



## *Confidential Real Estate Memorandum*



Stand-Alone Brick Building  
with Ample Parking on  
Stillwater Blvd Frontage



5785 Minnesota Ave N  
Oak Park Heights, MN  
55082



Price: \$2,200,000



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# Property Overview

**Address: 5785 Minnesota Ave N, Oak Park Heights, MN 55082**

**Year Built: 2017**

**Building Size: 5,210 Sq. Ft.**

**Lot Size: 1.595 Acres**

**Zoning: B-3**

**Parking: 118 Spaces**





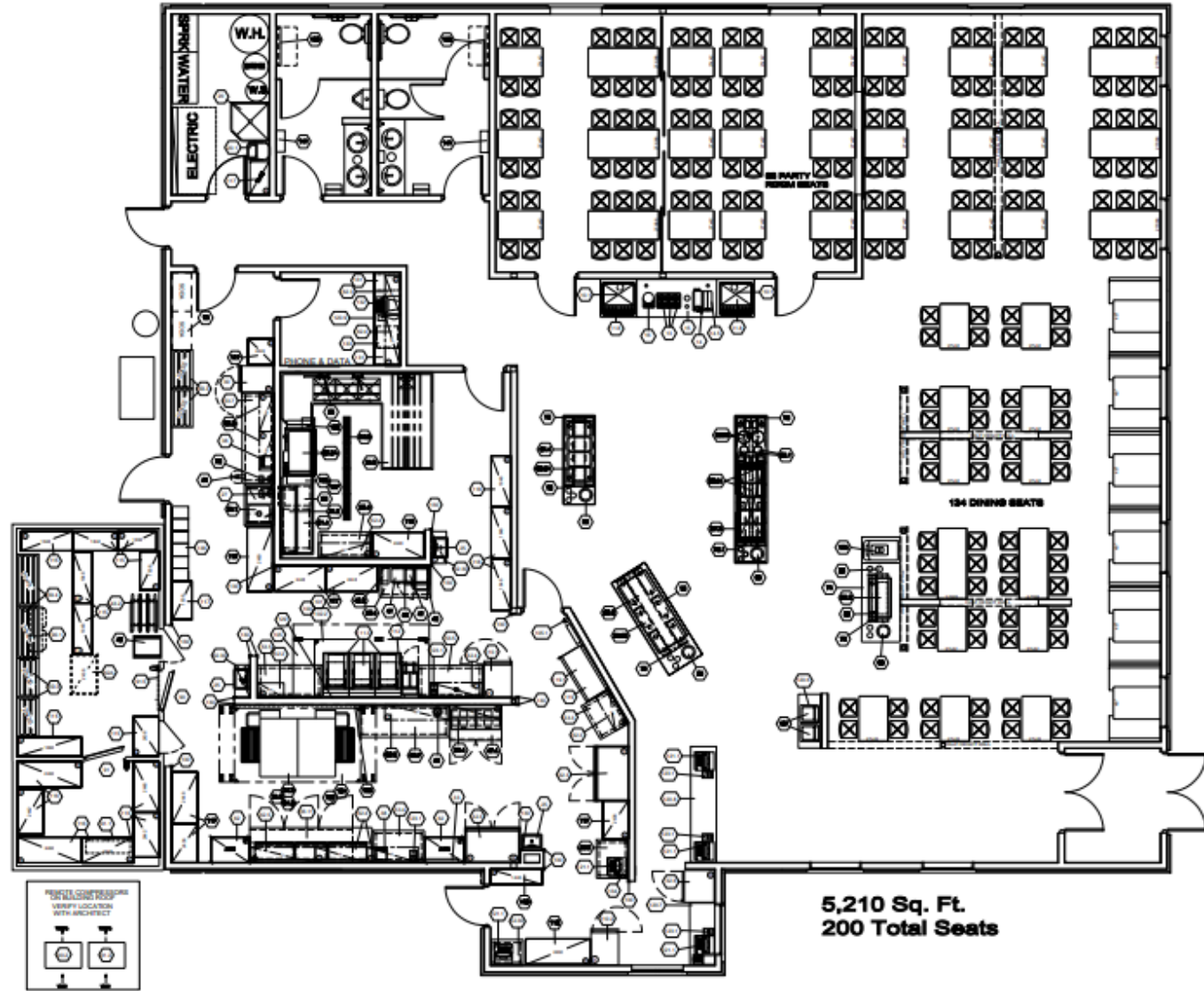
# Property Highlights

- ✓ General description (single story, brick commercial building, zoned B-3)
- ✓ Convenient access to nearby freeways, prime locations with 24,862 traffic count
- ✓ List of available amenities (if applicable)
  - ✓ 118 Parking Spaces
  - ✓ Large Walk-in Cooler/Freezer
  - ✓ Restaurant Hood
  - ✓ 3 Chamber Dish Sink
- ✓ Structure details:
  - ✓ Brick
  - ✓ Exterior & Interior Fire Sprinklers
  - ✓ ADA Accessible
- ✓ Built in 2017





# Property Floor Plan

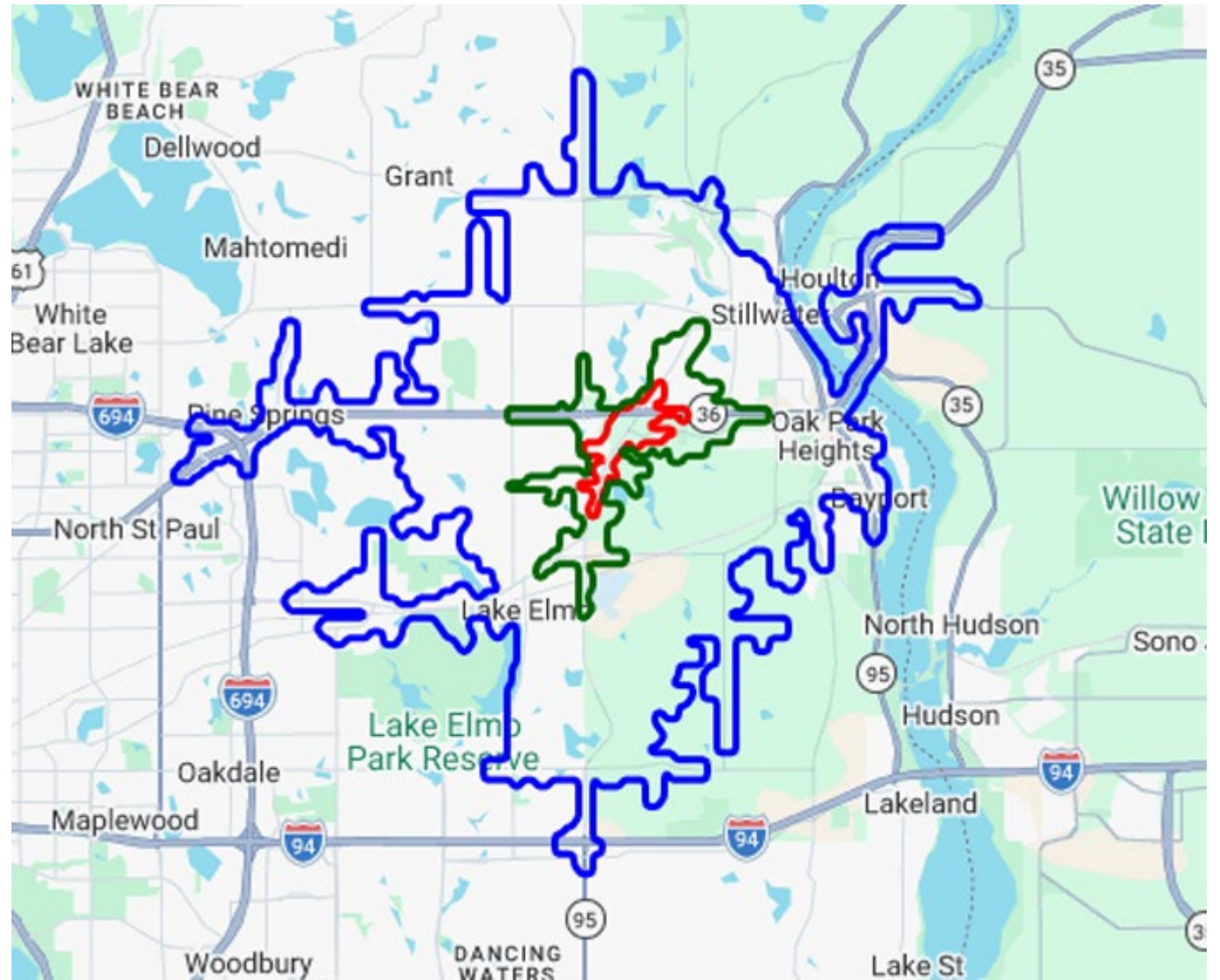




# Drive-Time Population

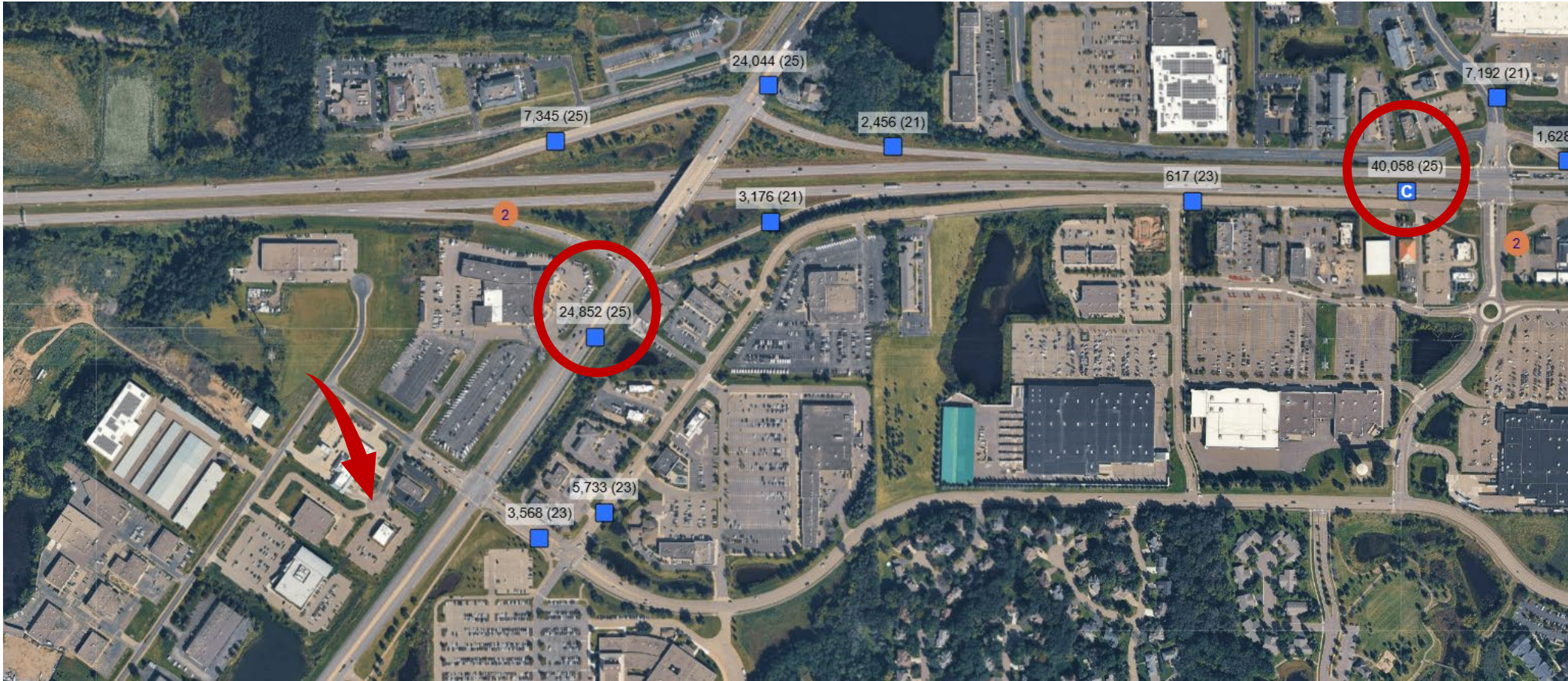
## Population

Distance	Male	Female	Total
3- Minute	721	760	1,481
5- Minute	3,091	3,274	6,365
10 Minute	19,068	19,129	38,197





# Location Traffic Data





# Local Retail



Nearby  
Retail



# Zoning

The purpose of the B-3, Highway Business and Warehousing District is to provide for the establishment of retail and wholesale sales, storage, warehousing and limited manufacturing and production. The overall character of the B-3 District is intended to be transitional in nature, thus uses allowed within this district shall be limited to those which can compatibly exist adjacent to commercial and lower intensity activities.

Permitted Uses. The following are permitted uses in a B-3 District:

- Commercial printing establishments.
- Commercial/professional offices.
- Conference centers.
- Laboratories.
- Wholesale showrooms.
- Motels/hotels provided that the lot area contains not less than five hundred (500) square feet of lot area per unit.
- Banks, saving institutions, credit unions and other financial institutions without drive-in facilities.
- Clinics for people only.
- Indoor commercial recreation not including theatres.
- Essential services. Government and public utility buildings and structures.
- Mortuaries or funeral homes.
- Physical fitness, health service establishments or reducing salons.
- Retail sales.
- Commercial service uses.
- Cellular telephone antennas located on a public structure, as regulated in Section 401.15 of this Ordinance. 251 17.
- Cannabis Event



## About Sunbelt Business Advisors

Sunbelt Business Advisors (or Sunbelt Midwest) is the biggest branch of Sunbelt Business Brokers, the world's largest seller of businesses. Founded in 2001, the Midwest office is headquartered in Minneapolis and includes a team of 40+ advisors in addition to business development executives, operational staff, and marketing/networking support. Its sister company, True North Mergers & Acquisitions, operates out of the same office and handles transactions involving businesses \$10+ million in revenue.

Each of the company's advisors is a licensed commercial real estate agent. The team is adept at combined business-real estate deals and also includes agents who specialize in real estate-only deals. Each advisor's daily interaction with business owners seeking to relocate, expand, or upgrade their current locations makes Sunbelt a uniquely knowledgeable presence in the commercial real estate market.

For more information, visit [sunbeltmidwest.com](https://sunbeltmidwest.com).

*\*All information provided herein is deemed reliable but is not guaranteed and should be independently verified.\**

