



2525 Nevada Ave N

Unit #306

Golden Valley, MN 55427



2,384 SF
Industrial Condo
Available For Sale

Will McArdle
+1 612 217 6790
william.mcardle@jll.com

Eric Batiza, SIOR
+1 612 217 5123
eric.batiza@jll.com



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

> Rental Income in place

> 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

Rental Income	Income	Term
730 SF Office	\$1,005 /mo	Through March 2024
Warehouse	\$2,350 /mo	Month-to-Month

Building size

42,270 SF total

Year built

1982

Space for sale

Unit 306

1,200 SF office

1,184 SF warehouse

2,384 SF total

Loading

One (1) 10'x10' dock door

Parking

Guaranteed 6 parking spots per unit

Clear height

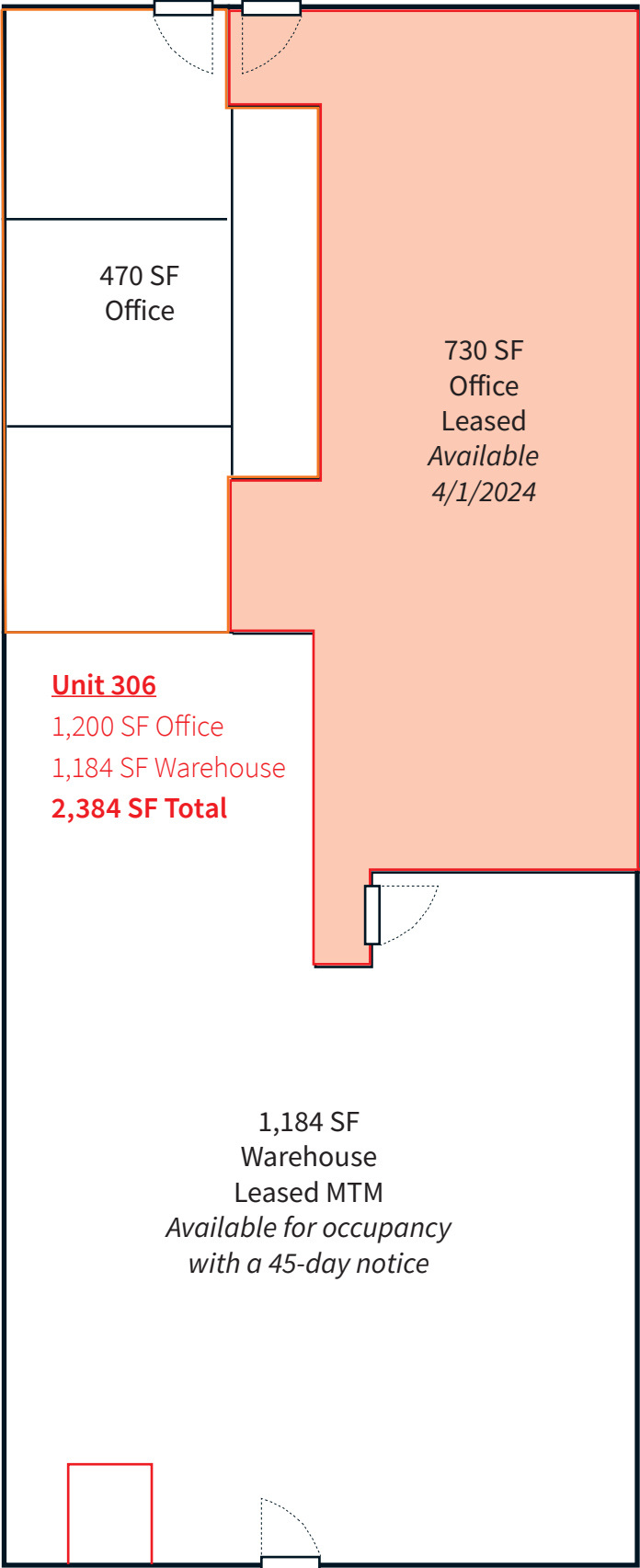
11'1"

Sale price

\$382,000

	Cost Per Year	Cost Per Month	Cost Per Square Foot
Association Dues	\$7,388.80 /yr	\$615.73 /mo	\$3.10 /sf
RE Taxes	\$7,769.20 /yr	\$647.43 /mo	\$3.26 /sf

Floor Plan



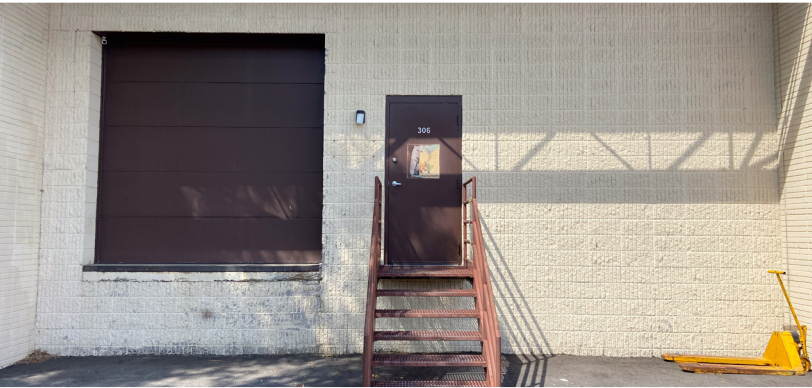
Common Area Break Room



Common Area Conference Room



Common Area Restroom

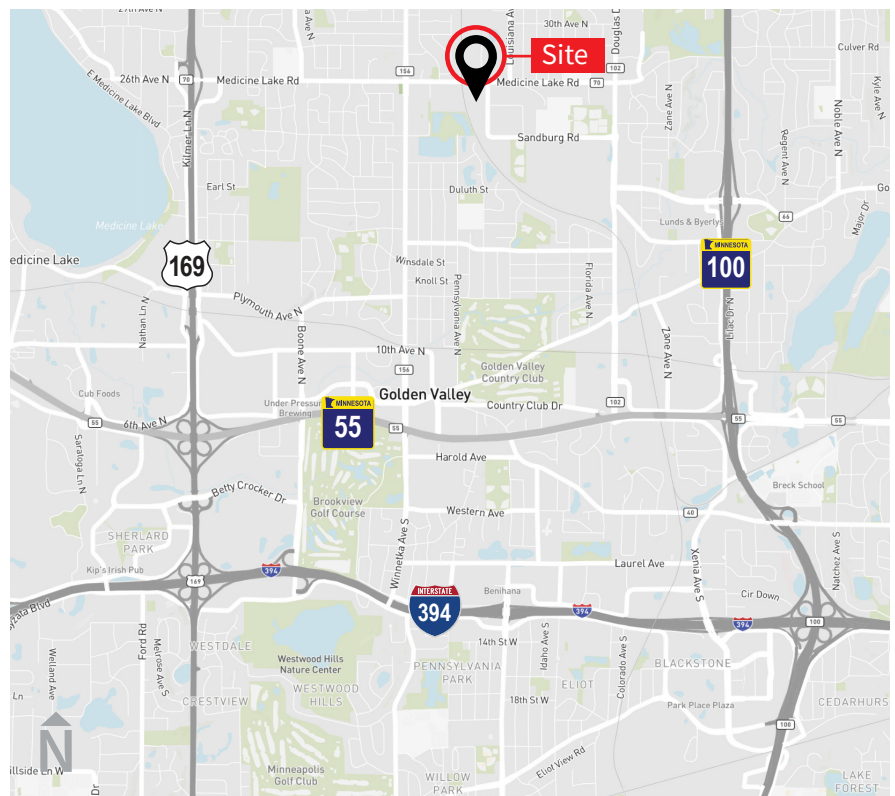




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