



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



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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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