



## Industrial Building For Sale

5333 Lakeland Ave N. Crystal, MN 55429

### AVAILABLE SPACE

- Owner occupier or two tenant building
- 5,408 SF (approx. 50' W x 100' L)
- Land size .56 acres (24,390 SF)
- Two separate front entrances
- Approx. 12,000 SF of secured, lighted outside storage
- Great use for service company or contractor
- Easy access to County Rd. 81 via Lakeland Avenue N.
- Ample lot and street parking

### PROPERTY DETAILS

Sale Price: \$800,000

2026 Property Taxes \$25,390.58

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

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# FOR SALE

**CONTACT:** Marty Fisher

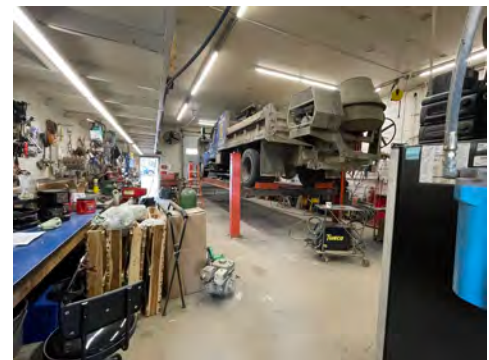
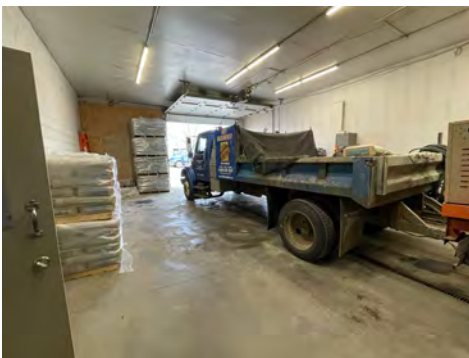
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## Salient Facts:

5333 / 5335 Lakeland Avenue N.

- 5,408 SF total
- Two front doors; separate entrances
- Two electric meters, one natural gas meter
- Recently renovated front offices, both sides
- Warehouse space, both sides
- Breakroom
- 3 Total drive-in doors
- 2 – 12' W x 10' H
- 1 – 10' W x 10' H
- 12' clear height, floor drains
- Block construction, flat rubber roof
- Unit heaters in warehouse
- Front offices heated and air conditioned
- Gated, fenced, lighted outside storage, approx. 12,000 SF
- City water & sewer

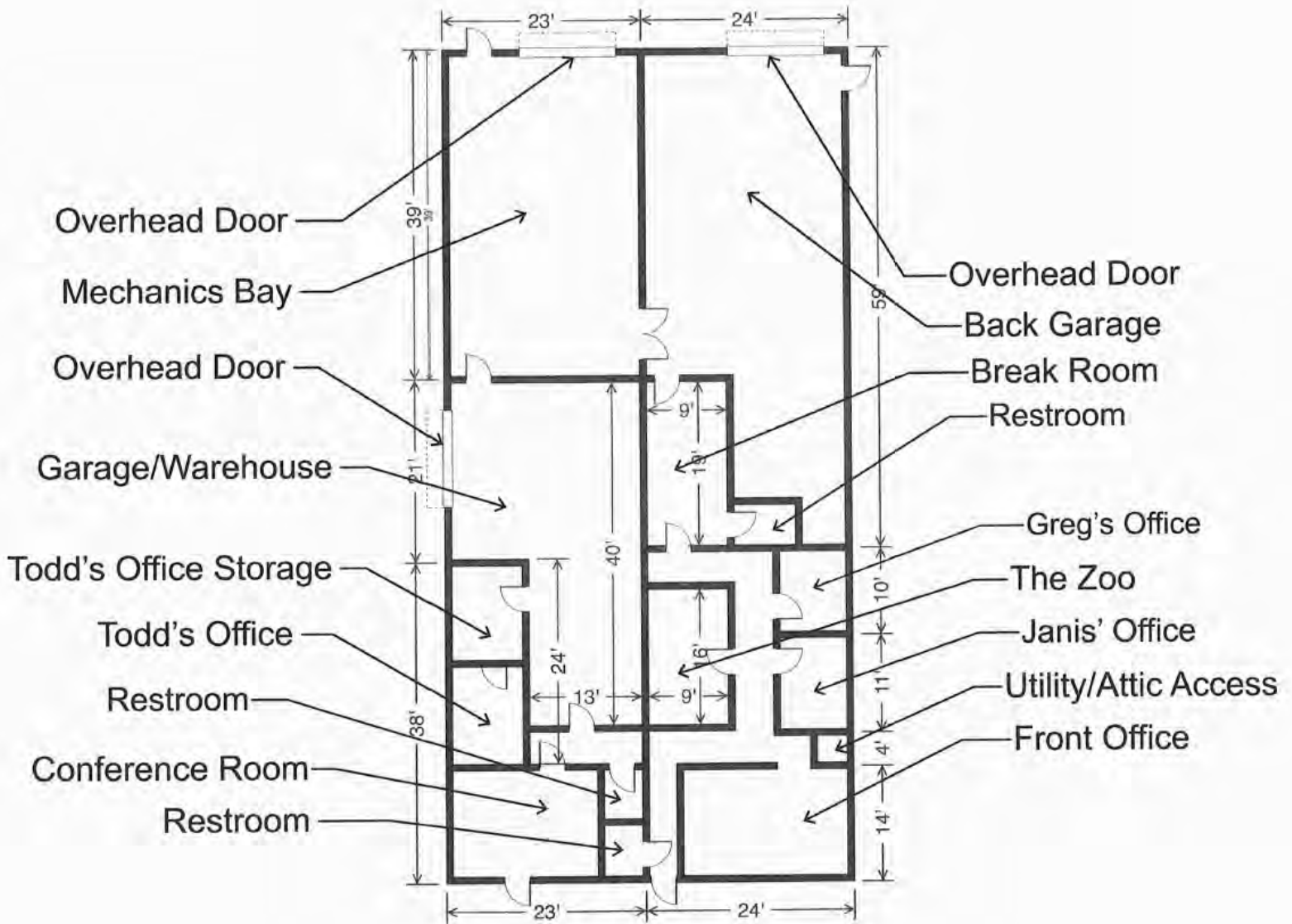




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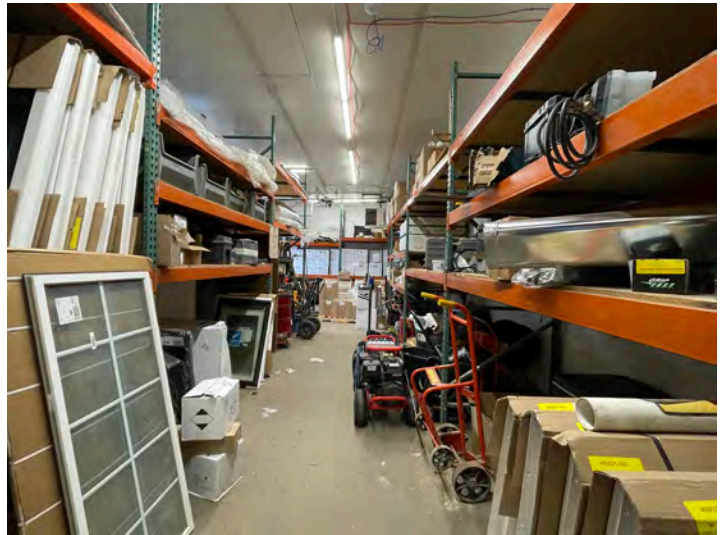
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