



FORMER FIRE STATION

4701 Galaxie Ave
Eagan, MN 55122
For Sale



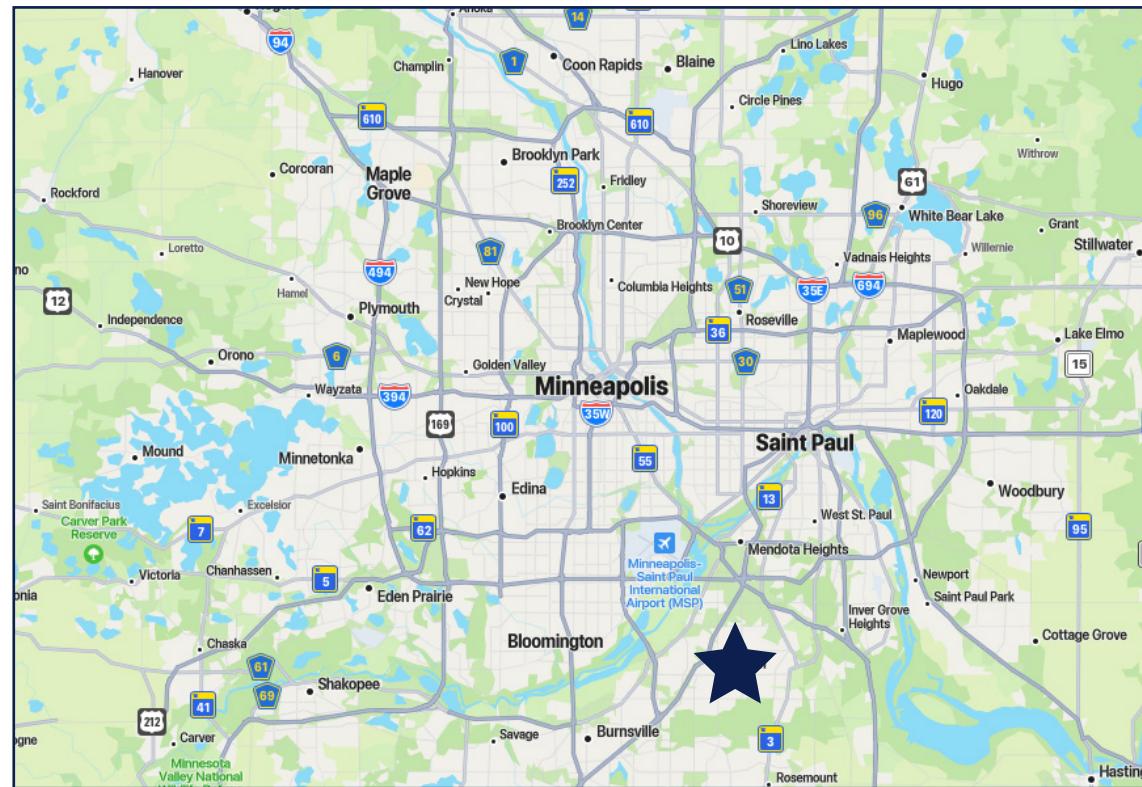
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
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& People Unite!*

KIRBY PIERI
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KIRBY@UPLAND.COM

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

ADDRESS	4701 Galaxyie Ave
CITY, STATE	Eagan, MN
OFFICE SPACE	2,244 SF
INDUSTRIAL SPACE	2,812 SF
TOTAL SPACE AVAILABLE	5,056 SF
LOT SIZE	2.73 Acres
SALE PRICE	\$1,900,000
TAX 2025	\$11,712.00
YEAR BUILT	1990
COUNTY	Dakota



HIGHLIGHTS

- Well located with visibility potential; just off of I-35E, which sees traffic counts of up to 81,000 VPD and Cliff Road with 26,500 VPD.
- Potential for multifamily or senior housing development.
- Surrounded by national & regional brands driving consistent consumer traffic.
- Versatile opportunity of a formal fire station - ideal for laboratory medical space.
- ±2.73 acres with parking, utilities and existing building shell.
- Meticulously maintained building

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	6,480	73,068	198,559
MEDIAN AGE	41.2	40.4	39.7
MEDIAN HH INCOME	\$97,926	\$101,349	\$95,311
AVERAGE HH INCOME	\$133,381	\$129,448	\$124,469

The Former Fire Station Site is located in Eagan, MN, a suburb located approximately 15 minutes from downtown Minneapolis and St. Paul.

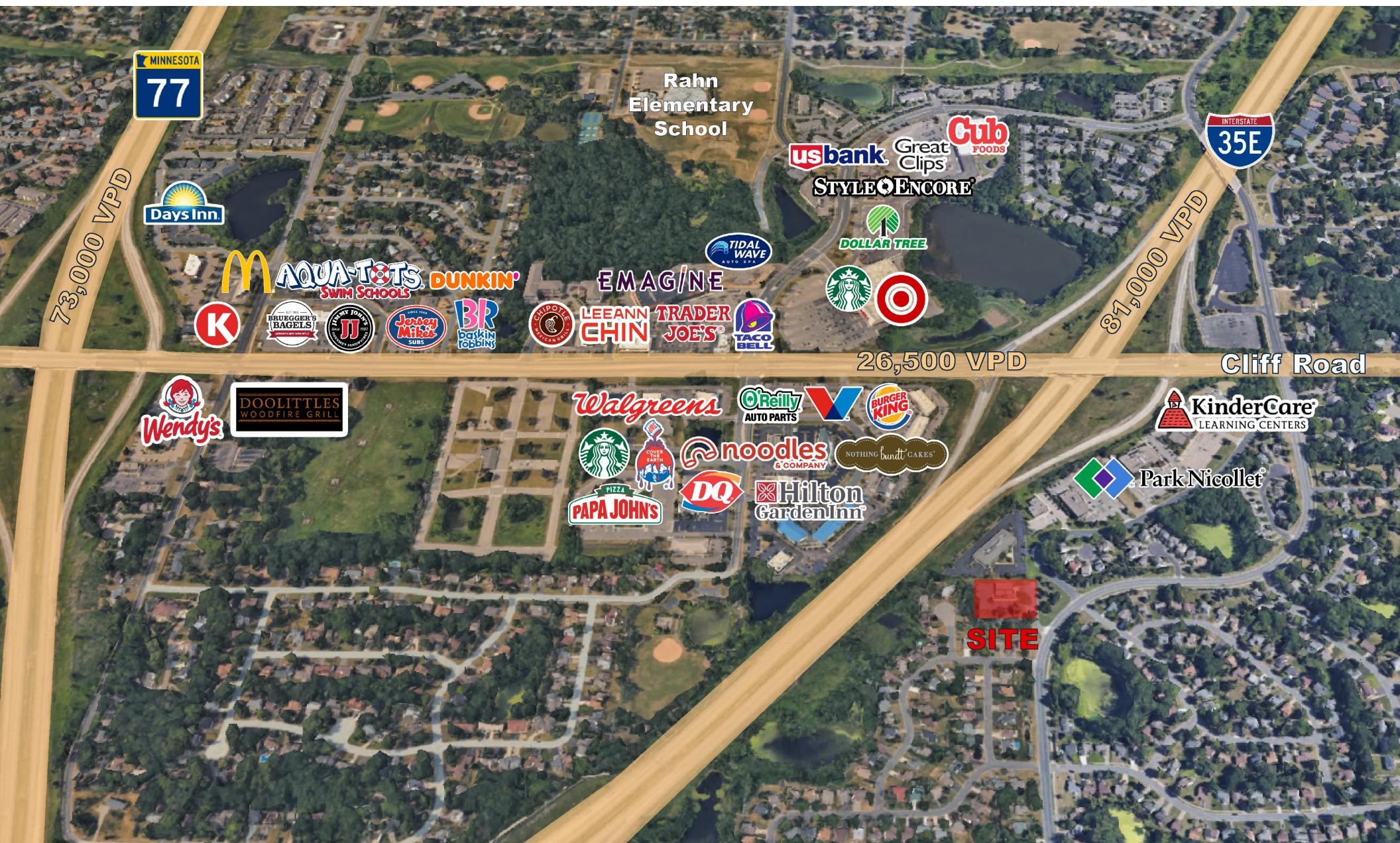
Just over 10 minutes North East is Viking Lakes, **the Minnesota Vikings headquarters and training facility** - voted by the players as the 2nd best facility in the NFL.

According to Niche, Eagan is ranked the #14 Best Place to Live in Minnesota. Eagan presents a compelling blend of suburban comfort and accessible urban opportunities, making it a highly desirable location within the Twin Cities metropolitan area. Eagan offers a diverse range of activities catering to various interests and is home to one of the largest outlet malls and municipal waterparks in the Upper Midwest - the Twin Cities Premium Outlets and Cascade Bay.

Eagan also has over 50 beautiful parks including Lebanon Hills Regional Park, which boasts extensive trails for hiking, biking, and cross-country skiing. Caponi Art Park, also located in Eagan, is a 60-acre sculpture park with numerous sculptures and art installations, trails, and outdoor entertainment.

This property is conveniently located off Cliff Road where traffic counts average 26,500 vehicles per day and just off of I-35E where traffic counts average 81,000 VPD and approximately 5-15 minutes from the Mall of America, the Minnesota Zoo, MSP International Airport, and much more.

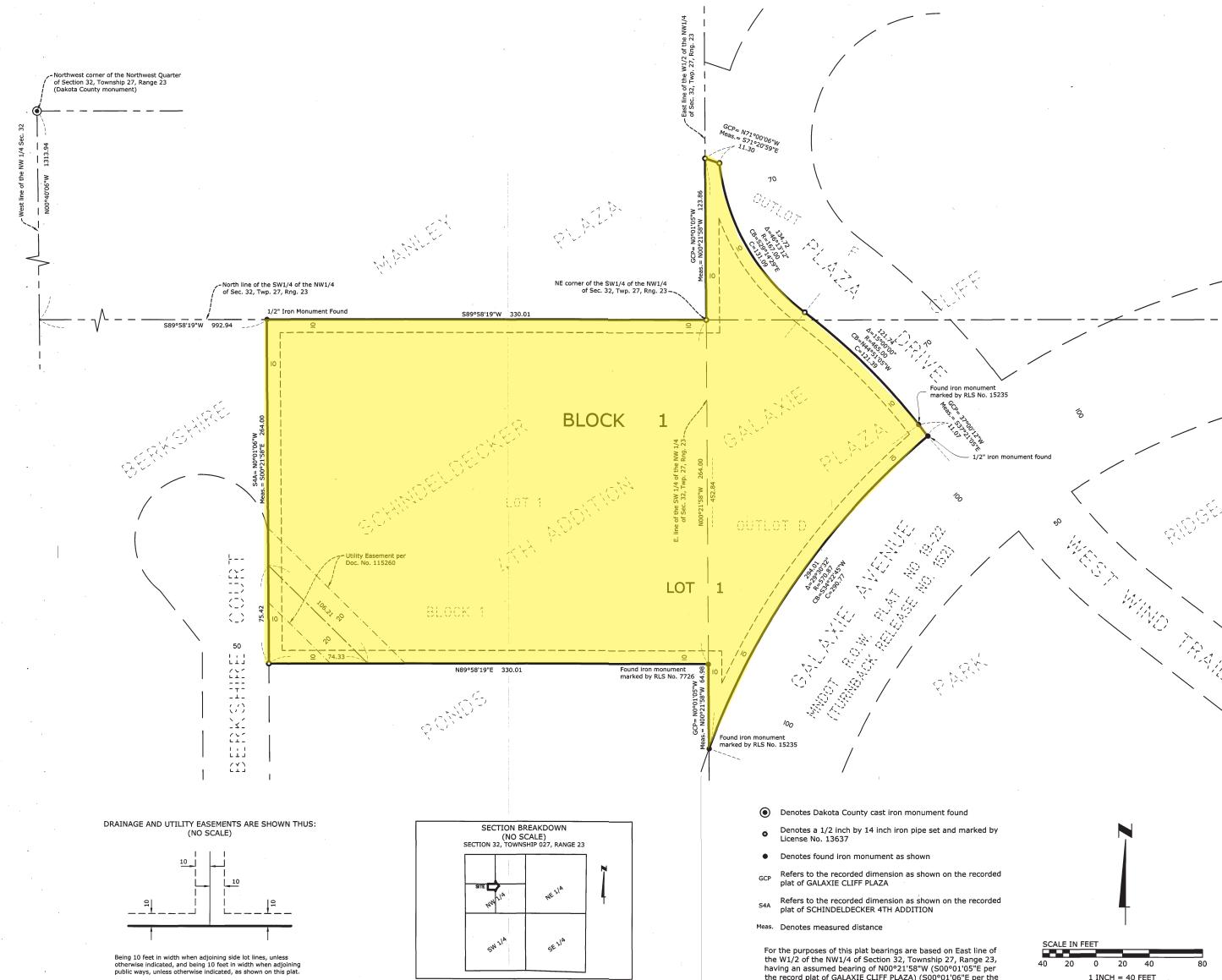






COPY

EAGAN FIRE STATION NO. 5



KNOW ALL PERSONS BY THESE PRESENTS: That City of Eagan, a municipal corporation under the laws of the State of Minnesota, owner of the following described property.

Lot One (1), Block One (1) Schindeldecker 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota.

And

Outlot D in Galaxie Cliff Plaza, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as EAGAN FIRE STATION NO. 5 and does hereby dedicate to the public for public use the drainage and utility easements created herewith as shown on this plat.

In witness whereof said City of Eagan, a municipal corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 18 day of September, 2018.

Signed: City of Eagan

Mike Nagle
Mayor

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me this 11th day of September, 2018, by
State of Minnesota, on behalf of the corporation.

Julie A. Strid
Signature
Notary Public, Dakota County, Minnesota

My commission expires Jan 31, 2020

SURVEYORS CERTIFICATE

1. Paul A. Thorp, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly licensed Land Surveyor of the State of Minnesota, that a correct representation of the recorded surveyor's information, including all data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within the boundaries of the lots, sections, and townships as shown on the plat; and that no wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate, are shown or located on this plat and all public ways are shown and labeled on this plat.

Dated this 23rd day of August, 2018
Paul A. Thorp, Licensed Land Surveyor
Minnesota License No. 13637

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me this 23rd day of August, 2018, by Paul A. Thorp
Beth Chipala
Signature
Notary Public, Dakota County, Minnesota

My commission expires 1-31-2021

This plat of EAGAN FIRE STATION NO. 5 was approved and recorded by the City Council of the City of Eagan, Minnesota at a regular meeting held on 18 September, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.02, Subd. 2.

City Council, City of Eagan, Minnesota

Mike Nagle
Mayor
By: *Chetina M. Sarge*
Officer

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17th day of September, 2018.

By: *Joel Beckman*
Treasurer
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Sub. 9, taxes payable in the year 2018 on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 18 day of September, 2018.

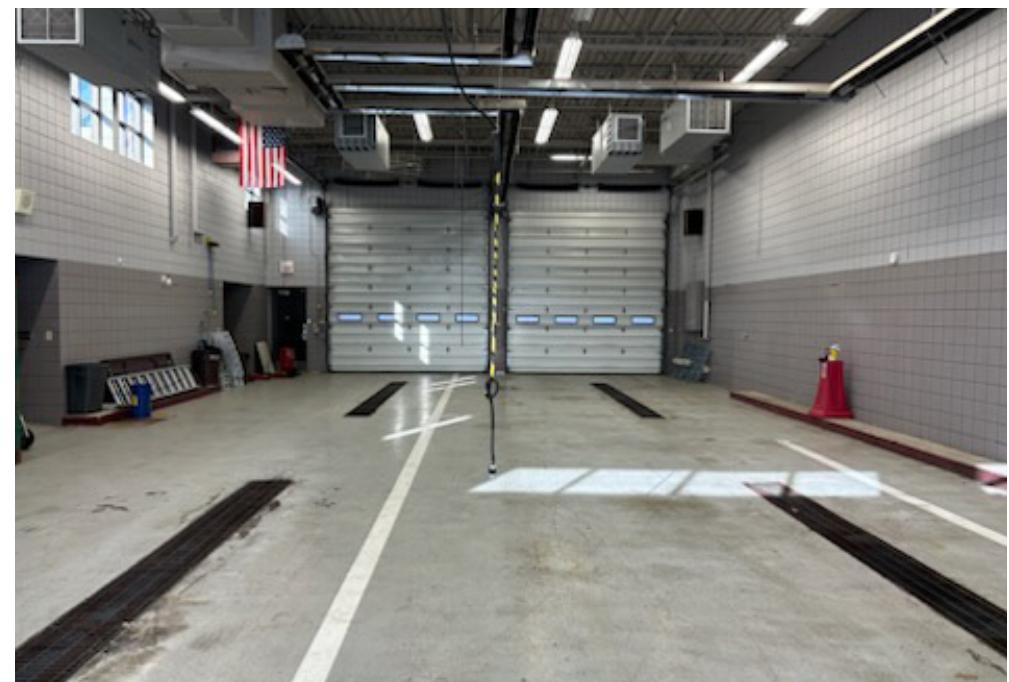
By: *Joel T. Beckman* by *D. Prayag, Deputy*
Joel T. Beckman, Director, Department of Property Taxation and Records

REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of EAGAN FIRE STATION NO. 5 was filed in the office of the Registrar of Titles for public record on this 19th day of September, 2018 at 10:38 a.m. and was duly filed in Book Schindeldecker 4th Addition as document number 179337.

By: *Joel T. Beckman* by *Chadwell, Deputy*
Joel T. Beckman, Dakota County Registrar of Titles

Hansen Thorp Pellinen Olson, Inc.
Engineering-Surveying
Landscape Architecture







UPLAND
REAL ESTATE GROUP, INC.

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