

1604 Brookdale Drive

SECOND GENERATION DAYCARE PROPERTY FOR SALE

Brooklyn Park, MN

Strategic Northwest
Metro Location

Located in a Densely
Populated Area

Large 1.27 Acre Land
Parcel with Flexible Zoning



For Sale



Sale Offering

Transwestern is pleased to present this opportunity to acquire the commercial property located at 1604 Brookdale Drive in Brooklyn Park. This second generation daycare center property is situated on a 1.27 acre site and features plumbing throughout the building, a small commercial kitchen with hood, a large fenced yard with existing playground equipment, and ample parking. The flexible zoning allows for a variety of uses including continued daycare or educational use, medical office, retail, office, or adaptive reuse development. The property has good access and visibility off of Brookdale Drive and is well-located in a densely developed residential neighborhood with good access to Highway 252 and Interstate Highways 94 and 694.

BUILDING HIGHLIGHTS

- Second generation daycare
- Large 1.27 acre site
- Flexible zoning supporting a variety of uses
- Functional single level layout
- Ample parking
- Fenced outdoor play area and existing playground equipment

ADDRESS	1604 BROOKDALE DR BROOKLYN PARK, MN
SALE PRICE	\$1,150,000
TOTAL BUILDING SF	8,359 SF
PARCEL SIZE	1.27 AC / 55,321 SF
YEAR BUILT	1983
STORIES	1
PARKING STALLS	20 SPACES
PID	2311921440008

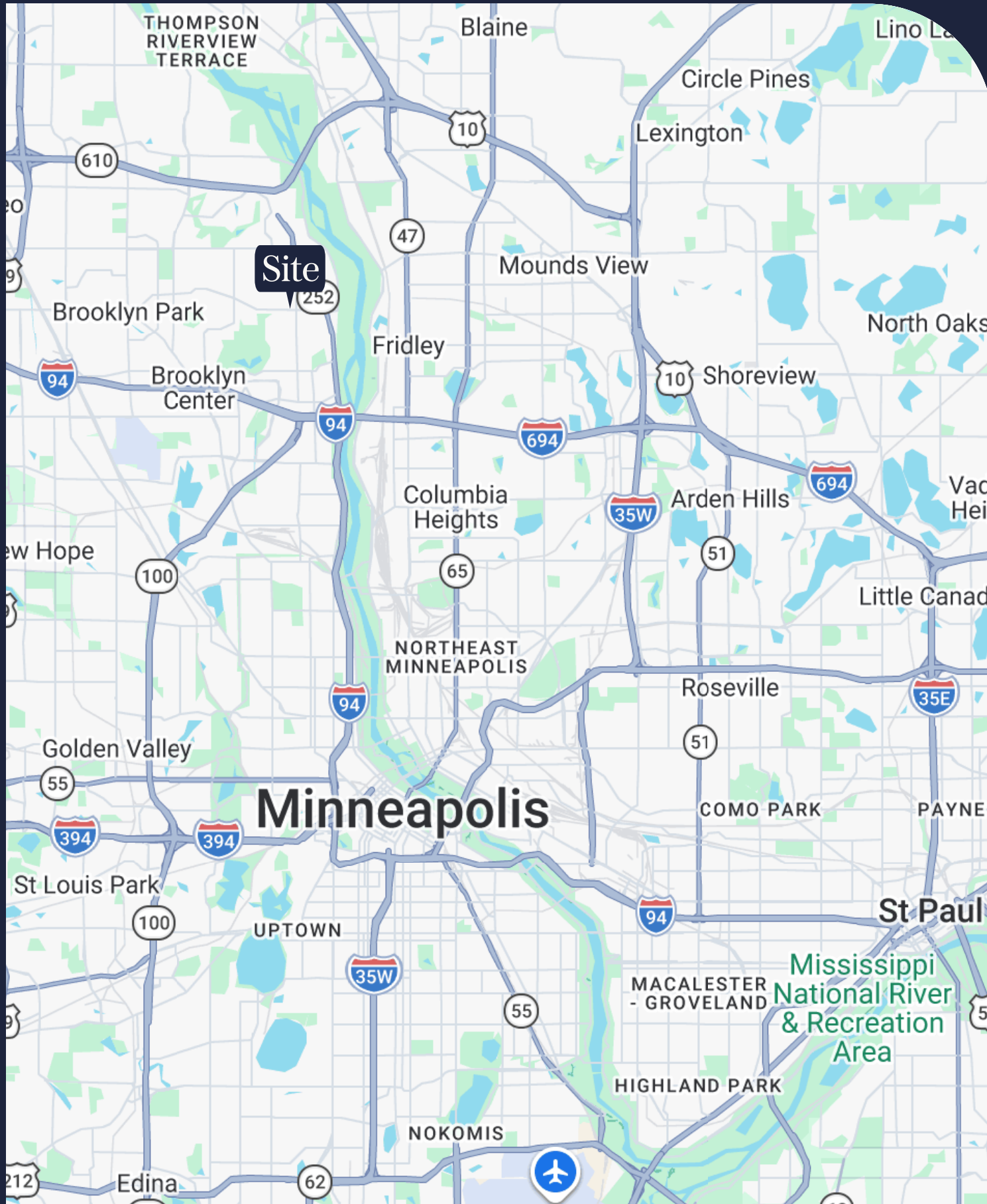


Property Aerial

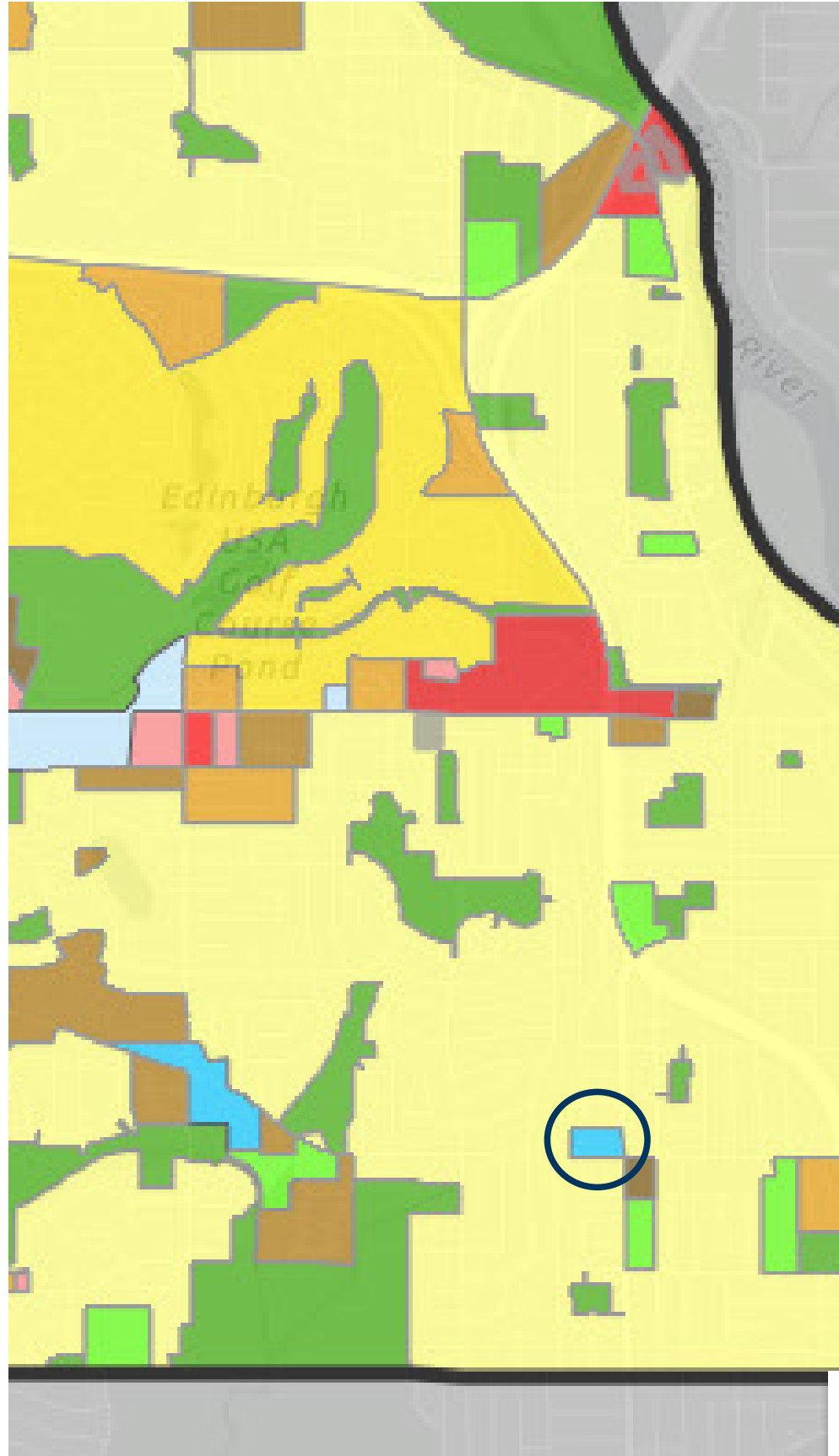


Location and Proximity

The property is located in an established area surrounded by residential neighborhoods and local retail. With convenient access to local employment hubs, nearby schools including Palmer Lake and Monroe Elementary, and a variety of community amenities, the area experiences steady neighborhood traffic supported by strong local demographics. The property offers seamless connectivity through I-94 and Highways 100 and 252 to the greater Twin Cities metro, while maintaining the convenience of a suburban community. In addition, the property's zoning allows for flexibility, making it well suited for a range of commercial or service-oriented uses that can benefit from the area's consistent traffic and strong residential base.



Zoning Map



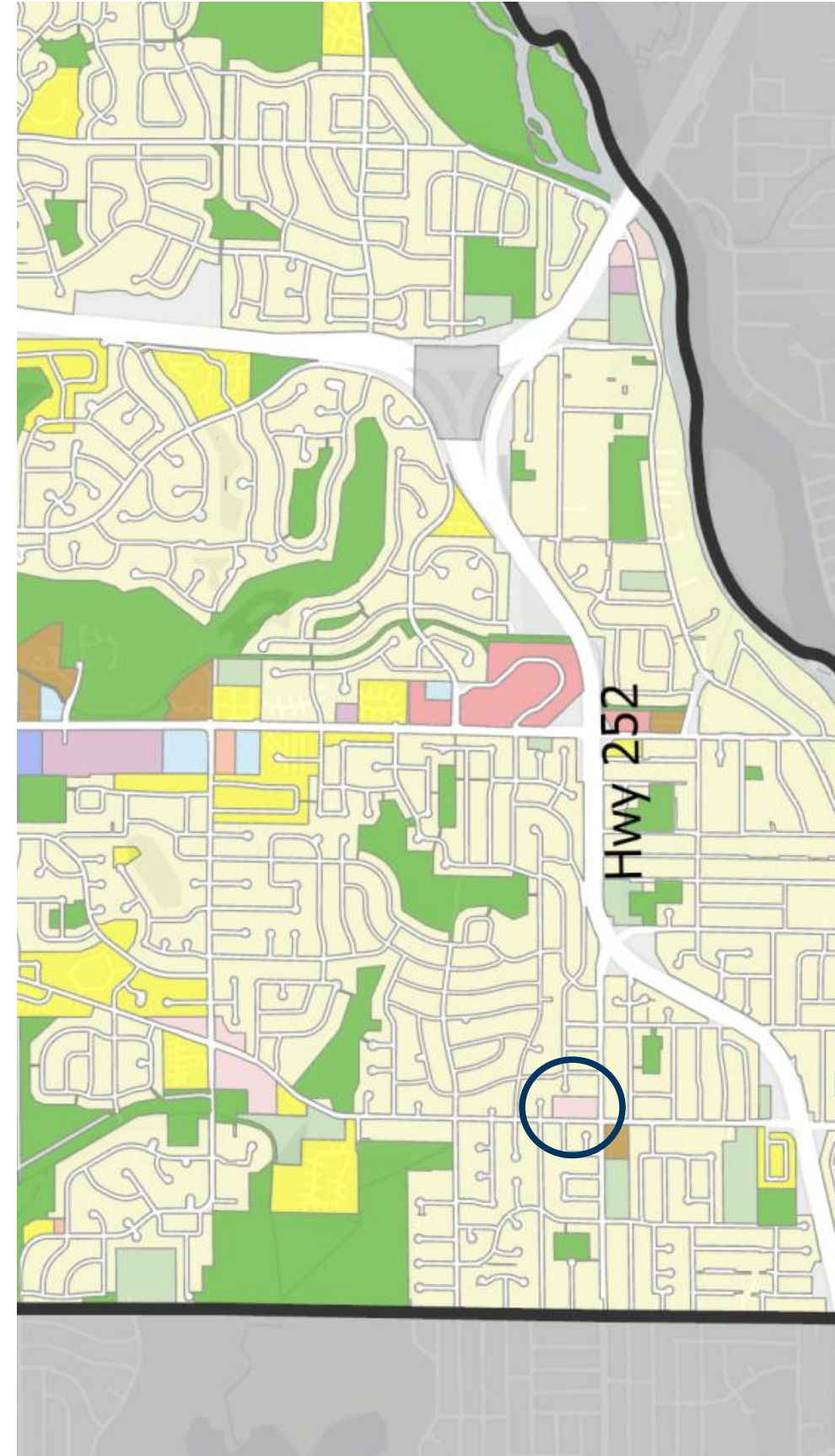
NMU Neighborhood Mixed Use

The mix of uses should include residential at densities between nine and 50 units per acre as well as retail, office and personal service establishments that are oriented to residents of the immediate neighborhood areas that anticipate high pedestrian traffic.

LEGEND

- B1
- B2
- B3
- B4
- BP
- I
- LW
- MU
- NMU
- OP
- PI
- R1
- R2
- R3
- R4
- R5
- TOD-C
- TOD-E
- TOD-G
- UR

Future Land Use Map



NMU Neighborhood Mixed Use

Click [here](#) to view the permitted land uses.

LEGEND

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Live/Work
- Neighborhood Mixed Use
- Mixed Use
- Flex
- Community Commercial
- Neighborhood Service Center
- Employment
- Business Park
- Industrial
- Institutional
- Parks/Open Space
- Airport
- Railroad
- Light Rail Station Areas



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