

# 201 E 104th St | Bloomington, MN

**BUILDING FOR SALE**



# Property Details

## OVERVIEW

**LOCATION:** 201 104th St E | Bloomington, MN 55420  
**PID:** 22.027.24.13.0061  
**LAND USE:** Commercial-Preferred  
**LOT SIZE:** 6.9 Acres (300,653 SF)  
**BUILDING SIZE:** 33,000 SF  
**YEAR BUILT:** 1969  
**PARKING:** Ample

## FOR SALE

**ASKING PRICE:** Negotiable  
**2026 TAXES:** Tax Exempt  
**2025 EXPENSES:** TBD

## HIGHLIGHTS

**LARGE LOT SIZE:** Rare infill parcel with ample parking, green space, and potential for expansion or redevelopment.

**WELL-MAINTAINED FACILITY:** The property is in excellent condition with quality construction, well-maintained interiors, and careful upkeep by current ownership.

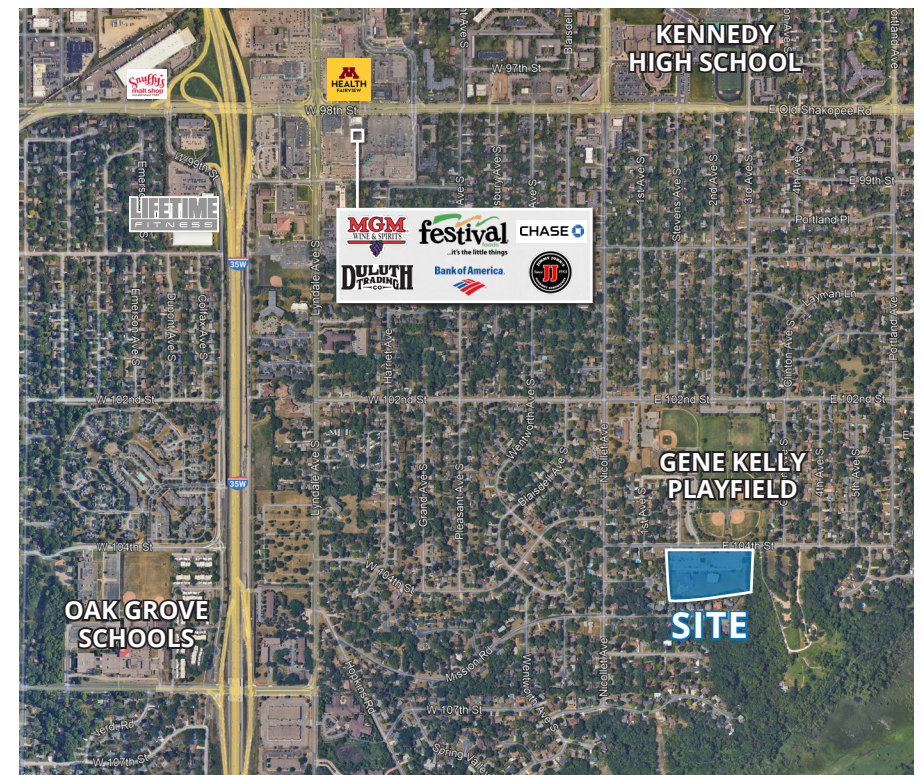
**EXISTING DAYCARE BUILDOUT:** Turnkey childcare or early education opportunity with licensed, move-in-ready space.

**EXCELLENT ACCESSIBILITY:** Centrally located with easy Twin Cities access via I-35W and I-494.

**STRONG DEMOGRAPHIC BASE:** Bloomington offers a dense population, strong job base, and steady demand for institutional and service uses.

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	9,946	63,311	204,107
AVERAGE HH INCOME	\$84,947	\$95,537	\$99,931
HOUSEHOLDS	26,022	85,898	85,898



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# Potential Users

201 104TH ST E

**RELIGIOUS INSTITUTIONS** seeking to upgrade or expand in a move-in ready facility.

**CHARTER SCHOOLS OR PRIVATE ACADEMIES** looking for a centrally located campus with built-in classrooms and daycare infrastructure.

**DAYCARE OR EARLY CHILDHOOD OPERATORS** wanting to take advantage of the existing licensed buildout.

**NONPROFITS OR SERVICE ORGANIZATIONS** in need of flexible space for programming and operations.

**INVESTORS OR DEVELOPERS** interested in re-purposing the site for educational, institutional, or residential use (subject to zoning).

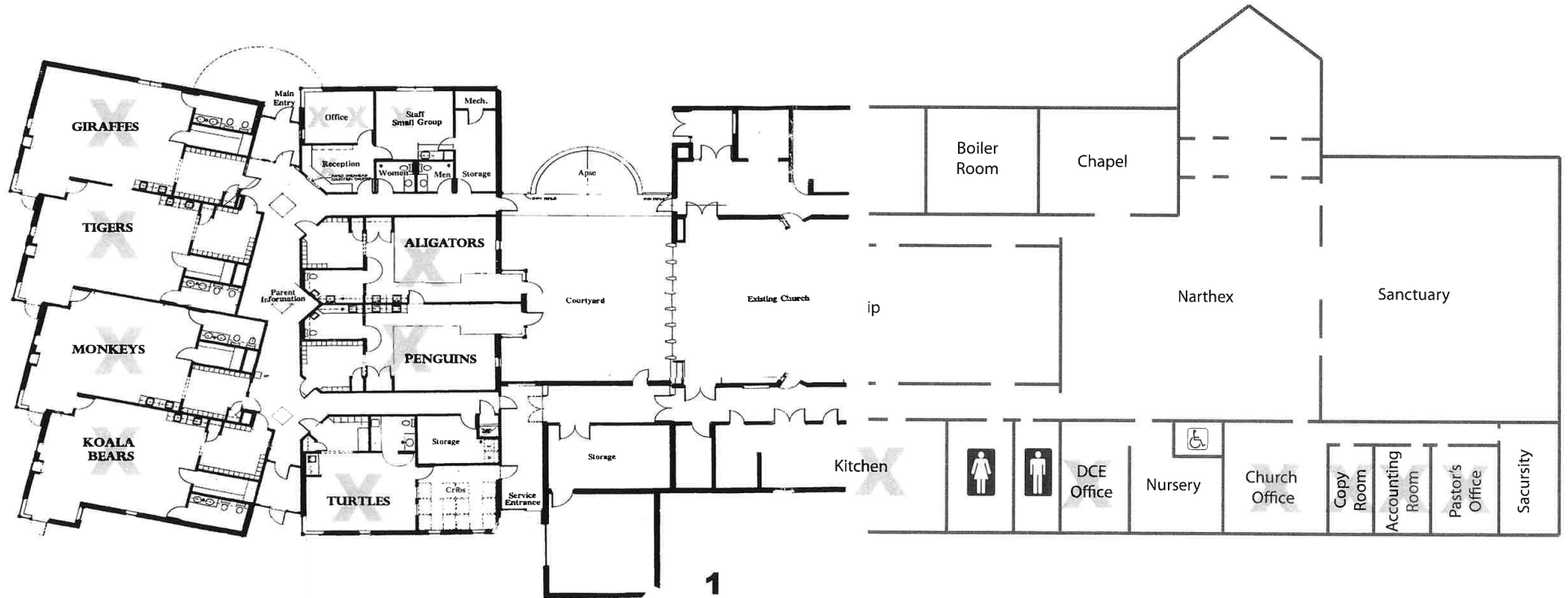


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# Floor Plan

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