

FOR SALE OR LEASE

15,534 SF OFFICE BUILDING



NEWMARK

991 SIBLEY MEMORIAL HIGHWAY
LILYDALE, MN

Building Size: 15,534 SF
Lot Size: 0.29 acres



Sale Price:
\$2,425,000
2024 RE Taxes:
\$56,690

1st Floor Availability
Suite 101: 3,286 SF



Lease Rate:
\$12.00/sf
Tax/Opex:
\$12.64/sf



Ample on-site parking



Water views with 0.5 miles walkable trails around the lake



Direct freeway access



Minutes from MSP International Airport



BUILDING INFORMATION



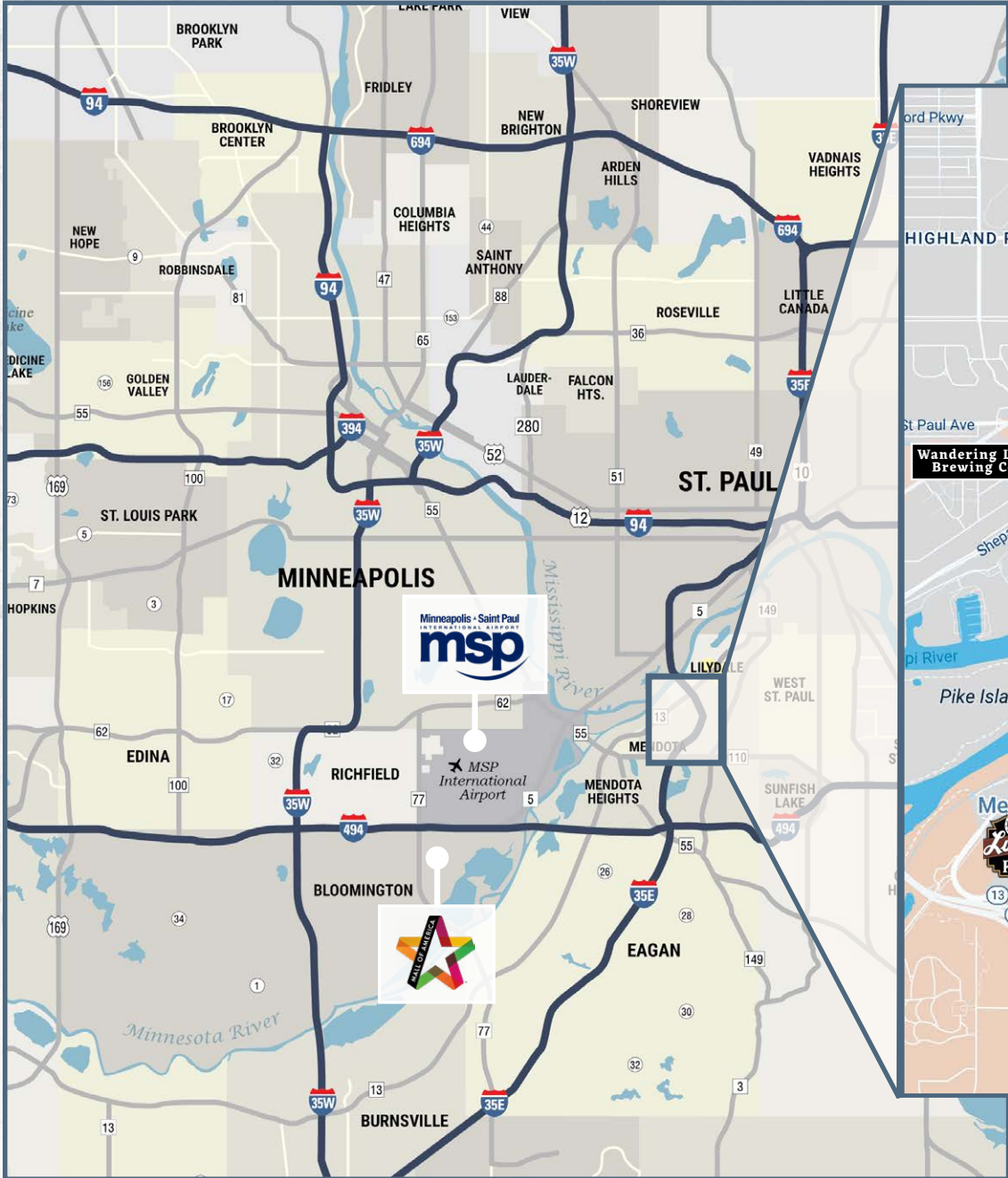
**991 SIBLEY
MEMORIAL HWY**

Stonebridge Road

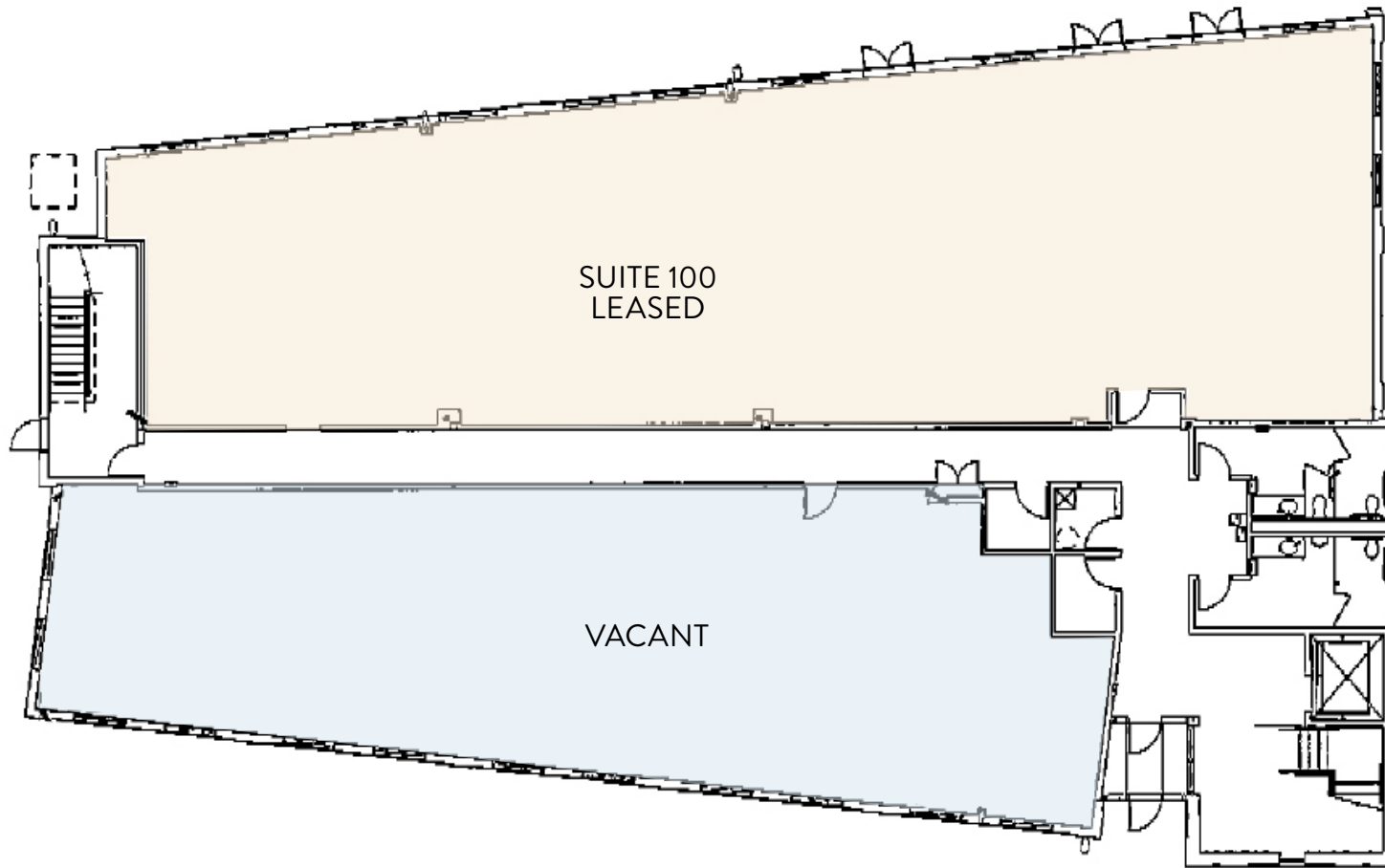
0.5 Mile Walking Trail

Sibley Memorial Hwy

AERIAL

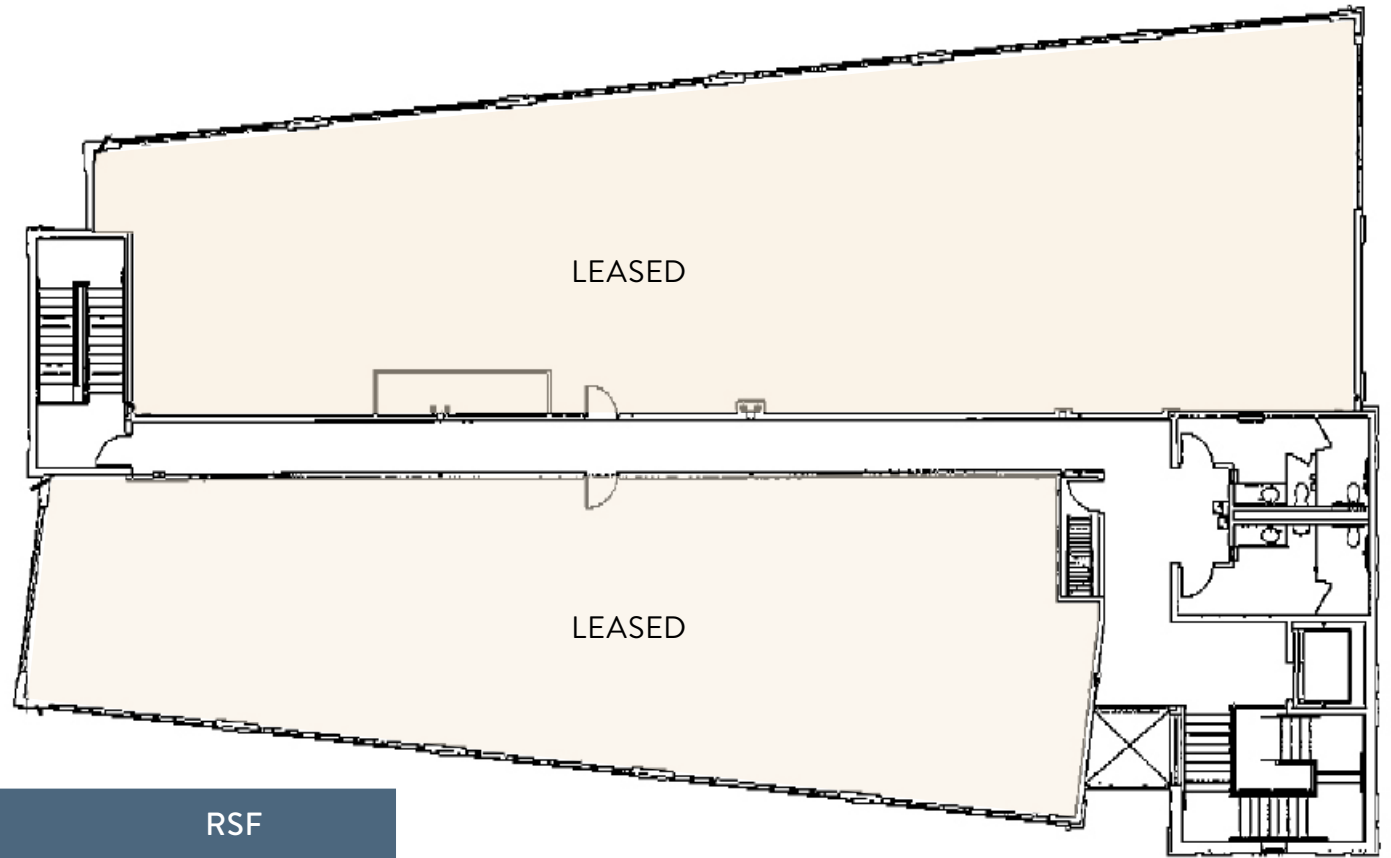


AREA MAP



SUITE	TENANT	RSF
100	Center for Reproductive Medicine	4,368
101	Vacant (with private restroom)	3,286

FIRST FLOOR



SUITE	TENANT	RSF
200	Edward D. Jones	1,805
201	Will Berigan (dba Shamrock Wealth Management)	1,850
202	Riverview Facial Plastic Surgery, LLC	1,843
203/207	21st Century Bank	1,477
204	Banas Family Law, P.A. (relocation)	905

SECOND FLOOR

	Jan Actual	Feb Actual	Mar Actual	April Actual	May Actual	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Balance Total Sq Ft:	Sq Ft 15,534
Opening Cash	34,208	40,265	50,088	75,406	73,312	25,086	21,763	22,533	26,084	25,280	29,131	32,638		
Income														
Base Rent	16,267	16,267	16,267	16,267	16,267	16,267	16,267	16,267	16,267	16,304	16,304	16,304	195,312	12.57
CAM Recovered	9,529	9,529	9,529	9,529	9,529	9,529	9,529	9,529	9,529	9,529	9,529	9,529	114,349	7.36
RE Tax Recovered	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	3,682	44,186	2.84
Operating Cost Adjustment	-	-	(499)	-	-	-	-	-	-	-	-	-	(499)	(0.03)
Other Income	-	-	1	-	-	-	-	-	-	-	-	-	1	0.00
Total Income:	29,478	29,478	28,979	29,478	29,478	29,478	29,478	29,478	29,478	29,515	29,515	29,515	353,348	22.75
Expense														
Operating Expense														
Common Area Maintenance														
Building R&M	10	10	10	10	10	50	50	50	50	50	50	50	400	0.03
Card Access/Locksmith	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Electrical R&M	-	46	-	1,313	-	658	-	-	-	-	-	-	2,016	0.13
Electricity	2,028	(197)	2,176	2,190	2,855	4,760	4,460	4,110	4,139	3,090	3,078	2,590	35,278	2.27
Elevator	292	292	292	192	233	226	326	226	226	226	226	226	2,980	0.19
Fire/Life Safety	605	356	65	432	65	65	140	65	65	65	65	65	2,053	0.13
Gas	1,785	1,636	1,132	856	587	990	990	890	876	917	2,042	2,270	14,970	0.96
HVAC R&M	211	187	271	532	559	750	500	350	600	350	350	600	5,259	0.34
Insurance	270	270	270	270	270	270	270	270	300	300	300	300	3,363	0.22
Janitorial														
Janitorial - Common Area	595	595	595	595	595	595	595	595	595	595	595	595	7,136	0.46
Janitorial - Tenant Area	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	15,109	0.97
Janitorial - Supplies	358	440	-	248	489	215	215	215	215	215	215	215	3,040	0.20
Landscaping	203	203	212	212	212	212	212	212	212	212	212	212	2,526	0.16
Maintenance Association Fee	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	17,040	1.10
Management Fee (5%/\$1575 min)	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	18,900	1.22
Pest Control	187	-	-	187	-	-	185	-	-	185	-	-	744	0.05
Plumbing R&M	-	-	-	-	-	25	25	25	25	25	25	25	175	0.01
Roof R&M	-	-	-	-	-	-	600	-	-	-	-	-	600	0.04
Rugs/Floor Care	-	-	-	-	-	325	-	-	-	-	-	-	325	0.02
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Trash Removal	271	269	272	272	272	250	250	250	250	250	250	250	3,105	0.20
Water/Sewer	162	178	167	177	195	160	140	160	110	110	120	120	1,799	0.12
Storm Water	-	-	529	-	-	540	-	-	540	-	-	540	2,149	0.14
Window Cleaning	-	-	-	-	-	-	700	-	-	-	-	-	700	0.05
Total CAM:	11,232	8,539	10,244	11,739	10,595	14,344	13,912	11,672	12,456	10,843	11,781	12,311	139,668	8.99
Real Estate Taxes	4,670	4,670	4,833	4,724	4,724	4,724	4,724	4,724	4,724	4,724	4,724	4,724	56,690	3.65
Total CAM/Tax:	15,902	13,209	15,077	16,463	15,319	19,068	18,636	16,396	17,180	15,567	16,505	17,035	196,358	12.64
Net Operating Income	13,576	16,269	13,902	13,015	14,159	10,410	10,842	13,082	12,298	13,947	13,009	12,479	156,990	

OPERATING BUDGET

FOR MORE INFORMATION:

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