FOR SALE

11,250 SF

CUSHMAN & WAKEFIELD

5871 CEDAR LAKE ROAD

ST. LOUIS PARK, MN

PROPERTY HIGHLIGHTS

ADDRESS
- 5871 Cedar Lake Road, Saint Louis Park, MN

BUILDING SIZE
- 11,250 SF

PID
- 04-117-21-34-0028

ACRES
- 0.52 AC

YEAR BUILT
- 1986

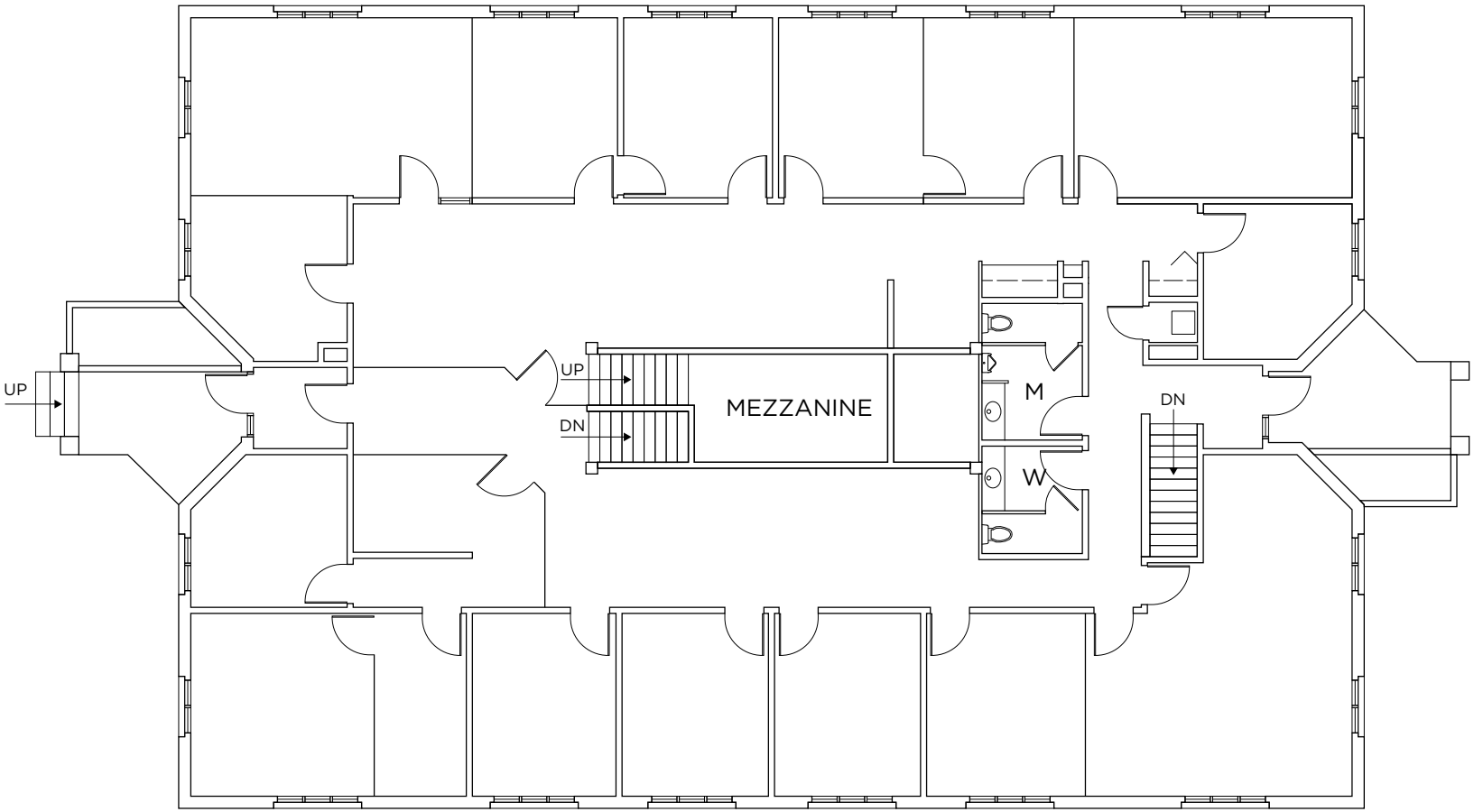
ZONING
- M-1, Neighborhood Mixed Use

2026 PROPERTY TAXES
- $27,577.60

SALE PRICE
- Negotiable

PROPERTY FEATURES
- **Prime location:** Adjacent to the West End, one of the strongest suburban office micromarkets in the Twin Cities
- **Flexible transaction structure:** Available as an outright sale or a Contract for Deed
- **Broad buyer appeal:** In-place income is attractive to both investors and owner-users
- **Well-managed park:** Well-maintained property within the Sunset Ridge Business Park Condominium Owners Association, with on-site property management and a captive tenant in the building
- **Value-add upside:** In-place rents are below current market, offering future ownership the opportunity to increase rents through renewals and rollover
- **Nearby amenities:** Lifetime Fitness, Shops at West End, and Costco
- **Outdoor recreation:** Close to the Cedar Lake Regional Trail for biking, hiking, and walking

MAIN LEVEL

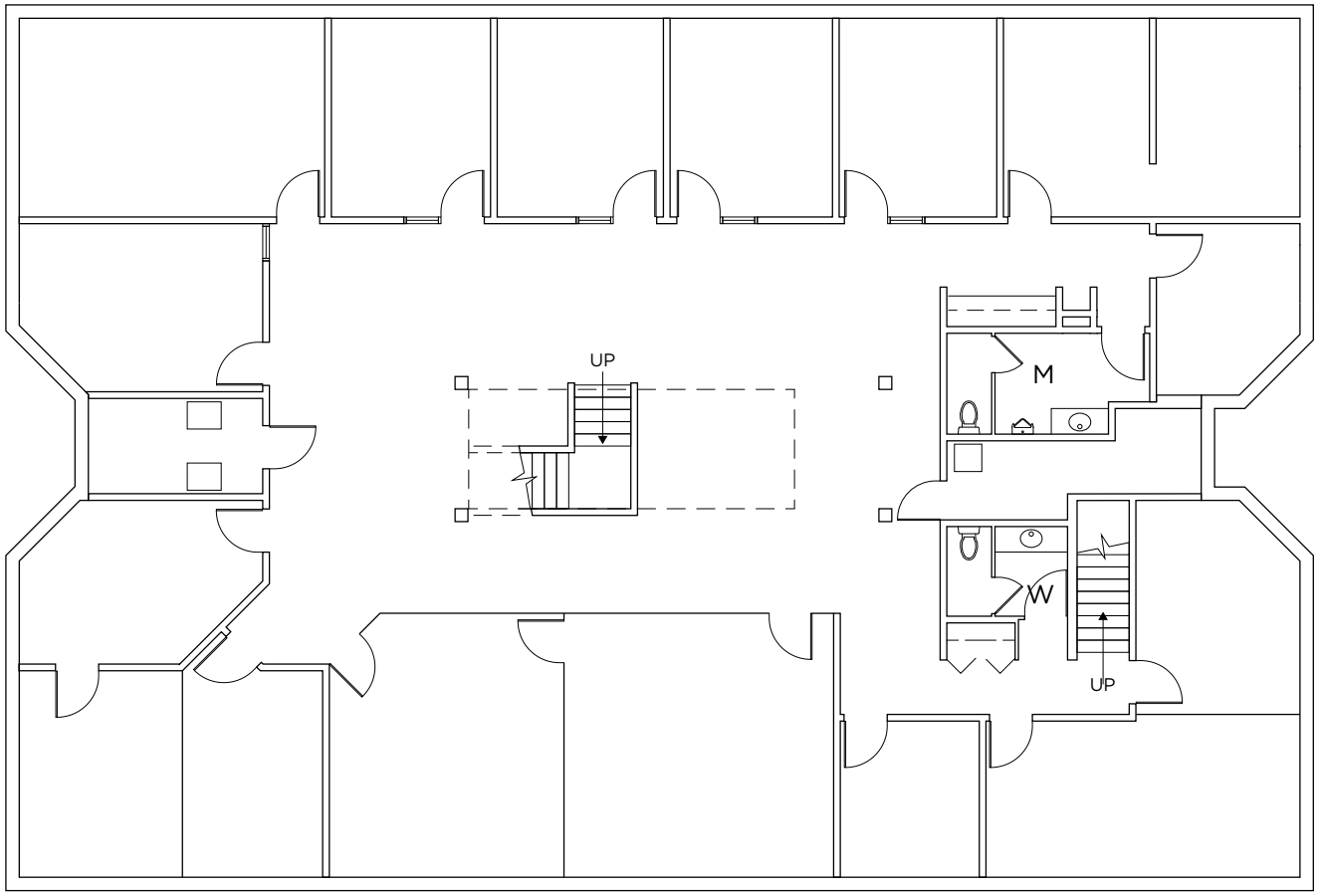


MAIN LEVEL

N

FLOOR PLAN

LOWER LEVEL

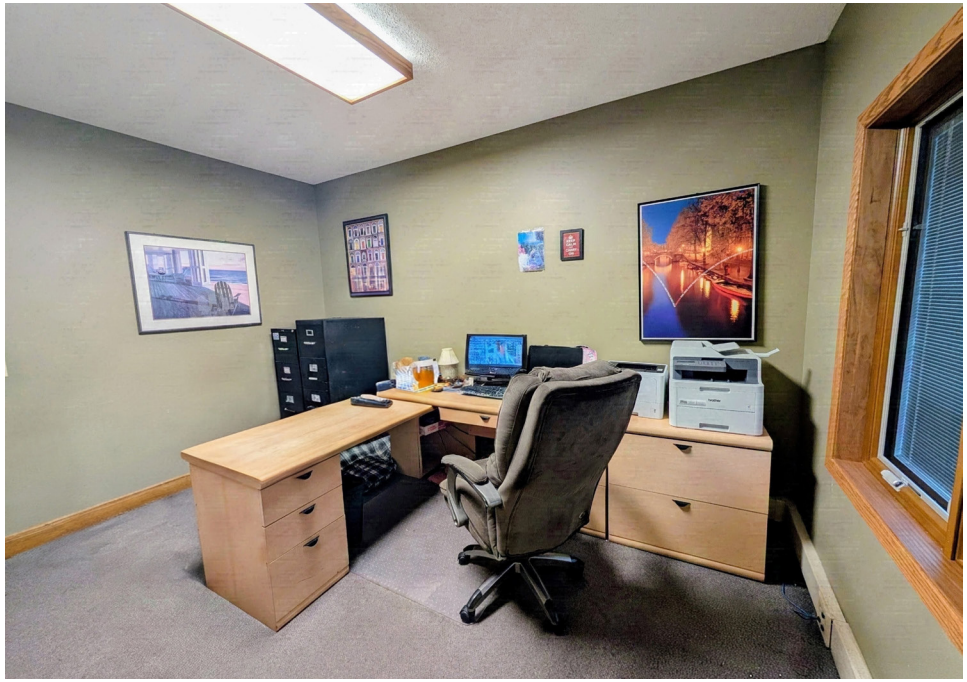


LOWER LEVEL

N

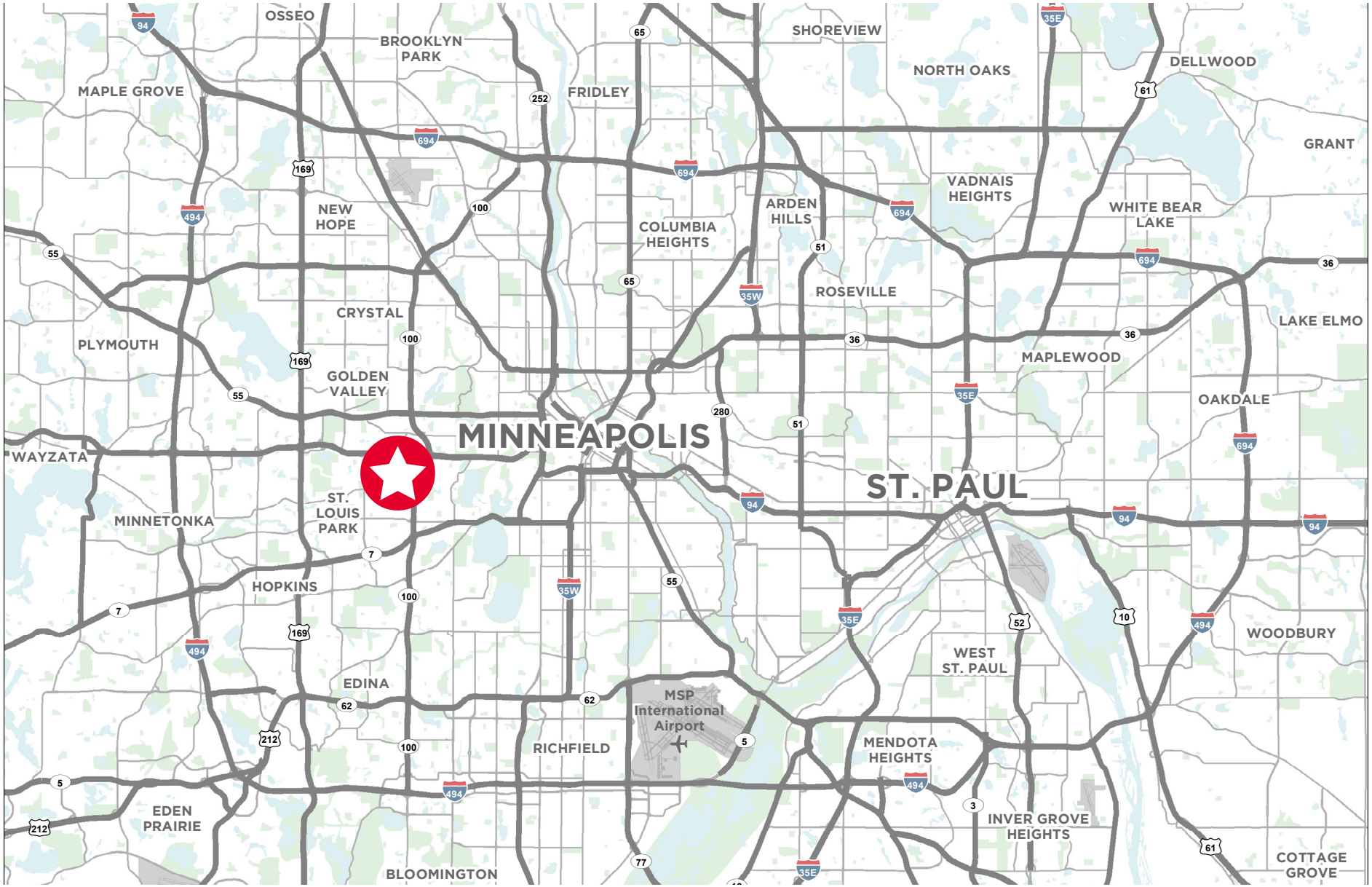
FLOOR
PLAN

PROPERTY PHOTOS



PROPERTY PHOTOS

AREA AMENITIES



LOCATION MAP

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