

FOR SALE
48,681 SF AVAILABLE

UNMATCHED VISIBILITY
OFF HIGHWAY 169

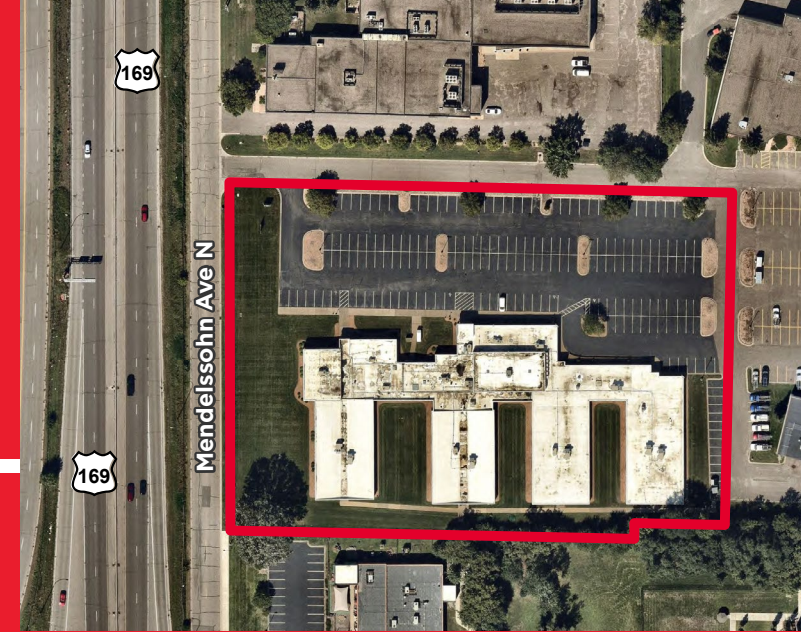


620 MENDELSSOHN AVE N













GOLDEN VALLEY, MINNESOTA

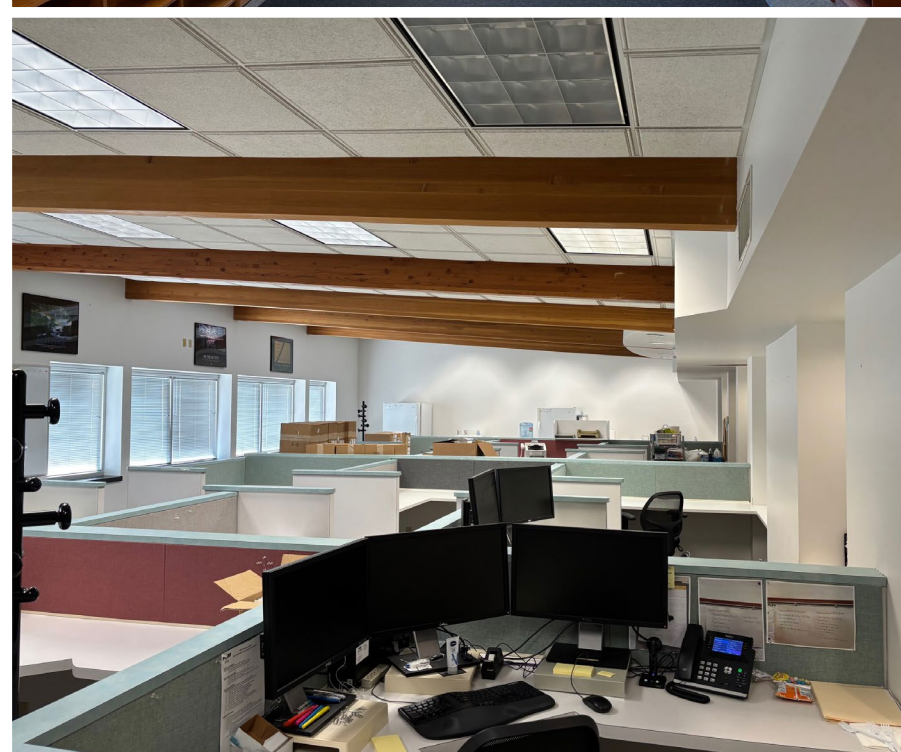
PROPERTY HIGHLIGHTS

- FLEXIBLE SITE FOR EDUCATION, SERVICE, OFFICE, OR REDEVELOPMENT
- MINUTES FROM DOWNTOWN MINNEAPOLIS AND THE ENTIRE WEST METRO
- VISIBLE TO OVER 100,000 VEHICLES PER DAY ON HWY 169



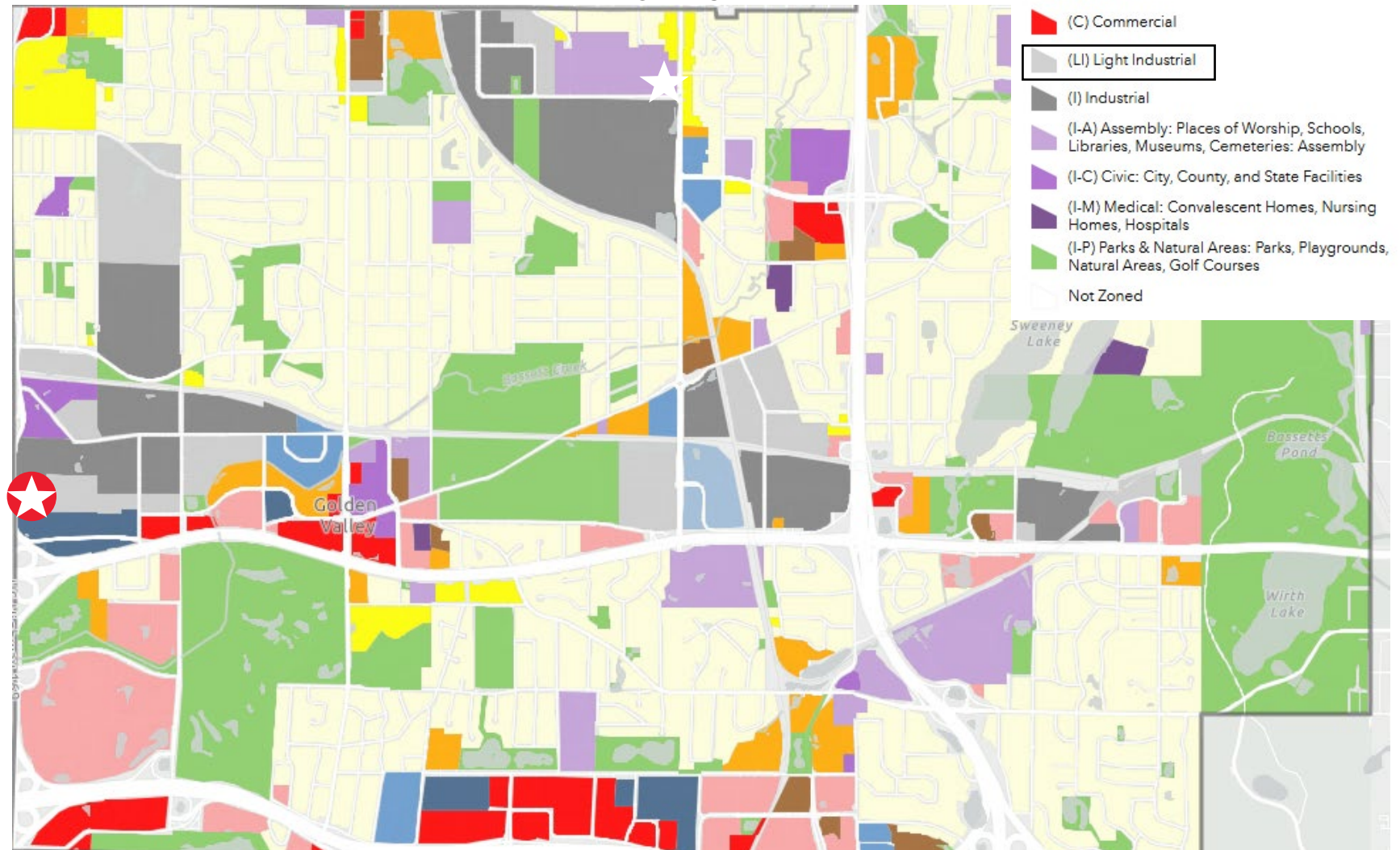
BUILDING SPECS

- | | | |
|--|---|--|
|  <div>48,681 SF OFFICE
48,681 SF TOTAL
TOTAL SIZE</div> |  <div>\$4,900,000
PRICE</div> |  <div>\$107,401.08
2025 PROPERTY TAXES</div> |
|  <div>4.36
ACRES</div> |  <div>1955
YEAR BUILT</div> |  <div>INDOOR
BASKETBALL COURT</div> |
|  <div>HIGHWAY 169
VISIBILITY</div> |  <div>2009
AGE OF ROOF</div> |  <div>HIGH SPEED
FIBER INTERNET</div> |
|  <div>188 STALLS
PARKING</div> |  <div>LIGHT INDUSTRIAL
ZONING</div> |  <div>100%
AIR CONDITIONED</div> |



PROPERTY ZONING

CITY OF GOLDEN VALLEY ZONING





CONTACT INFORMATION

BRENT MASICA
Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

JUDD FENLON
Brokerage Services
+1 612 231 9606
judd.fenlon@cushwake.com

3500 American Blvd W Suite 200
Minneapolis, MN 55431
cushmanwakefield.com

