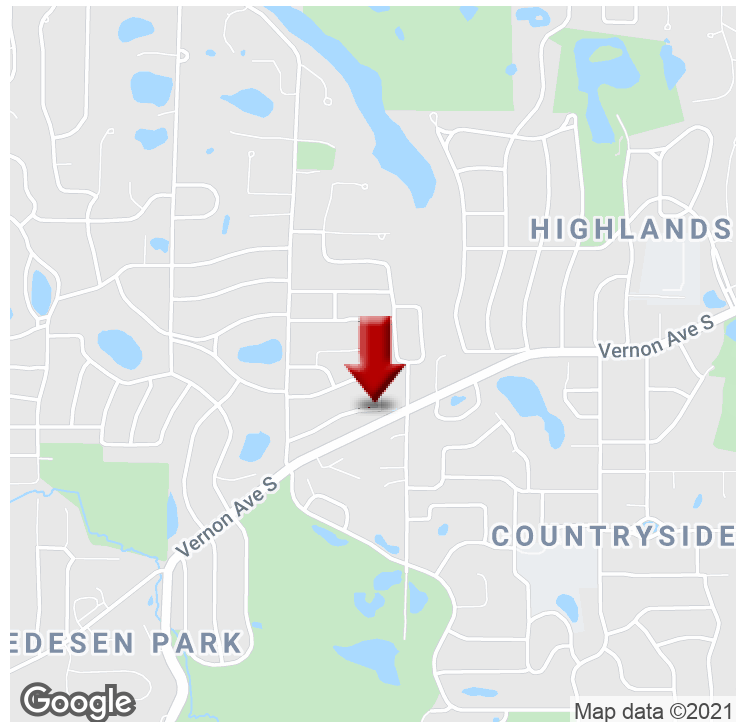


RETAIL FOR SALE

KEVIN KEE'S AUTO SERVICE

6016 Vernon Ave S, Edina, MN 55436



OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	0.38 Acres
BUILDING SIZE:	1,400 SF
ZONING:	Business/Commercial
PRICE / SF:	\$714.29

PROPERTY OVERVIEW

Existing long term auto mechanic building located on high daily traffic road in the heart of Edina.

NW quadrant of Edina, north of Crosstown/Hwy. 62 on Vernon Avenue located between Blake Road & Tracy Avenue near Bredesen Park.

Excellent Highway access: Hwy's 62, 169, and 100 within <1-2 mins drive any way.

Commercial redevelopment opportunity located within heavy single and medium density residential areas, great walk-ability.

Unique parcel with tremendous drive-by advertising in high visibility area, currently two (2) in & out lot curb-cuts, great parking.

**** Private Showings ONLY, no showings during normal business hours. ****

PROPERTY HIGHLIGHTS

KW COMMERCIAL
14800 Galaxie Avenue South, Suite 102
Apple Valley, MN 55124

JAMES STARR
Associate
O: 612.247.5898
JStarr@kw.com

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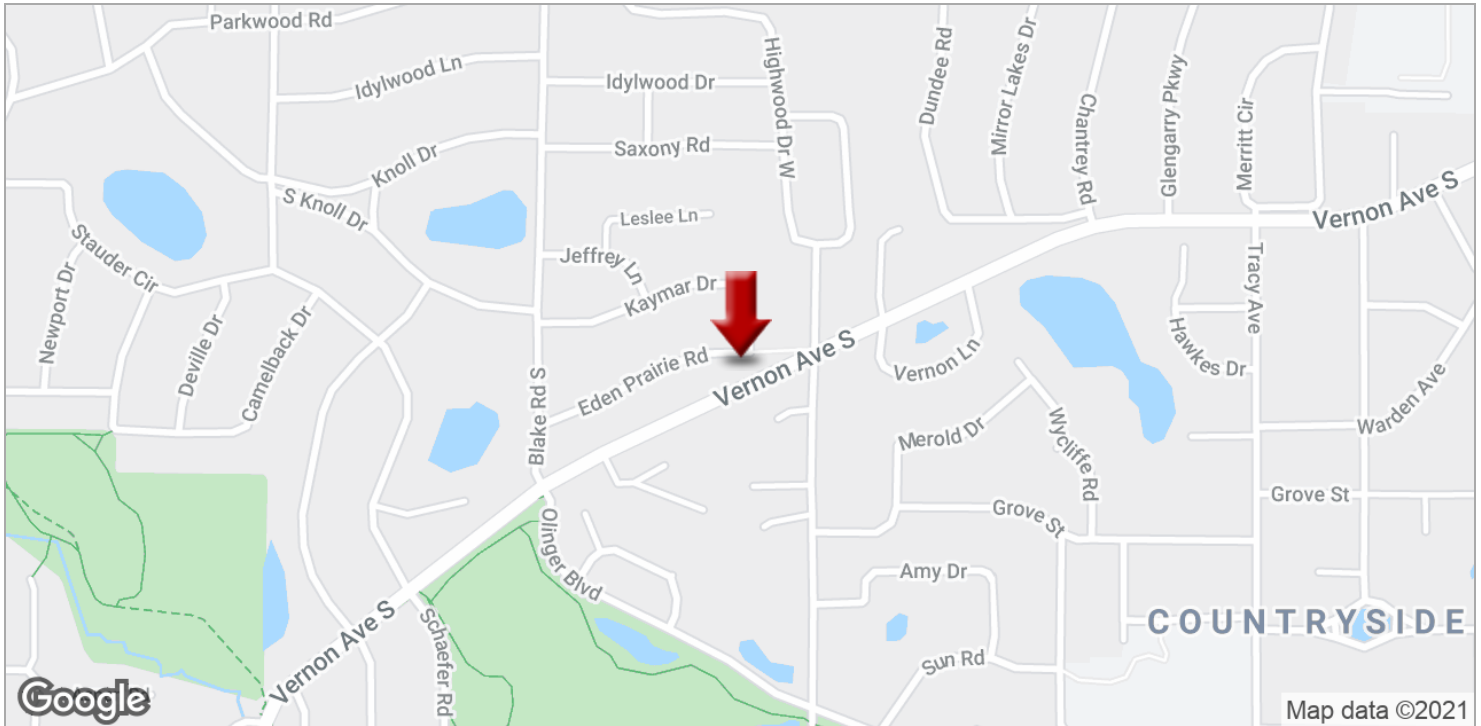
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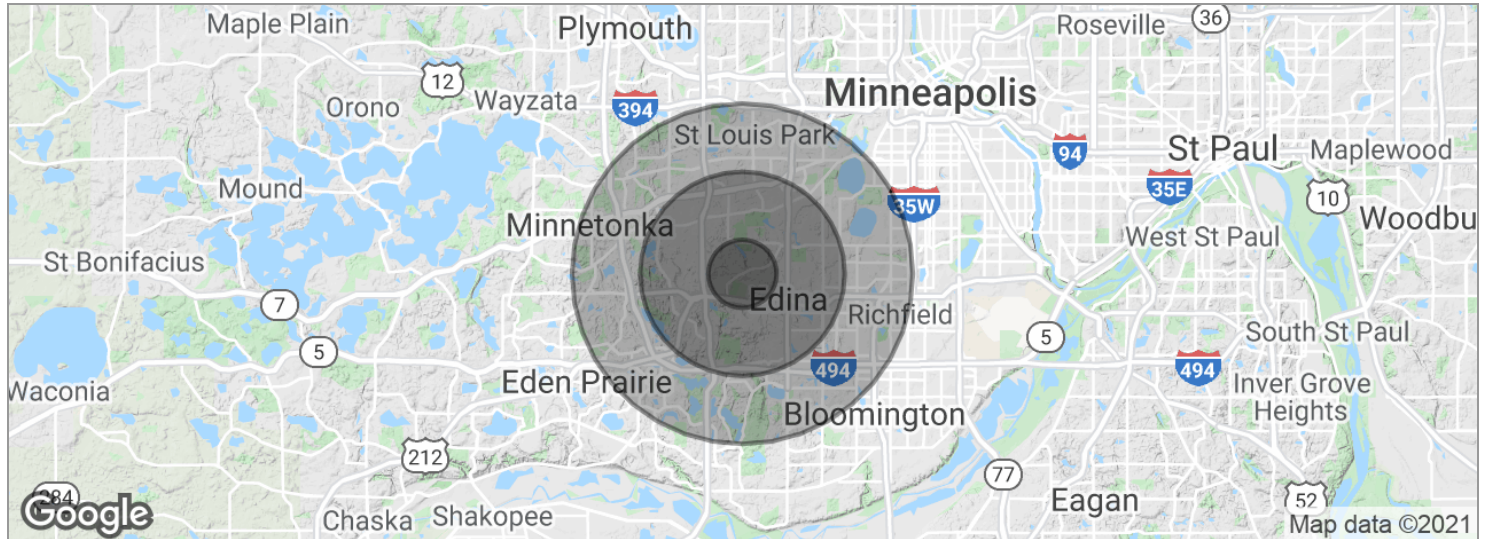
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,712	78,207	236,536
Median age	45.8	40.3	39.6
Median age (male)	44.7	39.2	38.6
Median age (Female)	46.6	41.4	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,126	34,067	108,657
# of persons per HH	2.5	2.3	2.2
Average HH income	\$153,711	\$112,508	\$96,134
Average house value	\$463,057	\$455,639	\$389,342

** Demographic data derived from 2010 US Census*

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