



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial/
Industrial
Building

SHORELINE DRIVE

MOUND

Marine Repair or Light Industrial Facility

Sales Price: \$1,460,000.00

Building Size: 6,500/sf Lot Size: 0.64 Acres

4851 Shoreline Drive, Mound, MN 55364

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PROPERTY LOCATION

- *Great Location in the Heart of Lake Minnetonka
- * Businesses in the Area:
Back Channel Brewing, Mainstreet USA Auto,
Metro Lakes Marina, Erickson Outdoor Lighting,
and more.

TRAFFIC COUNTS - 2024

* Shoreline Drive - 10,185 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

4851 Shoreline Drive, Mound, MN

Sales Price
\$1,460,000.00

Building Size	6,500/sf Total 2,400/sf Office/Retail 4,100/sf Warehouse/Shop
Lot Size	0.64 Acres
County	Hennepin
PID	131-172-444-0131
2025 Taxes	\$18,078.00
Zoned	Mixed Use Commercial
Building Tenant	Single or Multi-Tenant
Year Built	1976
Parking Spaces	6 +



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INTERIOR - Office/Retail



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EXTERIOR - Warehouse/Shop



PROPERTY INFORMATION

- * Quality Office Space
- * Spancrete Ceiling
- * Potential Multi-Tenant Building (3 Gas Meters)
- * 0.3 Acres of Outdoor Storage / Parking
- * Front and Rear Parking Access
- * Elevated Glass Paneled Garage Doors
- * HVAC - Rooftop Unit, Full Air Conditioned
- * Electrical - 480V 240/120 3 Phase
- * Two (2) Overhead Doors, 12' x 12'
- * Clear Height - 13'8"

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