

FOR SALE



**1601 37th AVENUE NE
COLUMBIA HEIGHTS, MN**

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1601 37th is an updated building, ready for a new owner, looking for a highly visible and flexible space to occupy or rent out.

Zoned for office and light industrial; located at the busy intersection of Johnson Street and 37th Avenue, this property sees 9,601 cars daily. The property has a layout that would work for many different businesses and benefits from the newer roof, and high-efficiency furnace.

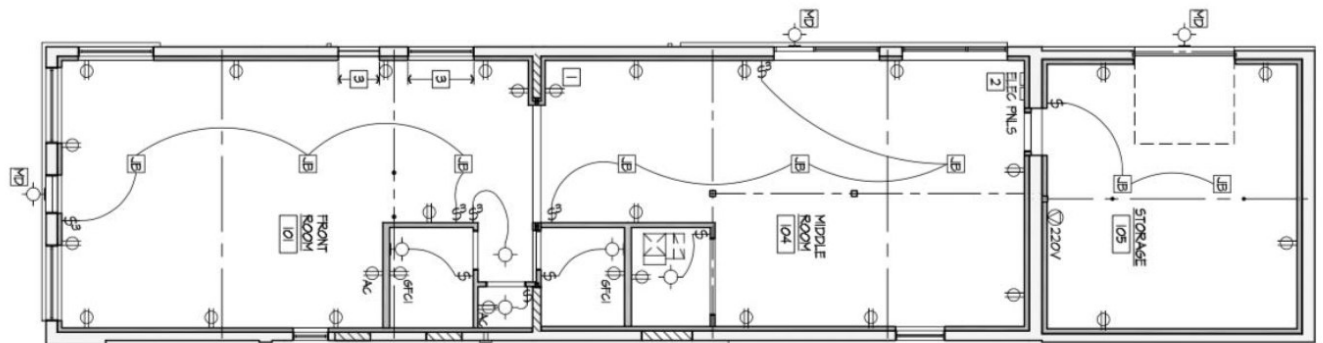
With easy access to Central Avenue businesses and a short drive to downtown Minneapolis, the location is convenient for both costumers and employees. The building has an attached garage, which is slab on grade so vehicles can be driven in or would work well for storage space.

Please reach out with any questions.

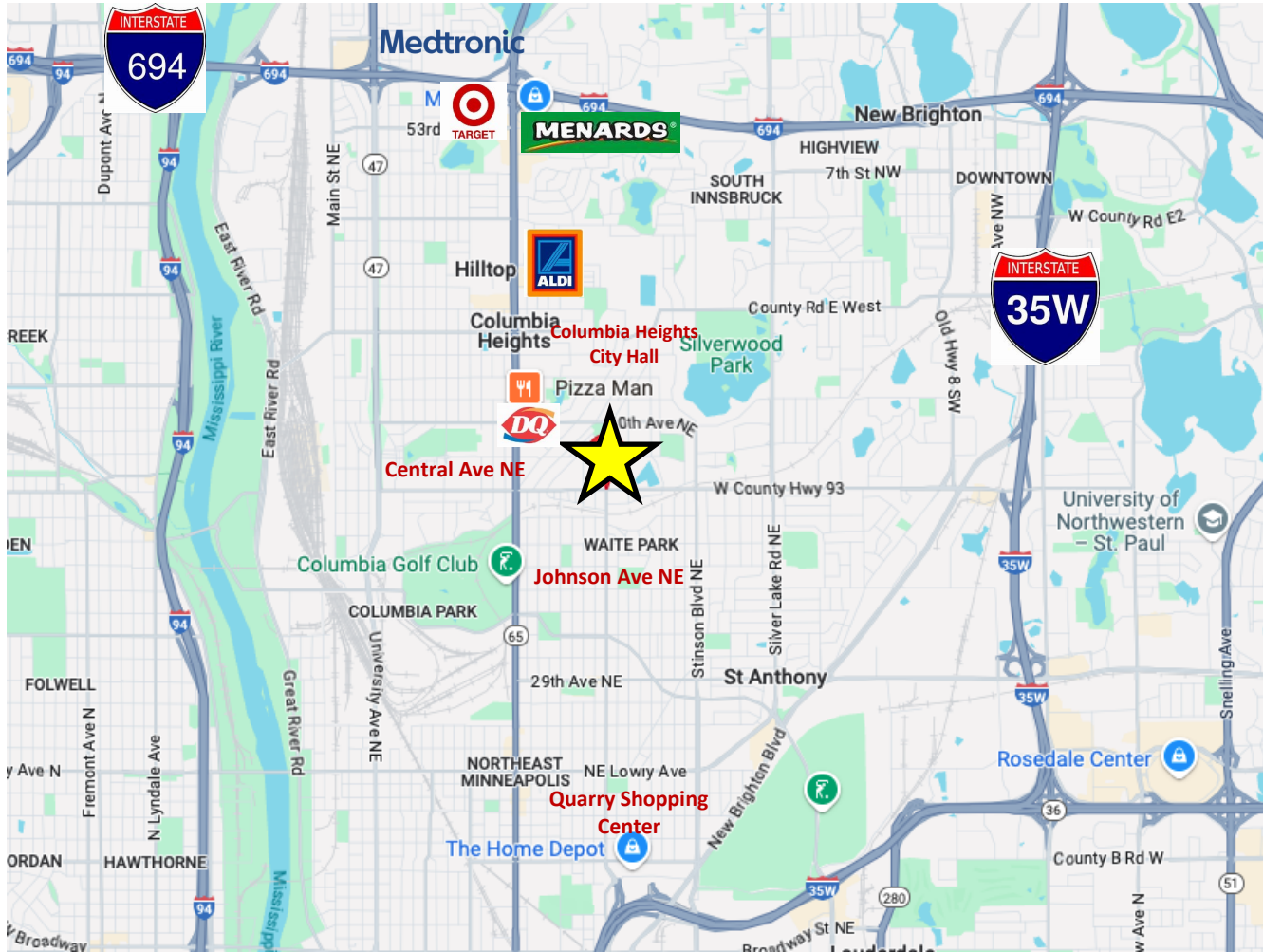
LISTING HIGHLIGHTS

- Price: \$349,900
- Year Built: 1952
- Year Renovated: 2018
- Square Feet: 2,159
- 2024 Taxes: \$5,158.20
- Drive in Garage
- Updated mechanicals
- Newer Roof
- Busy Corner with Great Visibility

FLOORPLAN







TRAFFIC COUNTS
9,601 cars daily



DEMOGRAPHICS

Distance from Subject Property	1 Mile	3 Mile	5 Mile
• Population	8,492	65,190	164,013
• Unemployment Rate	1.45%	2.83%	3.51%
• Average Household Income	\$66,340	\$63,565	\$60,500
• Median Household Income	\$55,351	\$54,199	\$51,176