

FOR SALE

RARE OFFICE BUILDING IN GREAT LOCATION



TRANSWESTERN

REAL ESTATE
SERVICES



1123 GLENWOOD AVE

MINNEAPOLIS, MN 55405

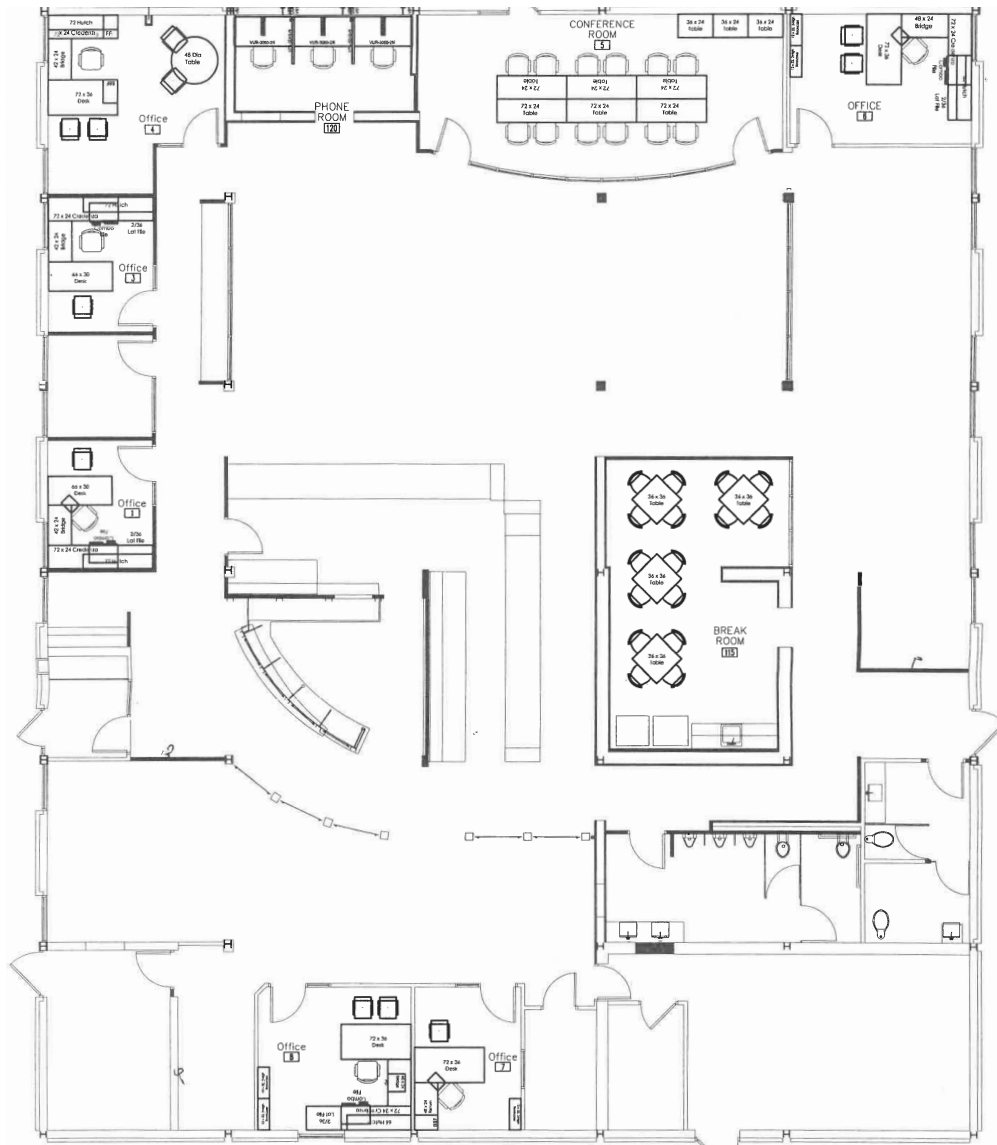
PROPERTY HIGHLIGHTS

- Prime location
- Modern updates
- Building condition
- Highly functional layout
- Abundant parking
- High ceilings

Sale Price:	\$1,964,250 (\$250 PSF)
Building Size:	Approx. 7,857 SF
Clear Height:	13'
Parking Stalls:	60 stalls (7.63/1,000 SF)
Year Built:	1961
Climate Control:	100% HVAC Brand New Units
Construction:	Masonry
Roof Life:	4-6 years remaining
Lighting:	LED
Power:	Standard
Zoning:	CM4 Destination Mixed-Use District
Environmental:	Phase 1 completed (9/20/2023)
County:	Hennepin
PID:	21-029-24-43-0098
Taxes:	\$40,695.28 (\$5.18 PSF)
Parcel Size:	0.85 AC (37,026 SF)



SITE PLAN



APPROX. 7,857 TOTAL SF

INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA HIGHLIGHTS



2 minutes to I-94
and **5 minutes** to
I-394



Quick access to
restaurants and
retail nearby



20 minute drive
to *Minneapolis-St.
Paul International
Airport*



PROPERTY LOCATION





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THINKING BEYOND THE OBVIOUS

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