

## CHURCH FOR SALE - ROSEVILLE

2651 HAMLINE AVE. N, ROSEVILLE, MN 55113

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### OFFERING SUMMARY

PRICE:	\$3,690,000
BUILDING SIZE:	21,168 SF
FLOORS:	One
YEAR BUILT:	Built in 1958, sanctuary & balcony remodeled in 2022
SIGNAGE:	Monument
LOT SIZE:	2.042 Acres
CROSS STREETS:	County Road C & Sheldon Street
ZONING:	Institutional

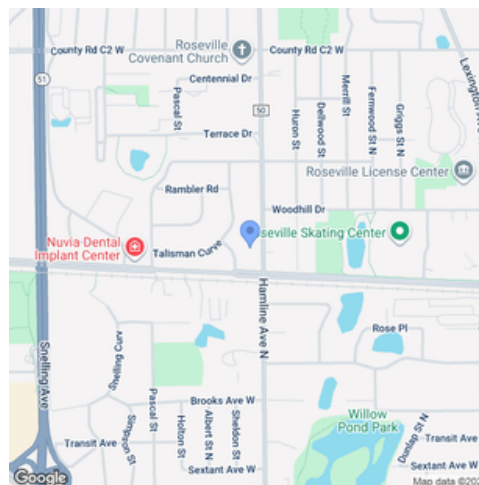
KELLER WILLIAMS SELECT REALTY  
14665 Galaxie Ave. Suite 350  
Apple Valley, MN 55124

Lee Racine  
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### PROPERTY OVERVIEW

Key features in what this church offers and what most churches are searching for. This church checks most or all the boxes generally sought after: 300 +/- person seating capacity in Sanctuary, 35-40 seating in Balcony, and seating for 75 in lower level sanctuary, Large social hall, Classrooms, Offices, Lift/Elevator service to main and lower level, Actual coat room, Commons area, Handicap Entrance, 130 +/- on-site paved parking spaces, Large sanctuary/Choir loft with organ, Overflow room (lower level sanctuary) with televised capability for services on those peak days, Fireplace, Mini-split air conditioning in sanctuary, nursery, hallways, and main floor class rooms, Baptismal emersion pool, and Court yard. Large sanctuary and balcony remodeled in 2022 with modern sound equipment, streaming ability, projection screen, new carpet, and chairs. Upgraded HVAC with remote temperature control for heating and cooling the sanctuary. Total building area approximately 21,168 +/- sq. ft. (Buyer to verify). 2.042 acres. Monument signage present. Zoning is Institutional.

Great location with easy access from US Highway 36, Snelling Ave., and I-35W. 1/2 mile to Rosedale Center. Great street exposure and curb appeal. parking accessibility off of Hamline Ave. as well as County Road "C". The structure appears to be in extremely GOOD condition and well kept. Great possibilities for a first-time or expanding religious entity.





## SANCTUARY/OVERFLOW

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## OFFICE/CLASSROOM SPACE

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## EXTERIOR

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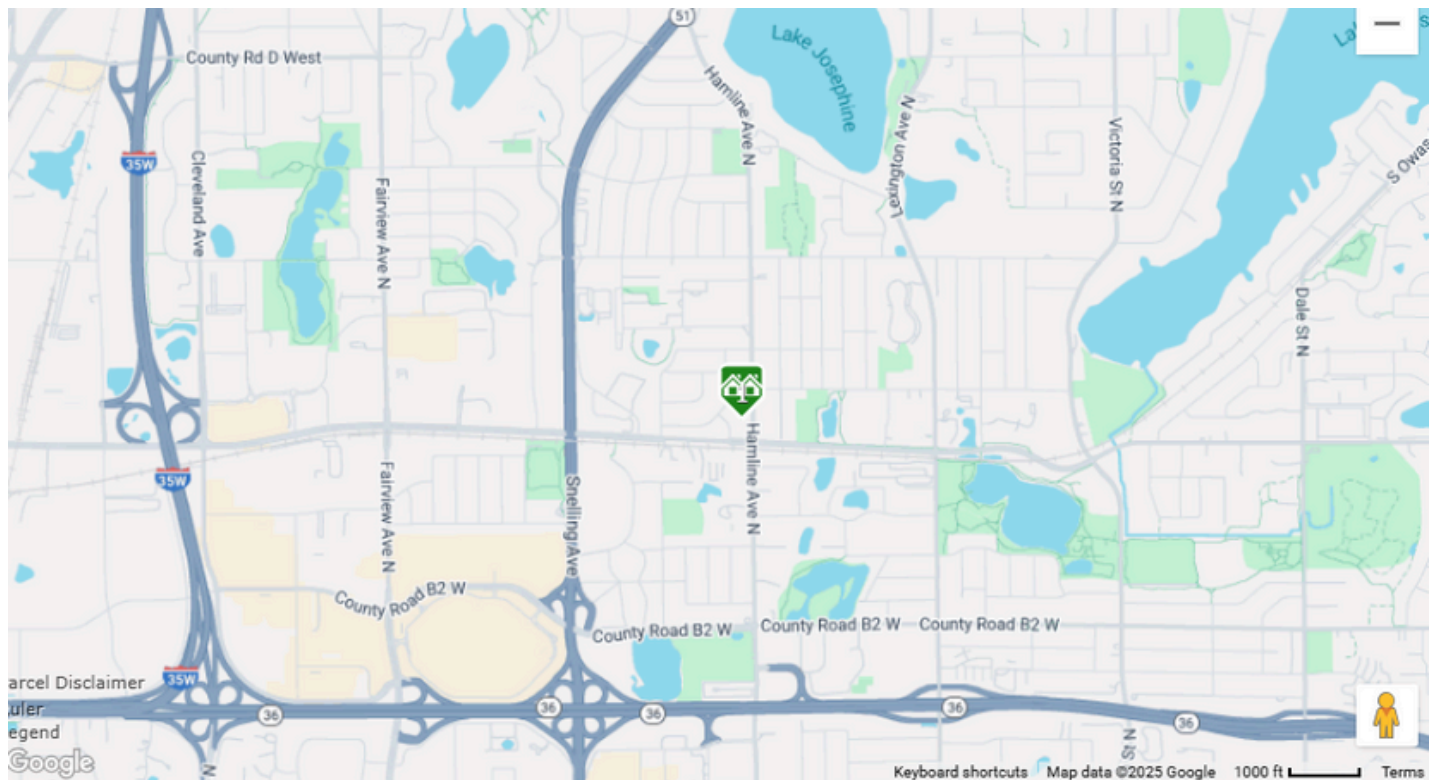
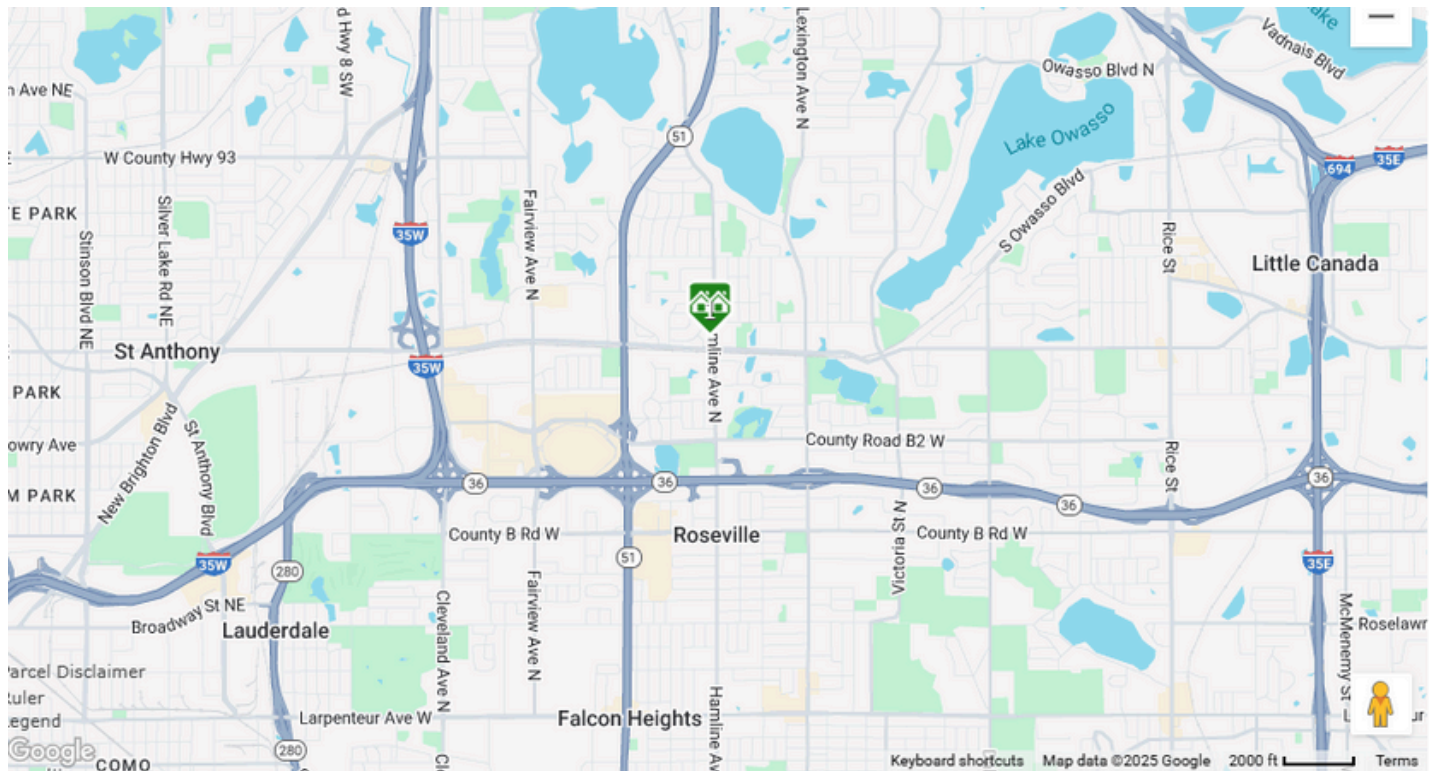
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## LOCATION MAPS

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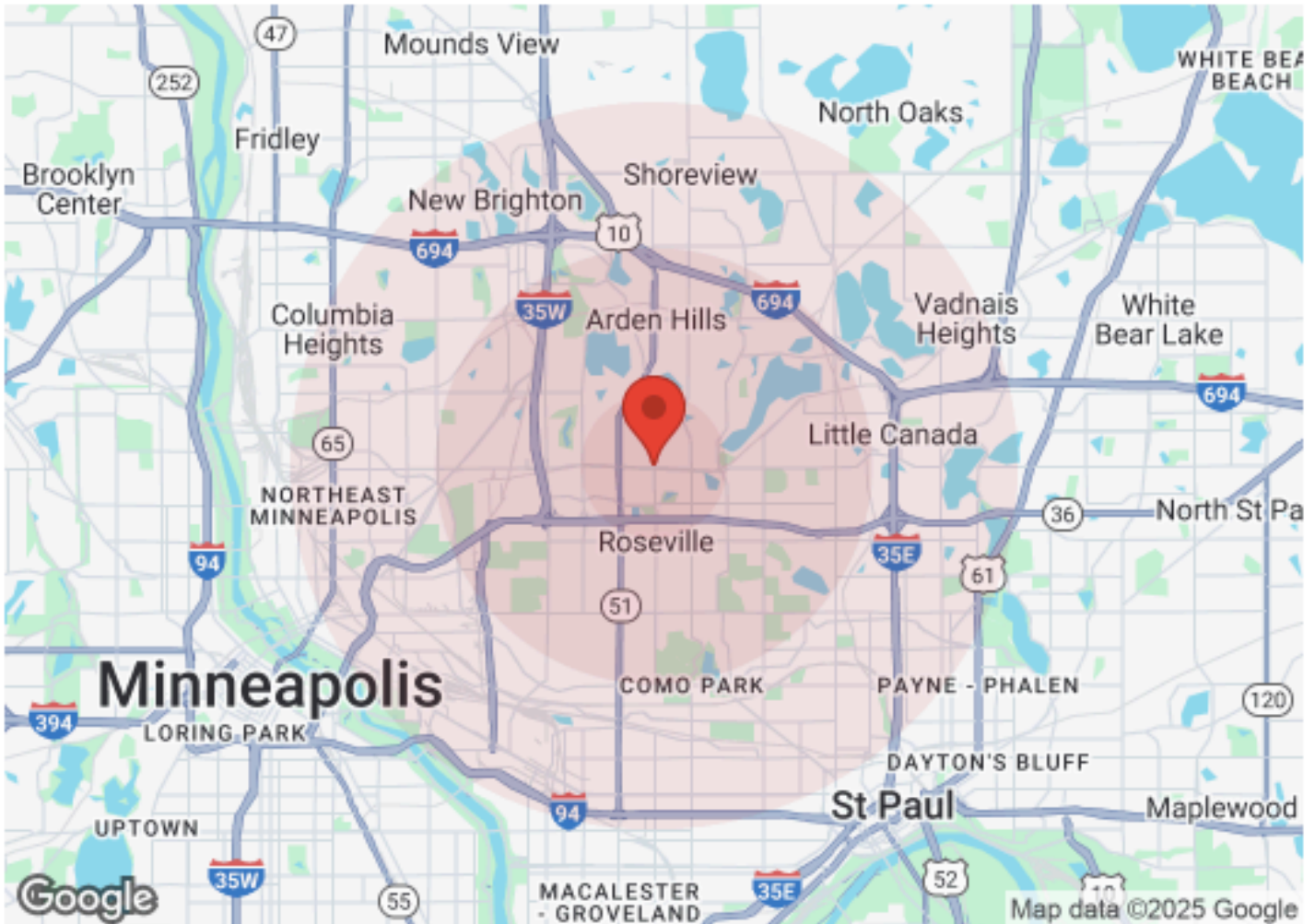
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,798	37,540	152,284
Female	4,458	35,840	143,415
Total Population	9,256	73,381	295,699

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,472	11,980	51,035
Ages 15-24	1,307	9,593	51,553
Ages 25-54	3,185	27,238	117,985
Ages 55-64	1,010	8,642	29,835
Ages 65+	2,281	15,927	45,292

Race	1 Mile	3 Miles	5 Miles
White	6,704	52,732	178,632
Black	894	6,619	41,516
Am In/AK Nat	26	191	1,094
Hawaiian	2	22	59
Hispanic	529	4,029	21,823
Asian	794	7,279	42,196
Multi-Racial	285	2,378	9,817
Other	21	125	532

Income	1 Mile	3 Miles	5 Miles
Median	\$94,344	\$92,303	\$79,788
< \$15,000	197	1,638	9,319
\$15,000-\$24,999	115	1,321	7,283
\$25,000-\$34,999	149	1,979	8,728
\$35,000-\$49,999	400	2,765	12,173
\$50,000-\$74,999	695	5,097	19,143
\$75,000-\$99,999	558	4,144	15,972
\$100,000-\$149,999	762	5,939	20,995
\$150,000-\$199,999	443	3,599	11,575
> \$200,000	658	4,853	14,225

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,309	34,065	129,989
Occupied	3,980	31,333	119,413
Owner Occupied	2,398	19,581	63,031
Renter Occupied	1,582	11,752	56,382
Vacant	330	2,731	10,576

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## DISCLAIMER

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