



2525 Nevada Ave N Unit #209 Golden Valley, MN 55427



1,829 SF
Industrial Condo
Available For Sale

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Industrial condo for sale in 42,270 SF flex/warehouse building
 Investor or owner/user purchase opportunity
 Excellent Golden Valley location with easy access to Highways 100, 169, 55 & I-394

Building amenities

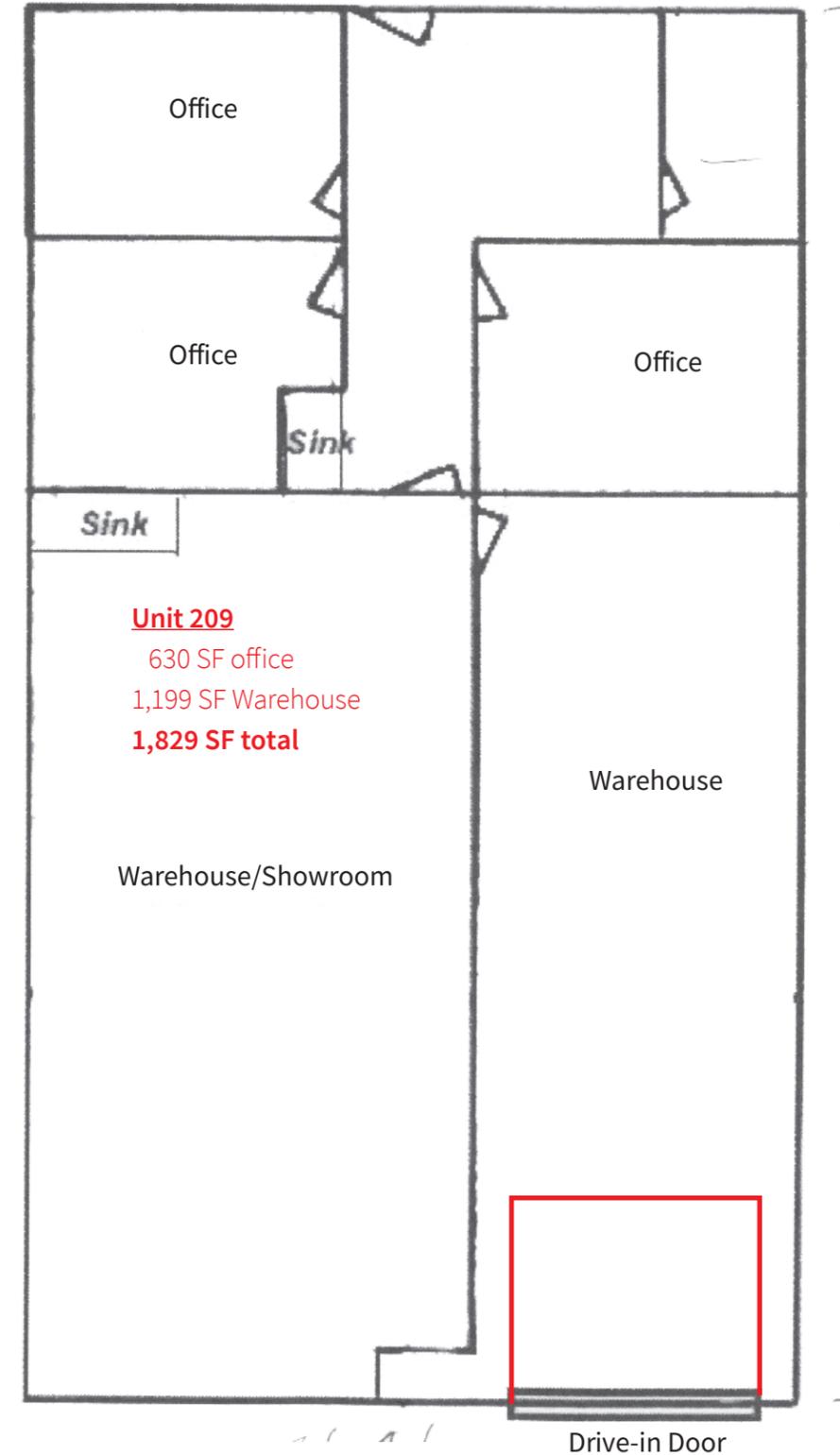
- > 42,270 SF flex/warehouse building with industrial condo for sale
- > Two kitchenettes
- > New rooftop HVAC 2.5-ton / 60k BTU installed in 2022
- > Owner is selling two units in the building
- > No structural interior walls - build-to-suit
- > Common building break room, conference room and restrooms
- > Association dues cover common area maintenance, water, include a capital reserve replacement, exterior maintenance, hazard insurance and snow removal

	Cost Per Year	Cost Per Month	Cost Per Square Foot
Association Dues	\$5,668.68 /yr	\$472.39 /mo	\$3.10 /sf
RE Taxes	\$4,152.64 /yr	\$346.05 /mo	\$2.27 /sf

Building size 42,270 SF total
Year built 1982
Space for sale Unit 209
 630 SF office
 1,199 SF warehouse
1,829 SF total

Loading One (1) 10'x10' drive-in door
Parking Guaranteed 6 parking spots per unit
Clear height 11'1"
Sale price **\$295,000.00**

Floor Plan



Common Area Break Room



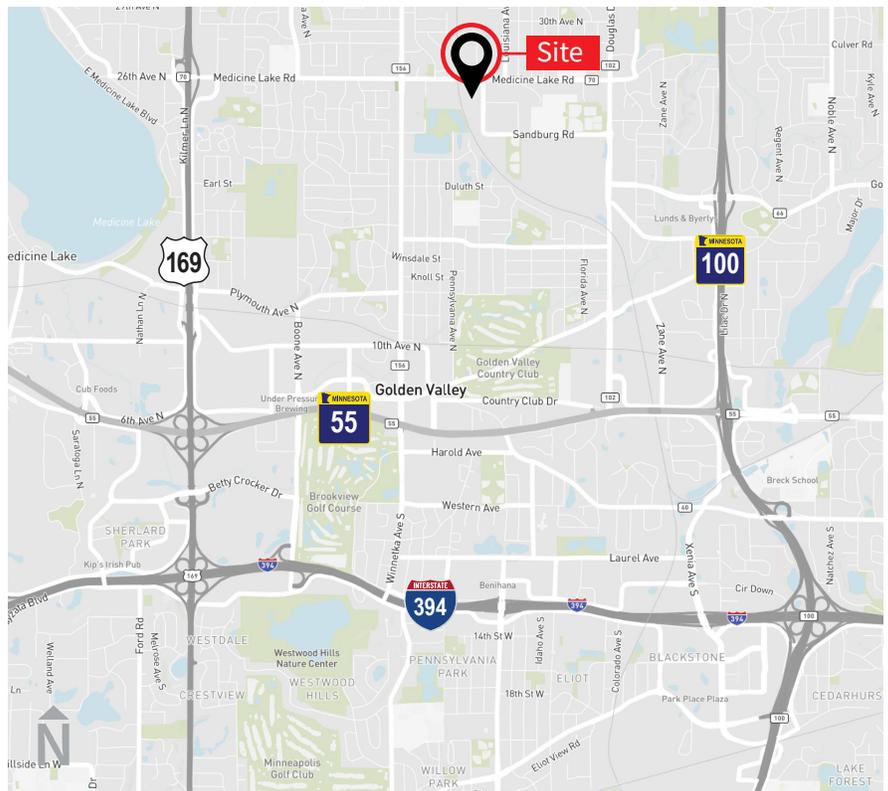
Common Area Break Room



Medicine Lake Rd

Winnetka Ave N

Excellent Golden Valley location
with easy access to Highway 100
& I-394



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