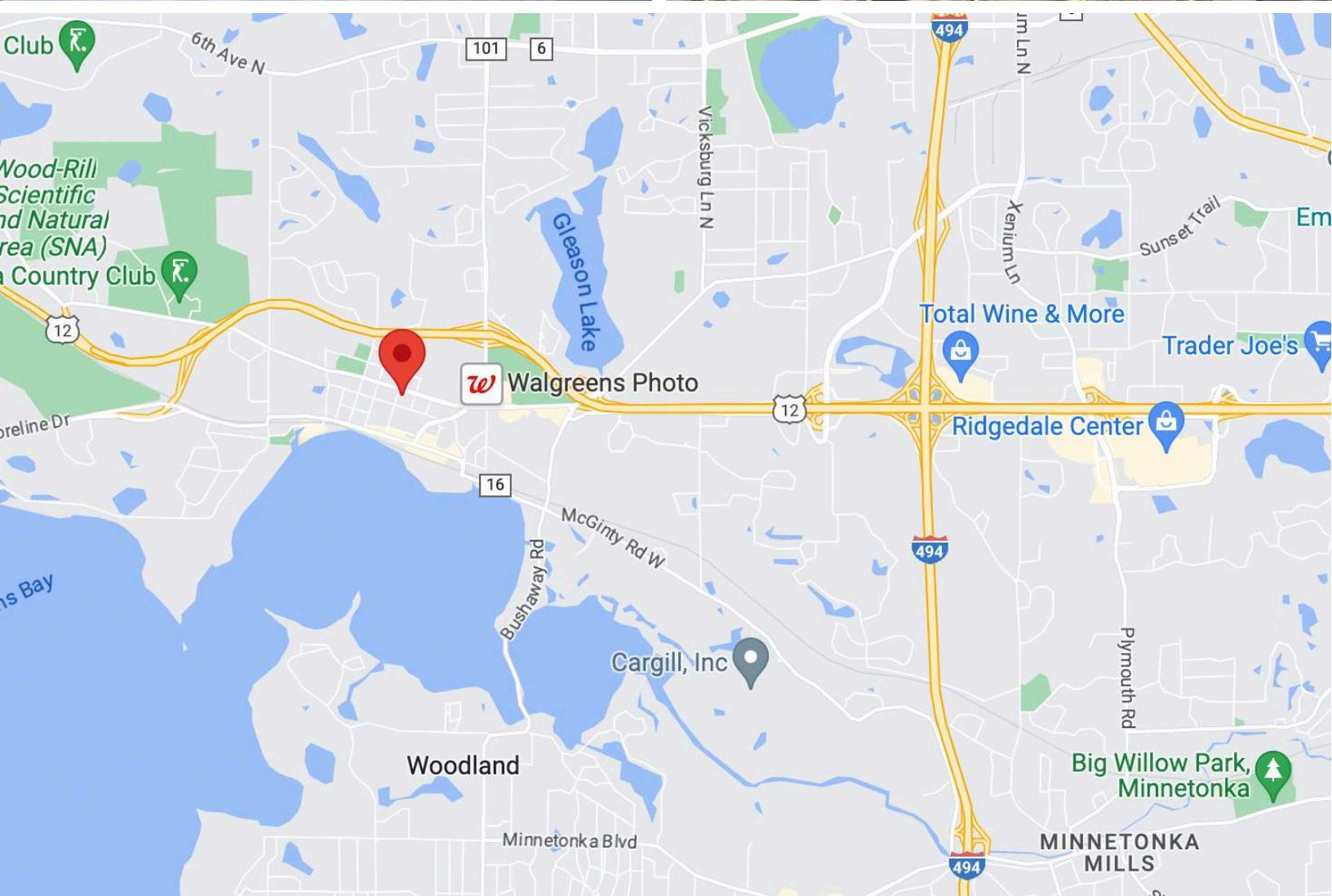
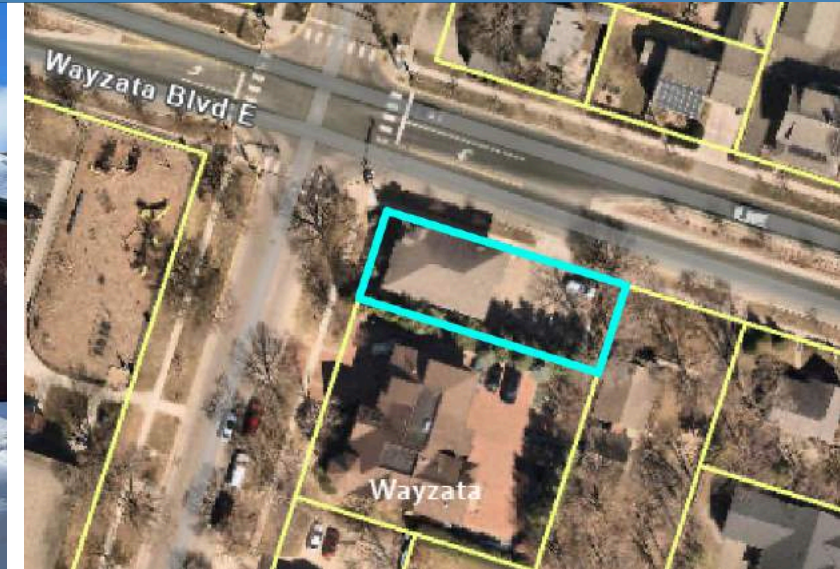
FOR SALE
106 BROADWAY AVE. S
WAYZATA, MN 55391

BILL WOLFSON
COMMERCIAL REAL ESTATE



FOR SALE 106 BROADWAY AVE. S WAYZATA, MN 55391

BILL WOLFSON
COMMERCIAL REAL ESTATE



FOR SALE
106 BROADWAY AVE. S
WAYZATA, MN 55391



106 Broadway, Wayzata - Profit & Loss: January-December 2023		
		Jan-Dec '23
	Ordinary Income/Expense	
	Income	
	Rental Income	<u>\$137,912.34</u>
	Total Income	\$137,912.34
	Expense	
	Computer and Internet Expenses	\$320.65
	Insurance Expense	
	General Liability Insurance	<u>\$3,203.37</u>
	Total Insurance Expense	\$3,203.37
	Janitorial Expense	\$163.60
	Landscaping and Groundskeeping	\$6,773.24
	Property Management Fees	\$4,450.00
	Repairs, Maintenance, Improvements	\$15,555.49
	Taxes - Property	\$35,953.58
	Telephone Expense	\$206.28
	Utilities	<u>\$9,695.61</u>
	Total Expense	<u>\$76,321.82</u>
	Net Income	<u>\$61,590.52</u>

This information is deemed reliable, but not guaranteed. Agent to verify all figures.