



Industrial Condos For Sale

6960 Madison Ave W
Units 7 & 8
Golden Valley, MN

1,685 - 3,638 SF available



SEE A BRIGHTER WAY



Building highlights

- 21,546 SF flex/warehouse building
- Excellent Golden Valley location with easy access to Hwy 100, 169, 55, & I-394
- Investor or owner/user opportunity
- New roof

Space for sale

Unit 7

216 SF Office
1,737 SF Warehouse
 1,953 SF Total

Unit 8

717 SF Office/Showroom
968 SF Warehouse
 1,685 SF Total

Unit 7 & 8

933 SF Office
2,705 SF Warehouse
 3,638 SF Total

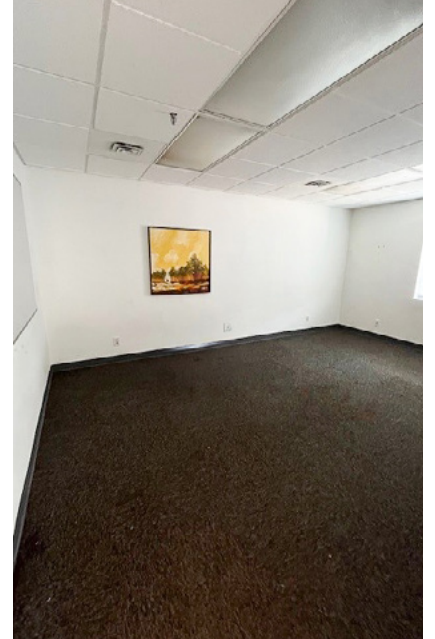
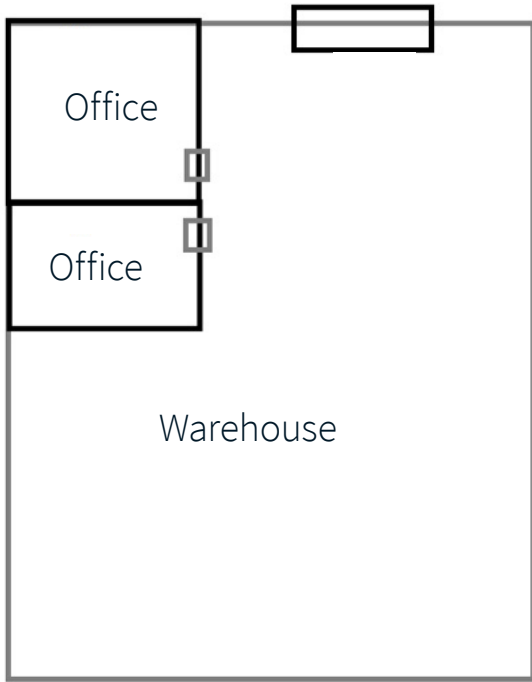
Building size	21,546 SF
Year built	1979
Space available	Unit 7: 1,953 SF Total Unit 8: 1,685 SF Total Unit 7 & 8: 3,638 SF Total
Clear height	12'
Loading	Unit 7: One (1) Drive-in door (10'x10') Unit 8: One (1) Drive-in door (10'x10') Unit 7 & 8: Two (2) Drive-in doors (10'x10')
Parking	2.87/1,000 SF
Power	200 amps per unit
Fire	Sprinklered
HVAC	Unit 7: Fully climate controlled Unit 8: Gas fired unit heaters
Zoning	L1: Light industrial
Sale price	Unit 7: \$319,415 Unit 8: \$275,585 Unit 7 & 8: \$595,000
2024 Association Dues	\$818 / unit per quarter
2024 Tax	Unit 7: \$3.28 PSF (\$5,739.48) Unit 8: \$2.84 PSF (\$4,790.16)

Unit 7

216 SF Office

1,737 SF Warehouse

1,953 SF Total

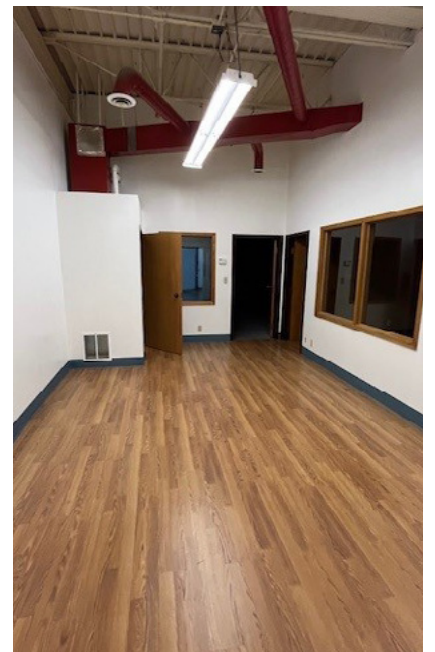
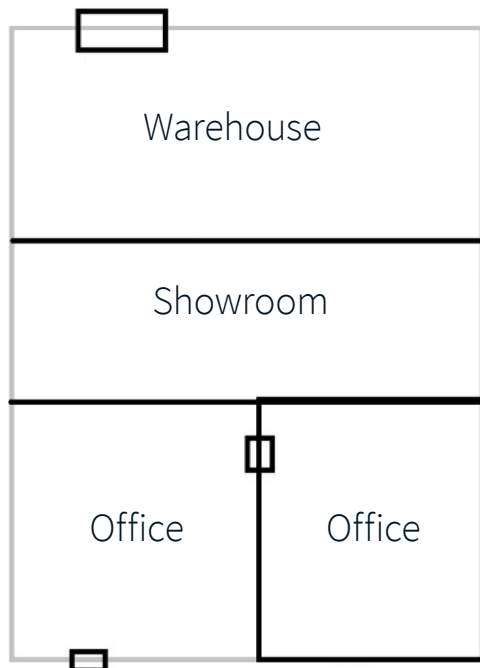


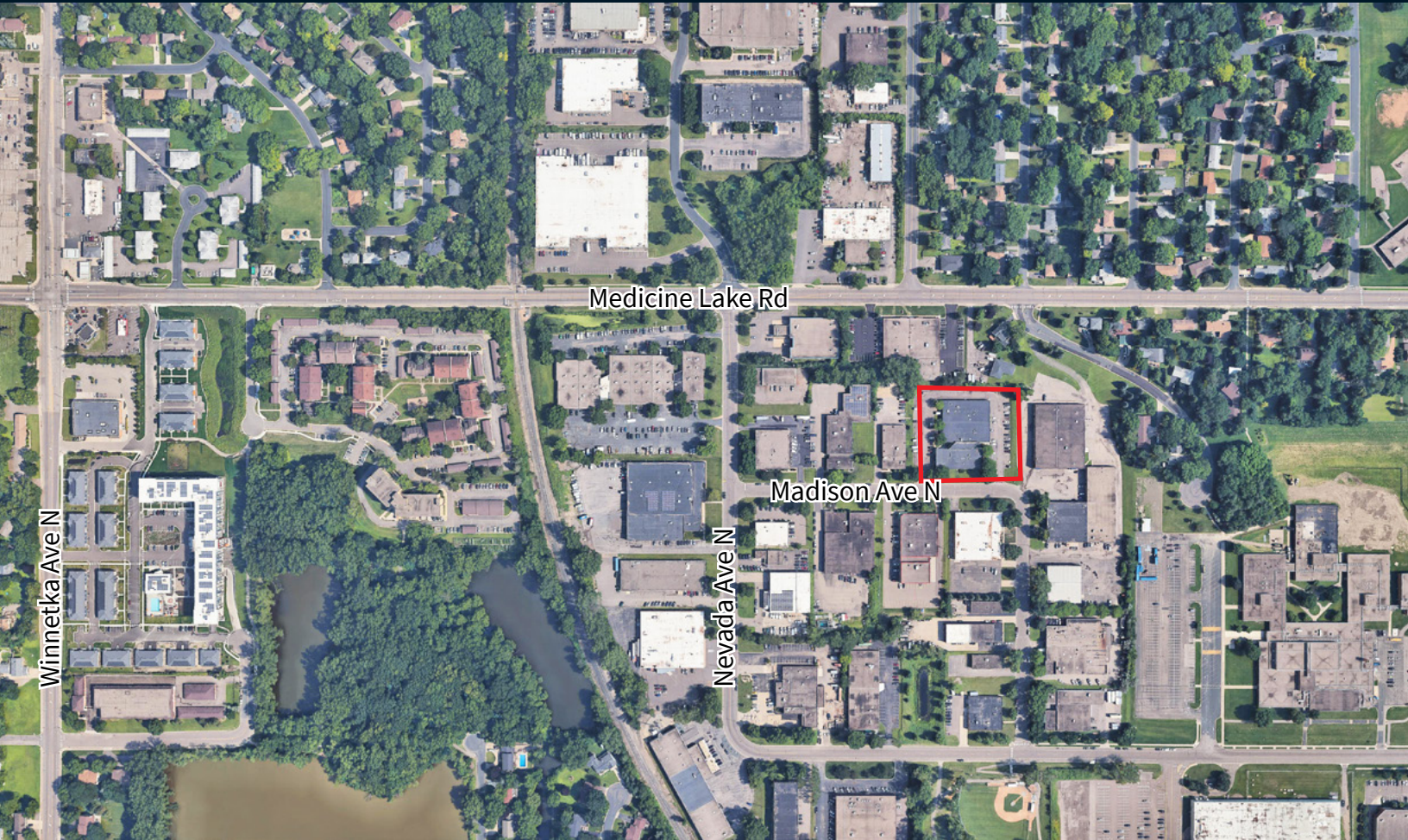
Unit 8

717 SF Office/showroom

968 SF Warehouse

1,685 SF Total





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