



1501 Xerxes Avenue N | Golden Valley, MN 55411

Property For Sale – Zoned For Assembly | School/Daycare/Religious



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

CORFAC
INTERNATIONAL

Available For Sale: 25,340 total SF

- PID: 17-029-24-34-0004
- Lot: .73 acres (31,752 sf)
- Building: 10,690 sf
- Year Built: 1959 (school)
- PID: 17-029-24-34-0005
- Lot: .42 acres (18,232 sf)
- Building: 14,650 sf (9,900 sf on 1st floor, and 4,750 sf on 2nd floor)
- Year Built: 2000
- Tax Exempt
- Sale Price: \$3,650,000

Highlights and Features:

- Flanked by six smaller neighborhoods referred to as North Minneapolis
- Bordered on the most eastern edge of Golden Valley's Theodore Wirth Regional Park and the western edge of the Minneapolis City limits
- This property is centrally located and minutes to several major thoroughfares
- Zoning: I-A Institutional Assembly
- Elevator
- Parking Spaces: 30
- Average Population: 1 mile - 8,499, 3 miles - 68,326, and 5 miles - 227,571
- Average Household Income: 1 mile - \$58,043, 3 miles - \$64,036, and 5 miles - \$61,699

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952.992.0093

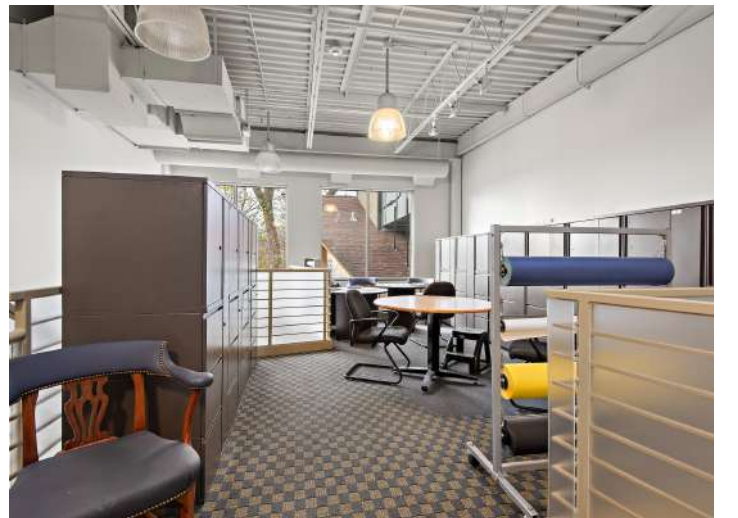
nancy@christiansonandco.com

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

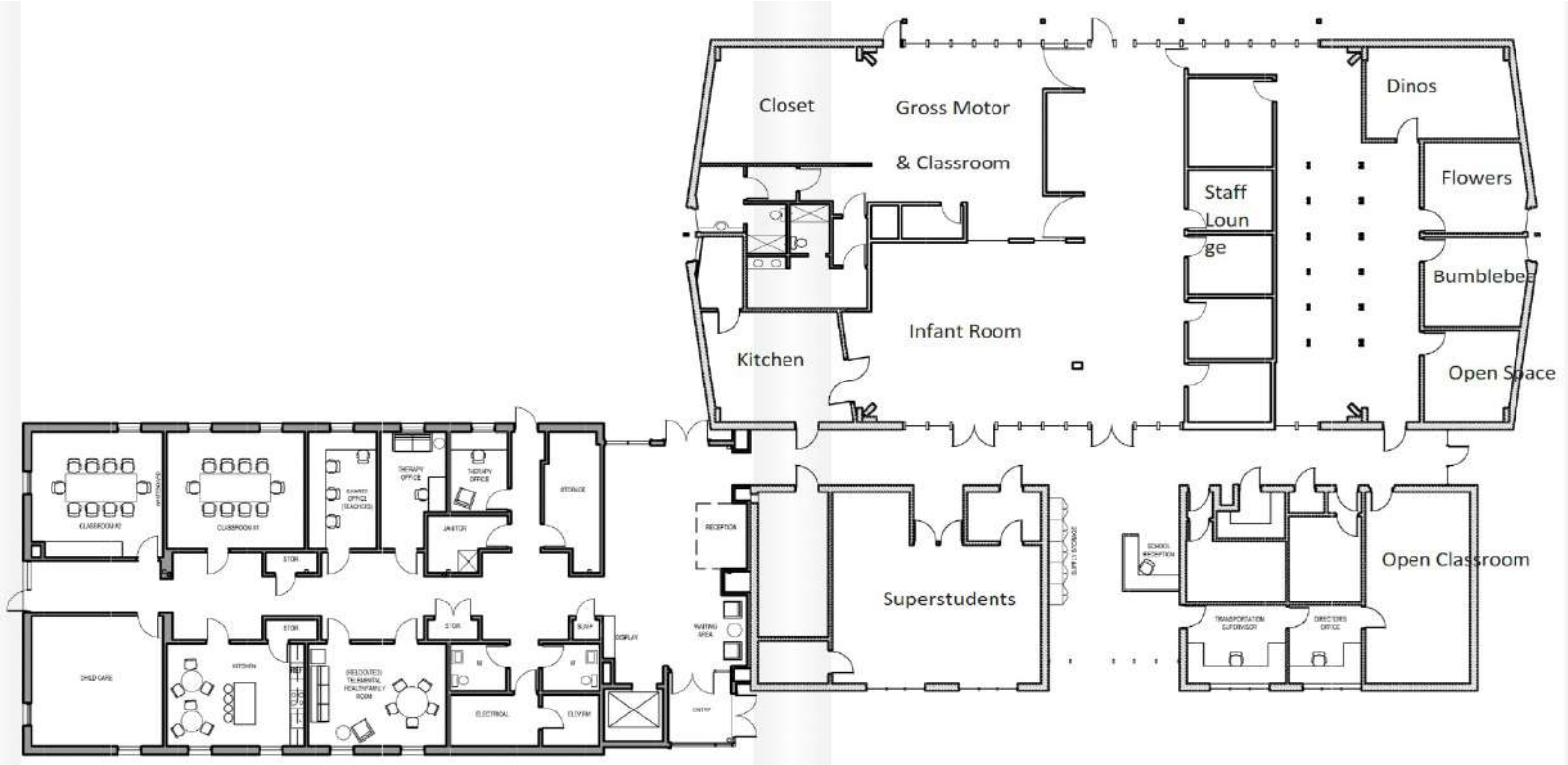
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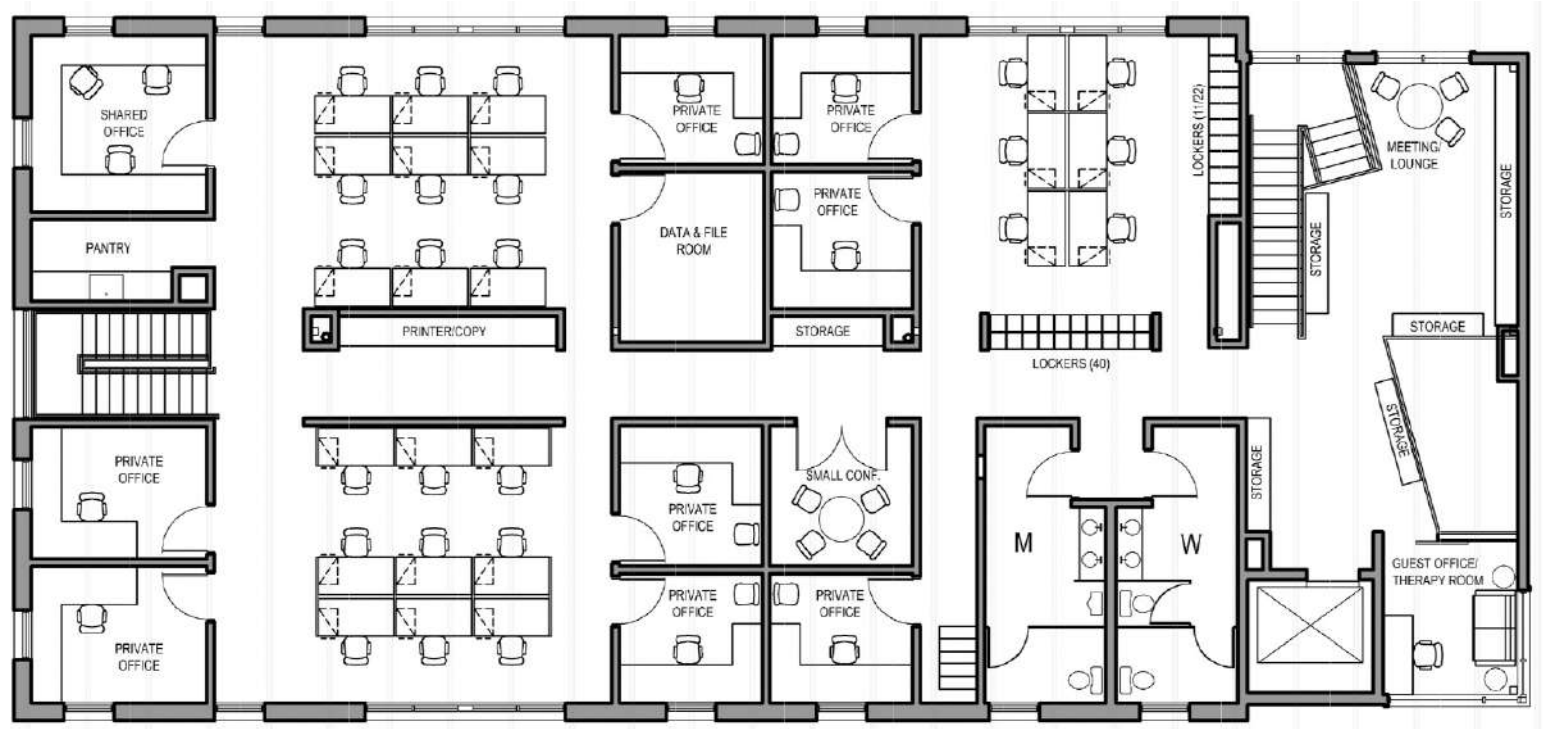
PID: 17-029-24-34-0004 Interior Photos



PID: 17-029-24-34-0004 First Floor Plan



PID: 17-029-24-34-0004 Second Floor Plan



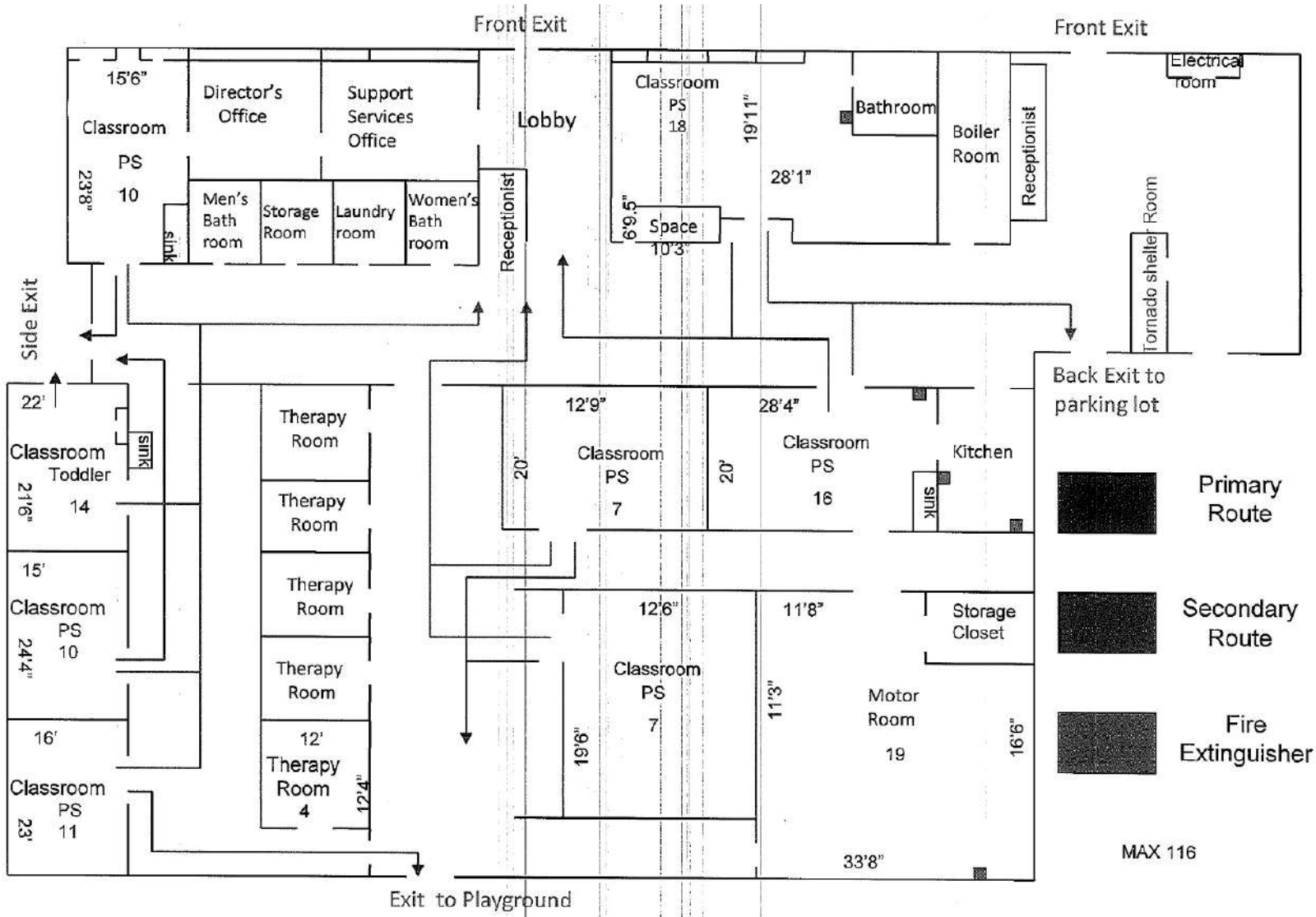
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PID: 17-029-24-34-0005 Interior Photos

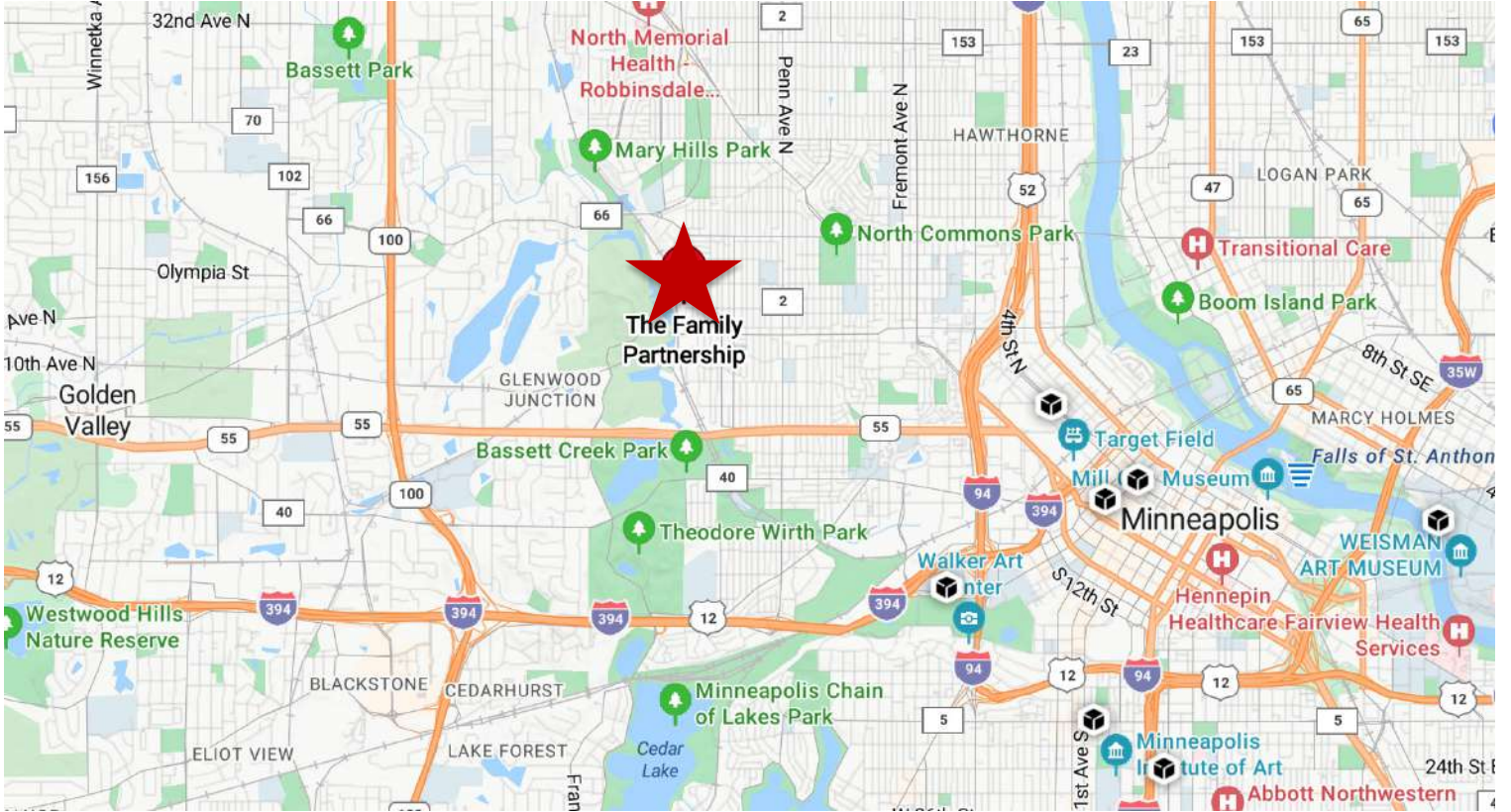


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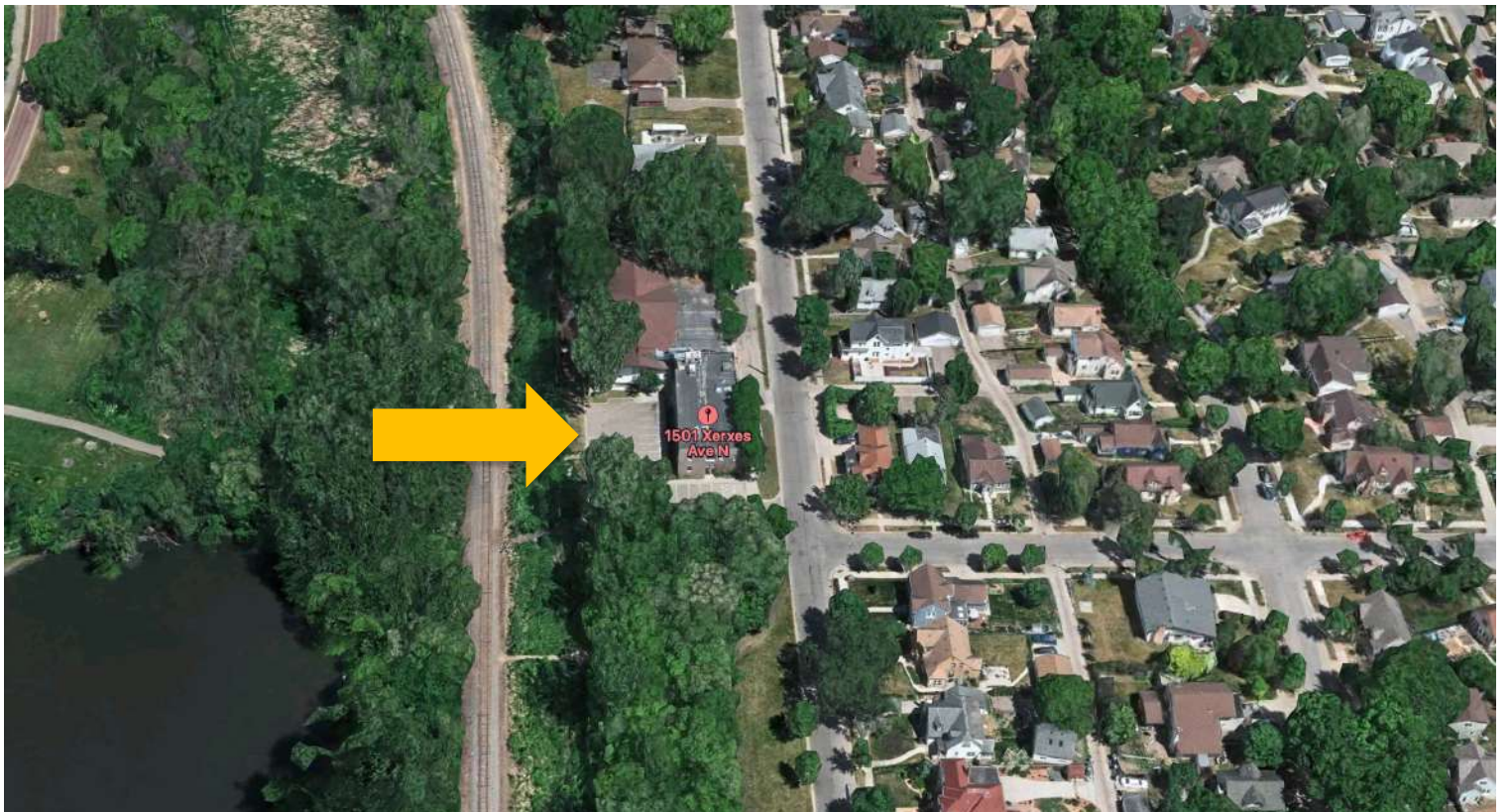
PID: 17-029-24-34-0005 Building Plan



Map



Aerial



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