

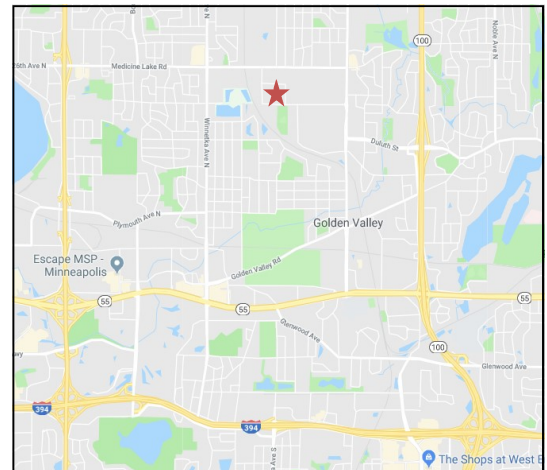


FOR SALE

**2360 Nevada Avenue N
Golden Valley, MN 55427**

Features

- Built 1966; Entire interior remodeled in 2017
- PID's 29-118-21-21-0020, 29-118-21-21-0021
- 2 docks
- 1 ramp - drive in
- Ceiling height: Office 8'
Warehouse 14' (bottom of beam)
- Roof is less than 8 years old with fully functional solar roof
- Gas forced air / 4 units, (two 7-years old)
- Ample parking both lot and street
- Fenced in outside storage area



Specifications

Offering Price:	\$2,100,000
Property Taxes:	\$70,366.84 (2024)
Building Size:	Total: 15,311 SF Office: 5,716 SF Warehouse: 9,595 SF
Land Size:	0.92 Acres

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PREMISE
COMMERCIAL REAL ESTATE, LLC









Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2360 Nevada Ave N, Golden Valley, MN 55427

CITY, STATE

Golden Valley, MN

POPULATION

89,020

AVG. HHSIZE

2.36

MEDIAN HH INCOME

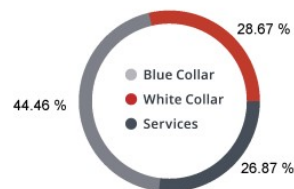
\$63,870

HOME OWNERSHIP

Renters: **12,625**

Owners: **25,678**

EMPLOYMENT



54.44 %

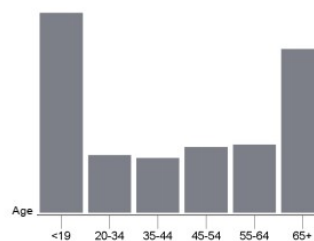
Employed

1.50 %

Unemployed

GENDER & AGE

48.74 % **51.26 %**



RACE & ETHNICITY

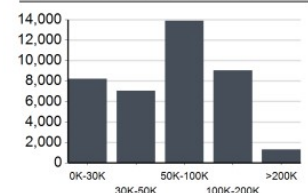
White: **79.12 %**
 Asian: **1.81 %**
 Native American: **0.06 %**
 Pacific Islanders: **0.00 %**
 African-American: **11.02 %**
 Hispanic: **3.82 %**
 Two or More Races: **4.17 %**

EDUCATION

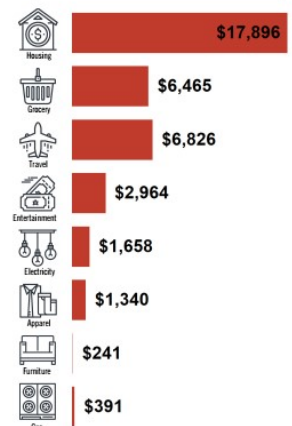
High School Grad: **23.90 %**
 Some College: **24.41 %**
 Associates: **7.73 %**
 Bachelors: **38.20 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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