



**PRICE REDUCTION!**

# Office/Warehouse Space available **for Lease or Sale**

2909-2919 Anthony Lane, Saint Anthony, MN

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## For Sale | 2909-2919 Anthony Lane

2909-2919 Anthony Lane is a 17,160 SF office / warehouse building situated on 1.07 acres of land. The building was built in 1964 and has been recently updated and very well maintained. There is approximately 12,672 total square feet of existing office space, and the warehouse portion of the facility features 12' clear height space of approximately 4,488 square feet. The warehouse is served by one (1) drive-in door, with the potential to create an additional 3,168 SF warehouse and second drive-in door. The property also comes with a large, hard-to-find 50+ stall parking lot.



### Investment Highlights:

- Close proximity to area amenities, including Rosedale Center.
- Hard-to-find large parking lot.
- Excellent highway access.
- Nice corporate image.
- New roof and HVAC units
- Potential to expand warehouse space to 7,656 SF.

[Click Here to View  
Drone Video](#)



# 2909-2919 Anthony Lane

## Physical Description

### Total Building Area:

17,160 SF Total  
12,672 SF Office | 4,488 SF Warehouse  
\*Main Floor: 14,002 SF  
\*Warehouse Expandable to 7,656 SF

### Leasable Area:

6,336 SF – 17,160 SF

### Property Address:

2909-2919 Anthony Lane  
Saint Anthony, MN 55418

### Year Built:

1965, Addition in 1980

### PIDs:

06.029.23.44.0037 &  
06.029.23.44.0039

### Land Area:

1.07 Acres Total (46,608 SF)  
PID ...0037: 0.53 Acres (22,905 SF)  
PID ...0039: 0.54 Acres (23,703 SF)

### Property Type:

Office / Flex

### Construction:

Block

### Parking:

Fifty (50)+ surface spaces; ability to expand

### Zoning:

L-1 Light Industrial

### Roof:

Replaced in 2015  
15-year warranty in place

### No. of Floors:

Two (2)

### Floors:

Reinforced concrete (assumed)  
single story, approx. 3,158 SF on  
second floor

### Loading:

One (1) drive-in door  
\*Ability to add second

### Clear Height:

12'

### HVAC:

Air conditioned throughout  
Majority of units replaced within 5  
years

### Tax Information:

#### County:

Hennepin

#### Property Tax (Payable 2025)

PID ...0037: \$49,735.64

PID ...0039: \$6,217.99

Total Taxes: \$55,953.63

#### Taxes & OPEX:

\$4.85 per SF

#### Sale Price:

\$1,700,000

~~\$1,800,000~~

#### Asking Rent:

Negotiable

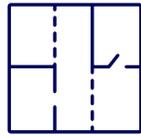


# Property Photos





# Floor Plan



17,160 SF Total

## Main Floor

9,504 SF Office

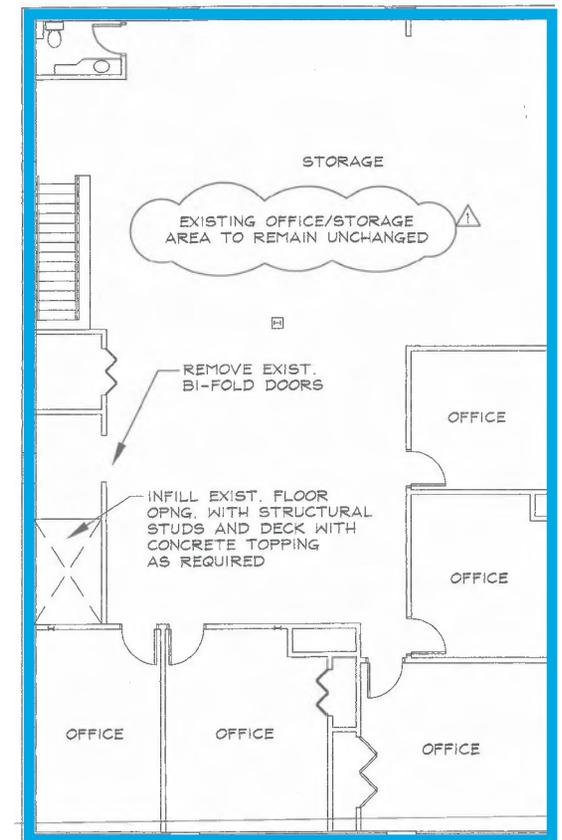
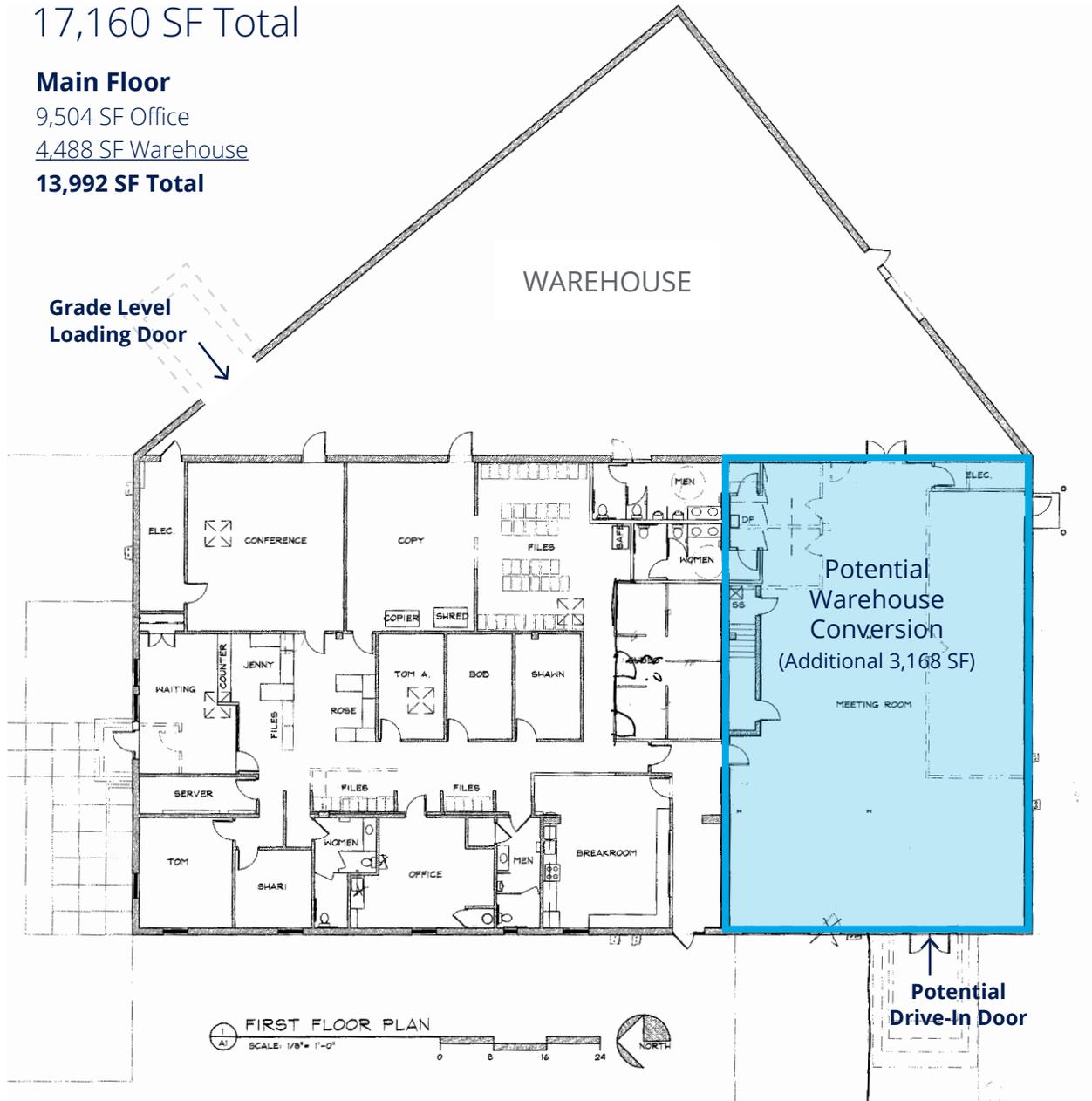
4,488 SF Warehouse

13,992 SF Total

## Second Floor

3,168 SF Office

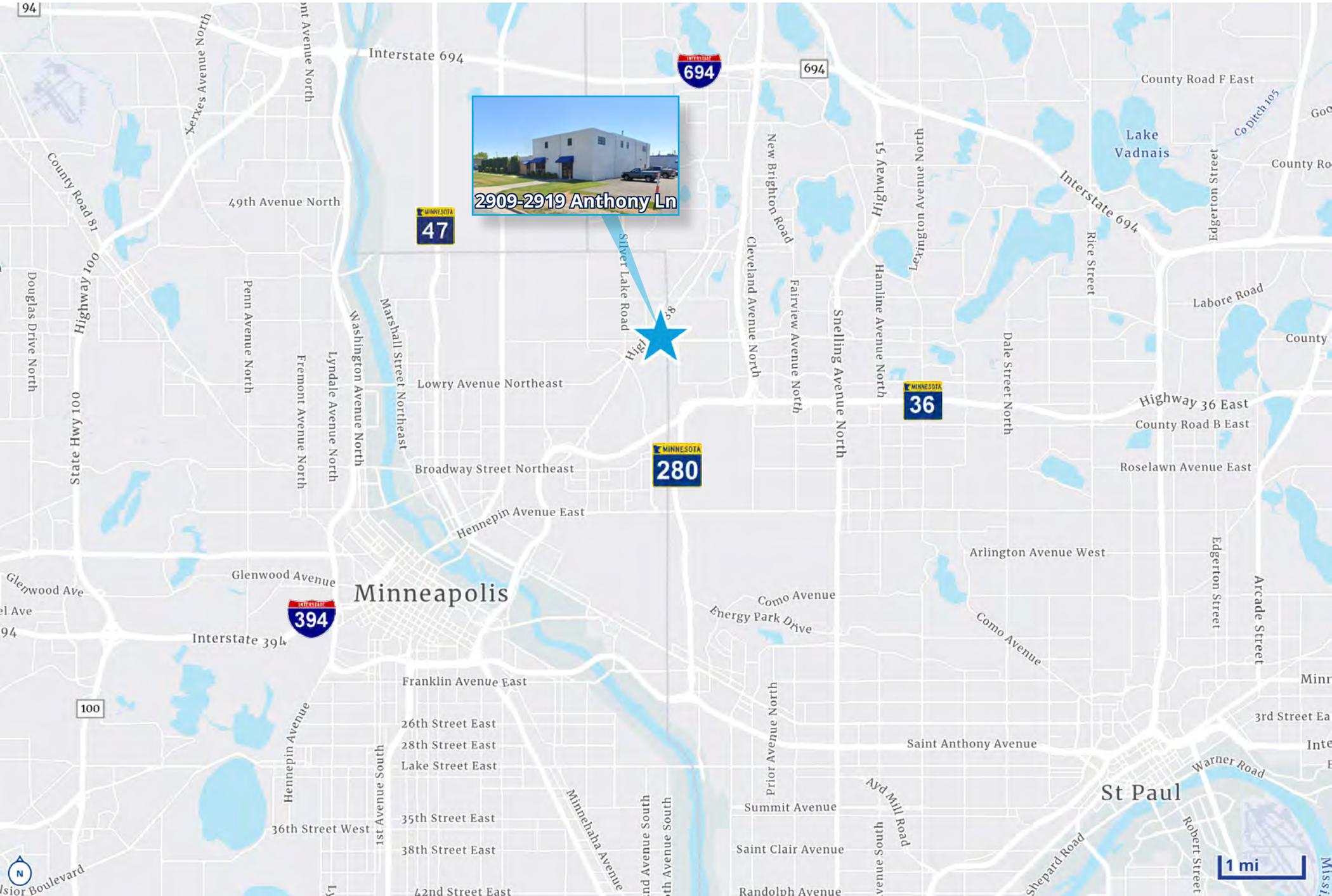
3,168 SF Total



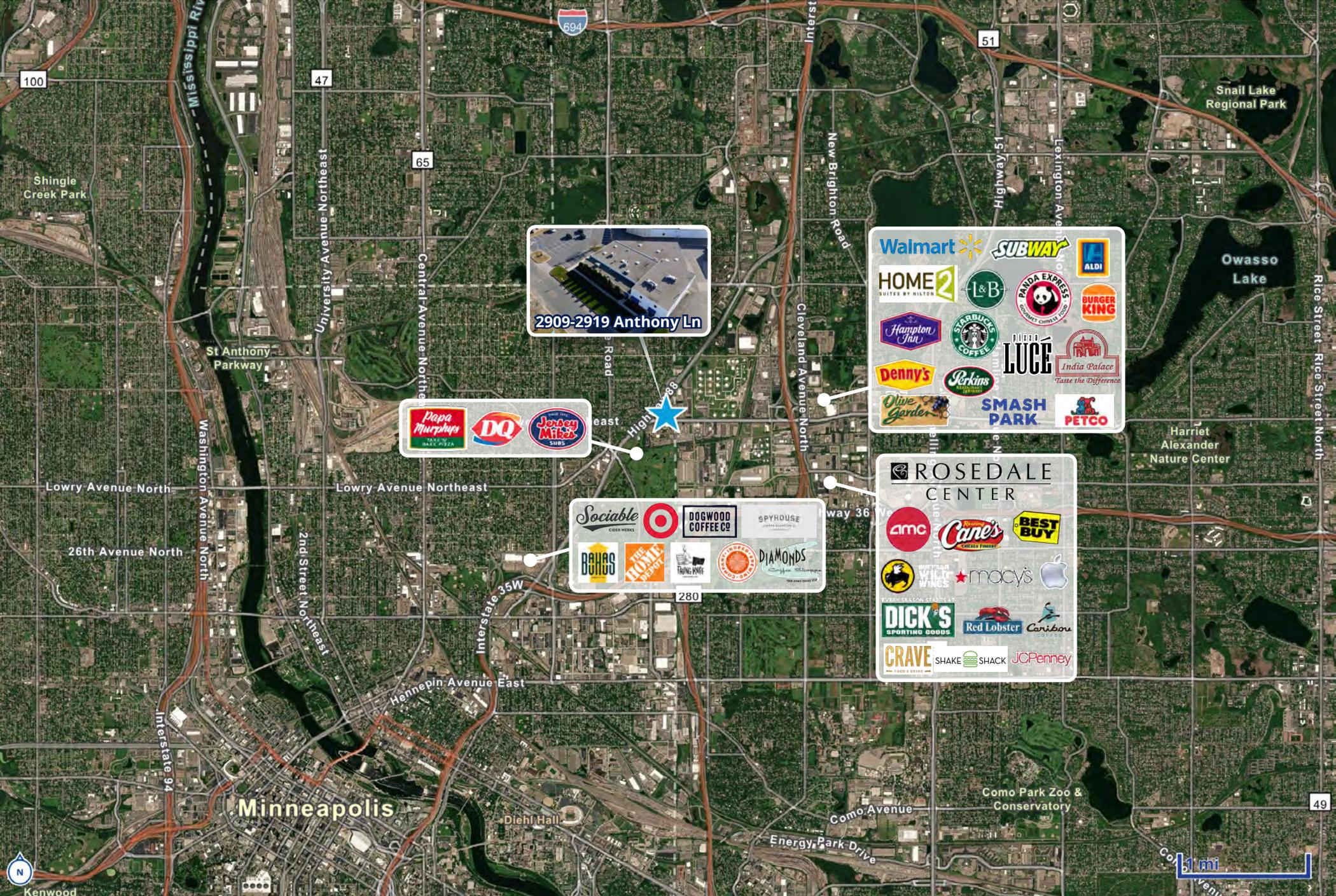
# Property Aerial



# Area Map



# Area Amenities





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