

INDUSTRIAL FOR SALE

TWO LIGHT INDUSTRIAL | OFFICE-WAREHOUSE CONDOS FOR SALE | SOUTH METRO



8208 & 8210 West 125th Street, Savage, MN 55378



PROPERTY DESCRIPTION & HIGHLIGHTS

Two Office-Warehouse condos available for sale together or separately. They could be combined with a small opening.

1) Auto repair tenant. 1,600 SF.

Currently Mo-to-Mo; would vacate or sign 5-year lease with new owner. Open warehouse with rear drive-in door. Buyer to verify the use with city.

2) Owner-User. 2,400 SF with nicely built out offices, open, collaborative area and rear warehouse & drive-in door

Phase I & II completed by City of Savage years ago & documents available during due diligence. Small 10-unit condo development.

Total space is 50' X 80' deep for a total of 4,000 SF, with two, 12' X 12' Drive-In Doors. Approximately 16' clear height in both suites. Suites not currently connected, yet possible.

Roof (2016) & HVAC (2018)

* Please do not disturb tenants. Contact listing broker with questions

OFFERING SUMMARY

	Unit 1: \$270,000 (1,600 SF)
Unit Mix:	Unit 2: \$405,000 (2,400 SF)
Association Dues:	Total both suites: \$310/Mo Snow, Water & Outdoor lighting
Property Taxes:	Unit 1: \$3,790 Unit 2: \$6,734
Zoning & Use:	3a Industrial Preferential Warehouse
Year Built:	1986

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	672	49,663	222,626
Total Population	1,950	129,802	549,750
Average HH Income	\$150,390	\$123,588	\$116,296

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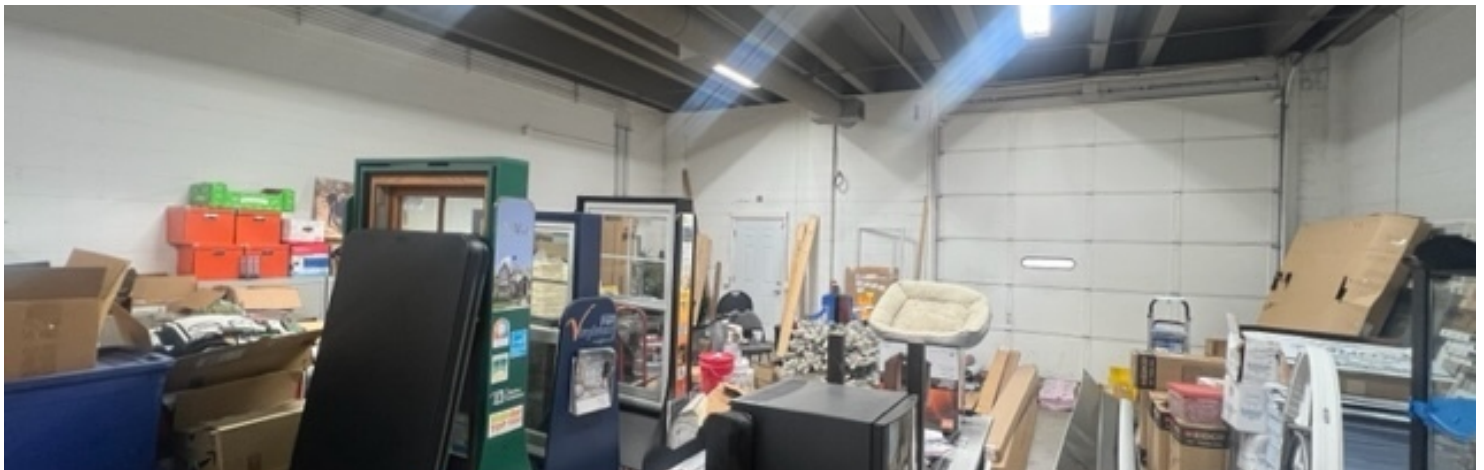
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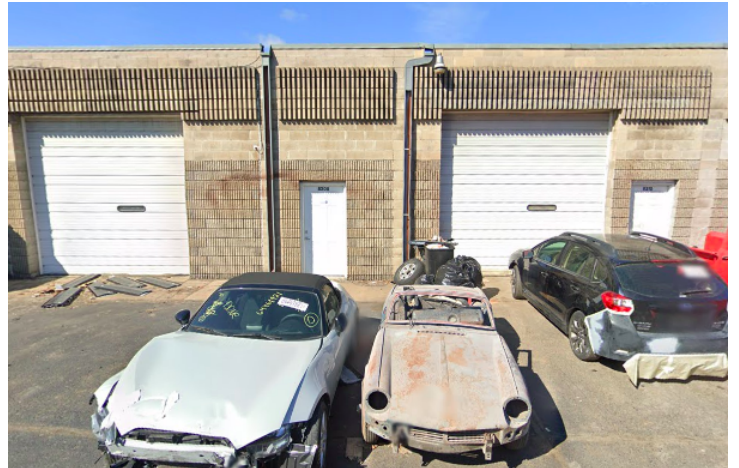
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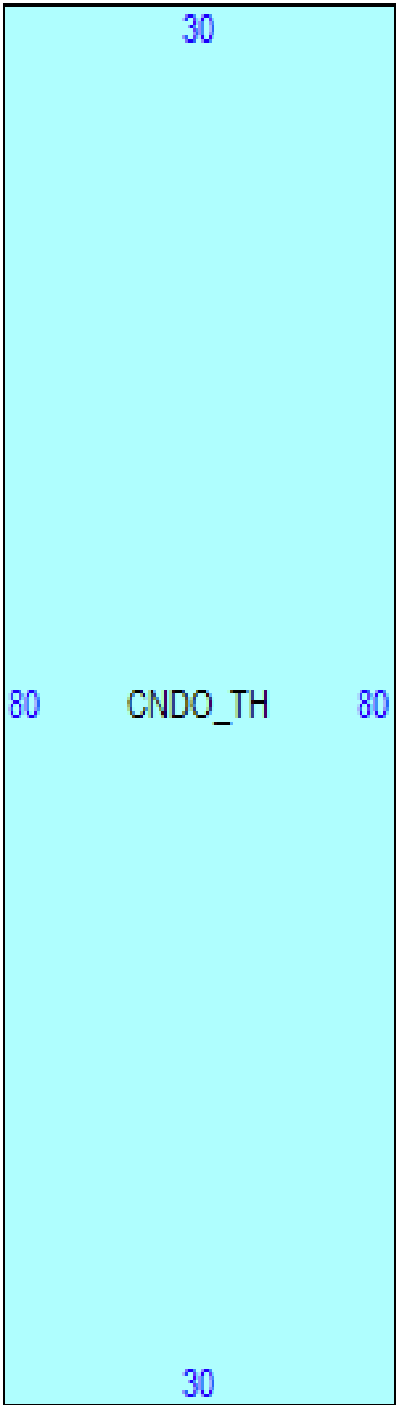
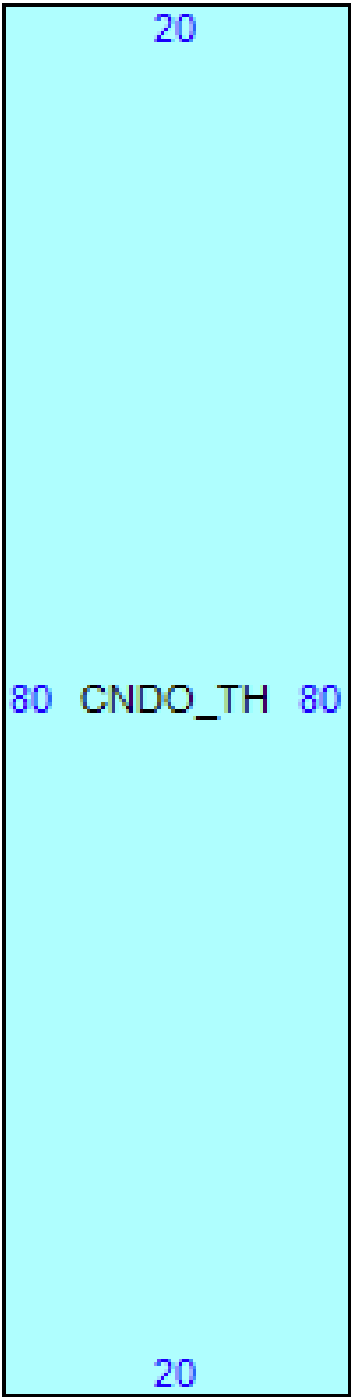
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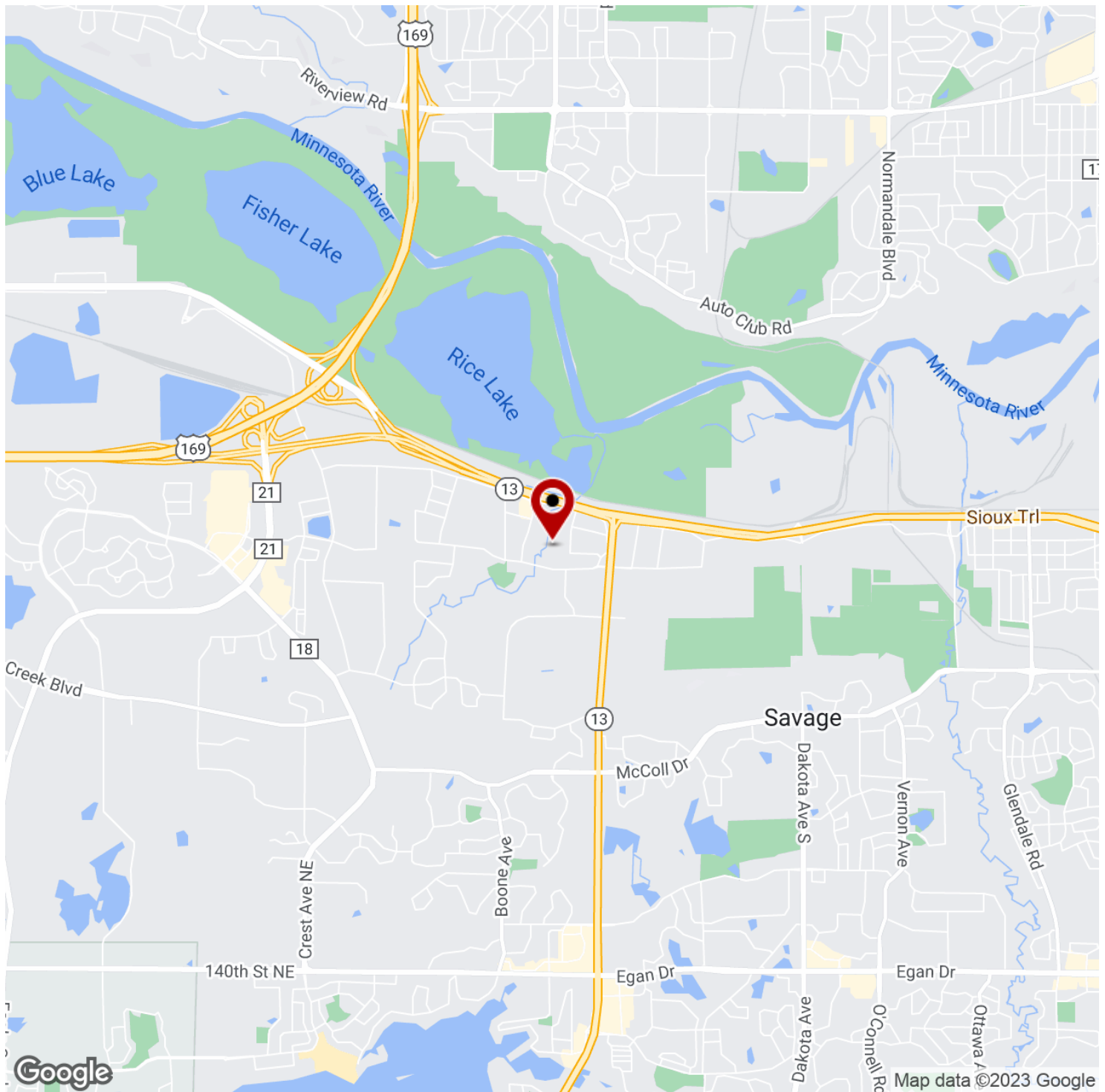
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