



1501 Xerxes Avenue N. | Golden Valley, MN 55411

Property for Sale - Zoned for Assembly | School/DayCare/Religious



North Parcel

Available for Sale:

Total Building Size: 19,429 SF

Total Land Size: 1.15 Acres

Sale Price: \$2,720,060.00

North Parcel: PID #17-029-24-34-0004

Parcel: .73 acres (31,752 sf)

Year Built: 1959 (school)

Size: 9,929 SF

South Parcel: PID #17-029-24-34-0005

Parcel: .42 acres (18,232 sf)

Year Built: 2000 (school/admin office)

Size: 9,500 SF



South Parcel

Highlights:

- Flanked by six smaller neighborhoods referred to as North Minneapolis
- Tax Exempt
- 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



Nancy Flicek

Senior Associate

2550 University Ave. W. #305-S

St. Paul, MN 55114

952.992.0093 | NFlicek@Suntide.com

Mary Lindell

Senior Associate

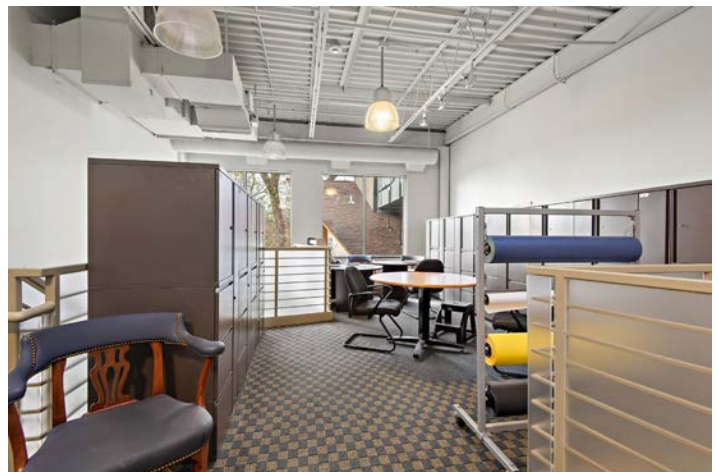
2550 University Ave. W. #305-S

St. Paul, MN 55114

612.747.9854 | MLindell@Suntide.com

1501 Xerxes Avenue N. | Golden Valley, MN 55411

Interior Photos



Nancy Flicek
Senior Associate
2550 University Ave. W. #305-S
St. Paul, MN 55114
952.992.0093 | NFlicek@Suntide.com

Mary Lindell
Senior Associate
2550 University Ave. W. #305-S
St. Paul, MN 55114
612.747.9854 | MLindell@Suntide.com

1501 Xerxes Avenue N. | Golden Valley, MN 55411

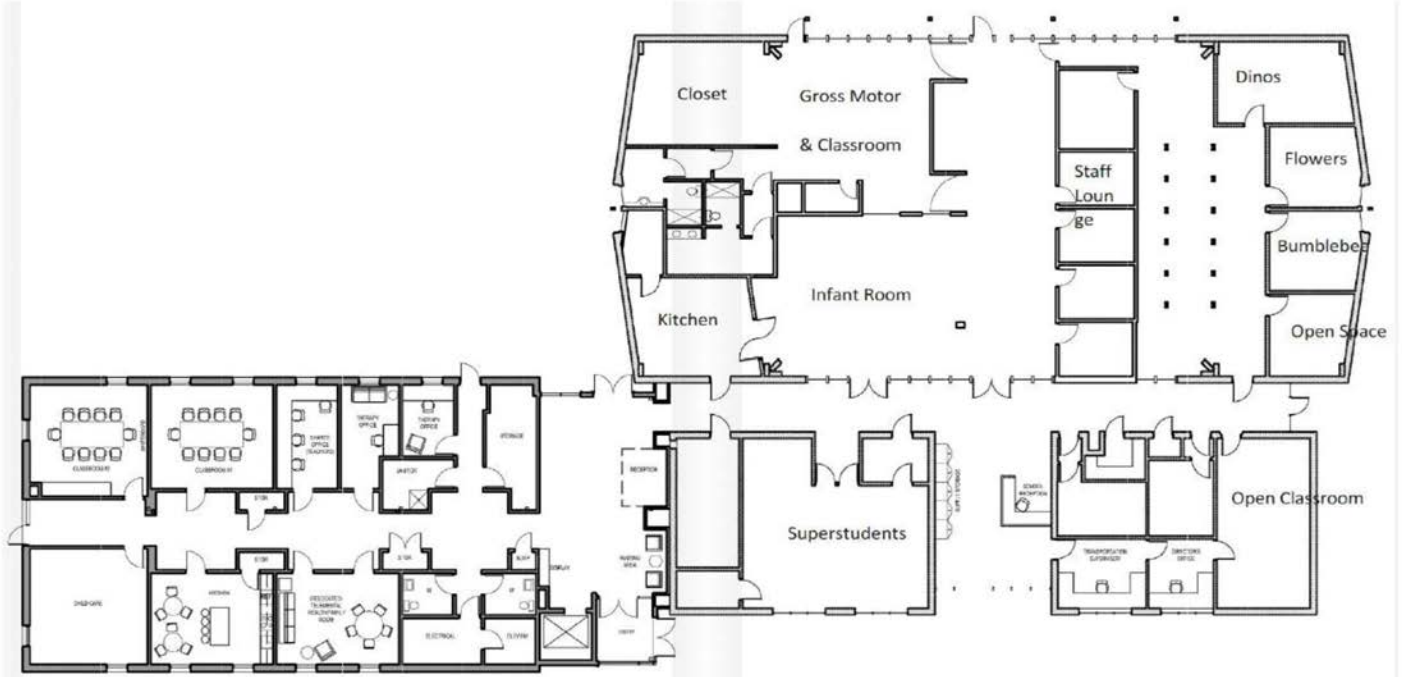
Interior Photos



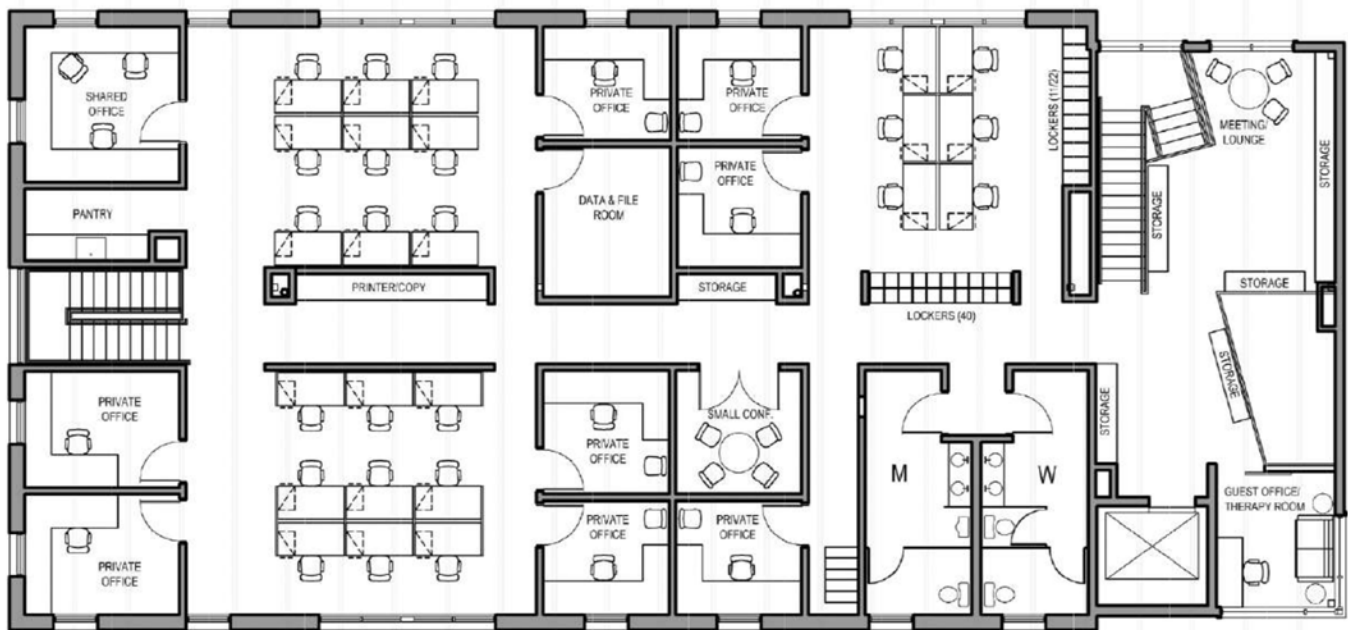
Nancy Flicek
Senior Associate
2550 University Ave. W. #305-S
St. Paul, MN 55114
952.992.0093 | NFlicek@Suntide.com

Mary Lindell
Senior Associate
2550 University Ave. W. #305-S
St. Paul, MN 55114
612.747.9854 | MLindell@Suntide.com

North Building



1st Floor



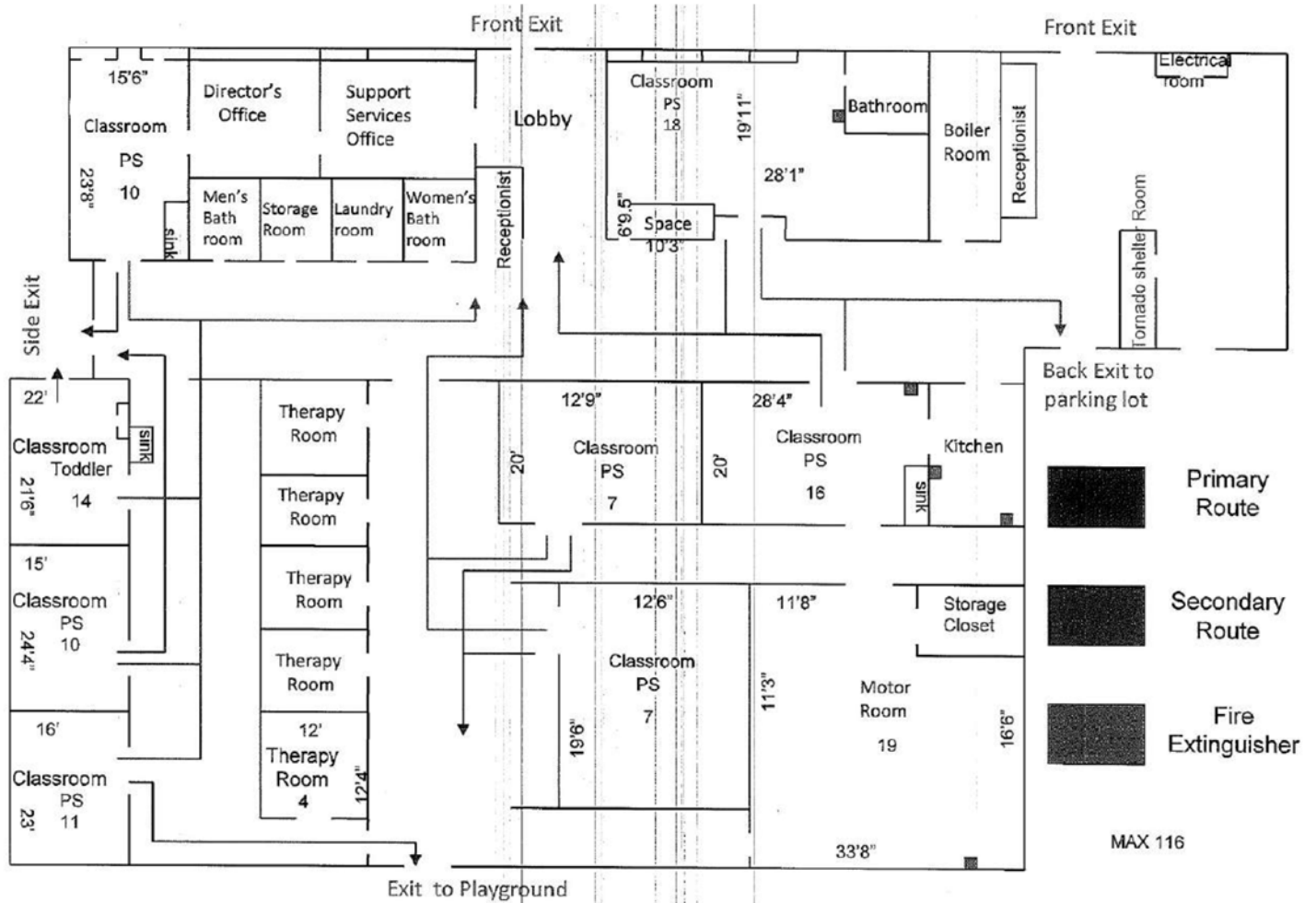
2nd Floor



Nancy Flicek
Senior Associate
 2550 University Ave. W. #305-S
 St. Paul, MN 55114
 952.992.0093 | NFlicek@Suntide.com

Mary Lindell
Senior Associate
 2550 University Ave. W. #305-S
 St. Paul, MN 55114
 612.747.9854 | MLindell@Suntide.com

South Building

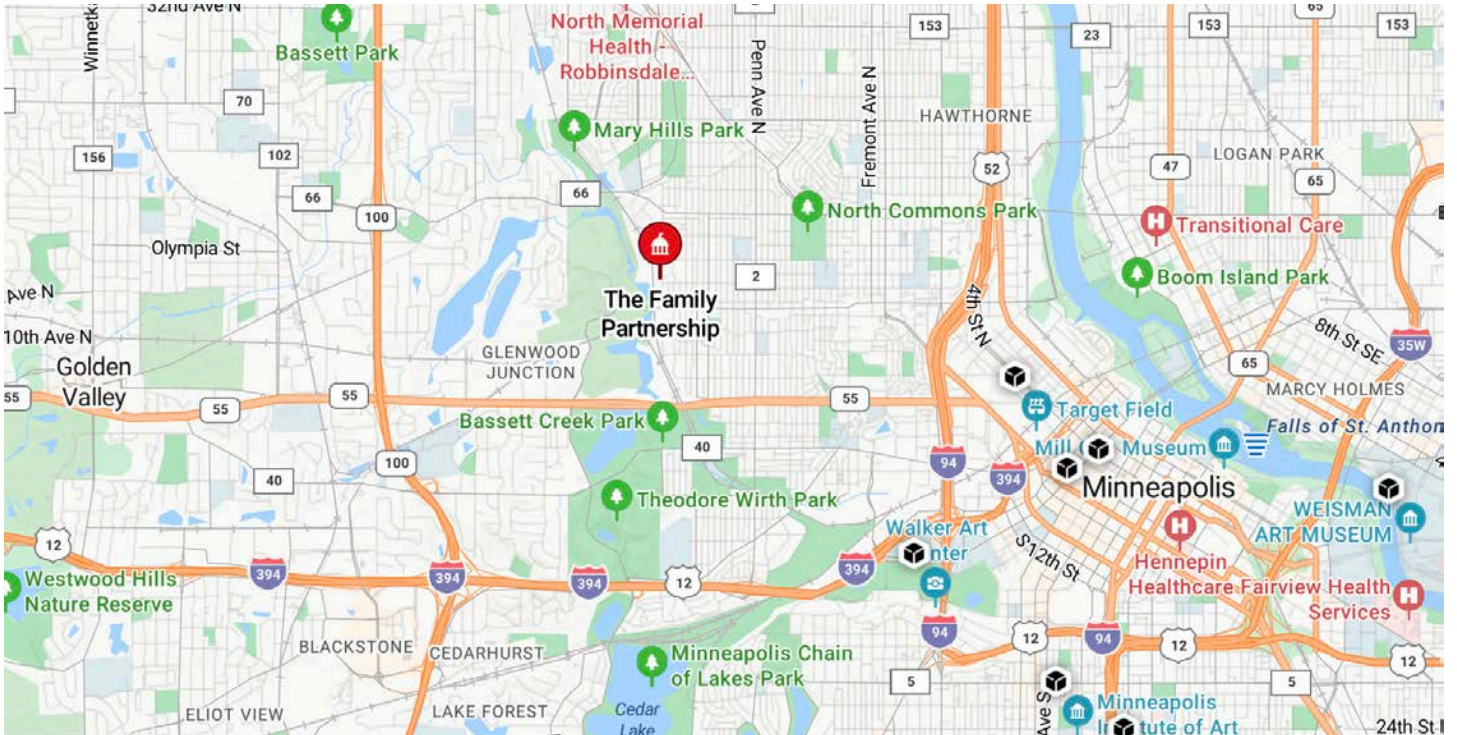


Nancy Flicek
Senior Associate
 2550 University Ave. W. #305-S
 St. Paul, MN 55114
 952.992.0093 | NFlicek@Suntide.com

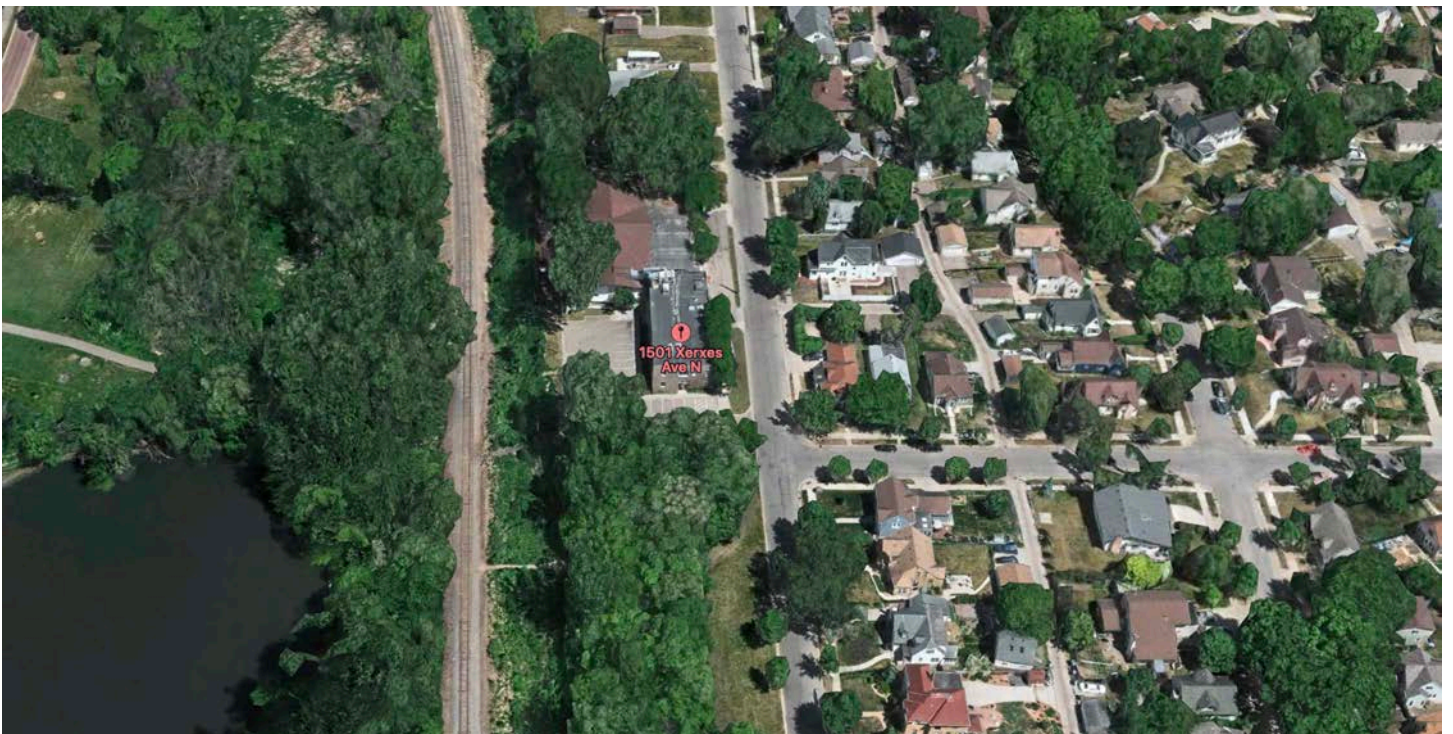
Mary Lindell
Senior Associate
 2550 University Ave. W. #305-S
 St. Paul, MN 55114
 612.747.9854 | MLindell@Suntide.com

1501 Xerxes Avenue N. | Golden Valley, MN 55411

Map



Aerial



Nancy Flicek
Senior Associate
2550 University Ave. W. #305-S
St. Paul, MN 55114
952.992.0093 | NFlicek@Suntide.com

Mary Lindell
Senior Associate
2550 University Ave. W. #305-S
St. Paul, MN 55114
612.747.9854 | MLindell@Suntide.com