

BILL WOLFSON

COMMERCIAL REAL ESTATE

FOR SALE**143 Oak Street****Excelsior, MN 55331**

DESCRIPTION

Rare Excelsior opportunity to own this exceptionally renovated & maintained multi-tenant Retail/Office/Warehouse property. High quality finishes throughout; including custom woodwork, landscaping, lighting, heated walkway, brick paver parking in front and additional parking in rear. Great signage, visibility & high traffic with counts of 12,800 vehicles per day on Cty Rd. 19. Retail tenant is leased long term. Small office and 3 bay warehouse available for new owner's use or lease for additional income.

ASKING PRICE	\$769,000		
PROPERTY TYPE	Office/Retail		
BUILDING SIZE	3,492 SF		
LOT SIZE	.27 Acres		
PID #	3411723210059		
YEAR BUILT	1948		
ZONING	B2-General Business Dist.		
TAXES 2017	\$18,102		

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2015 EST POP.	3,797	25,297	68,059
2015 EST AVG. HOUSEHOLD INCOME	\$129,879	\$138,391	\$130,330

TRAFFIC COUNT: 12,000 VPD on Oak Street

*All information deemed reliable but not guaranteed. Agent to verify all figures.

LOCATION



Sales Leasing Consulting Development
 Wolfson@rmi.net 952.334.4554 BillWolfsonCommercial.com
 201 East Lake Street Wayzata, MN 55391



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INVITING LAYOUT



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GREAT WORK SPACE



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WELL LOCATED



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