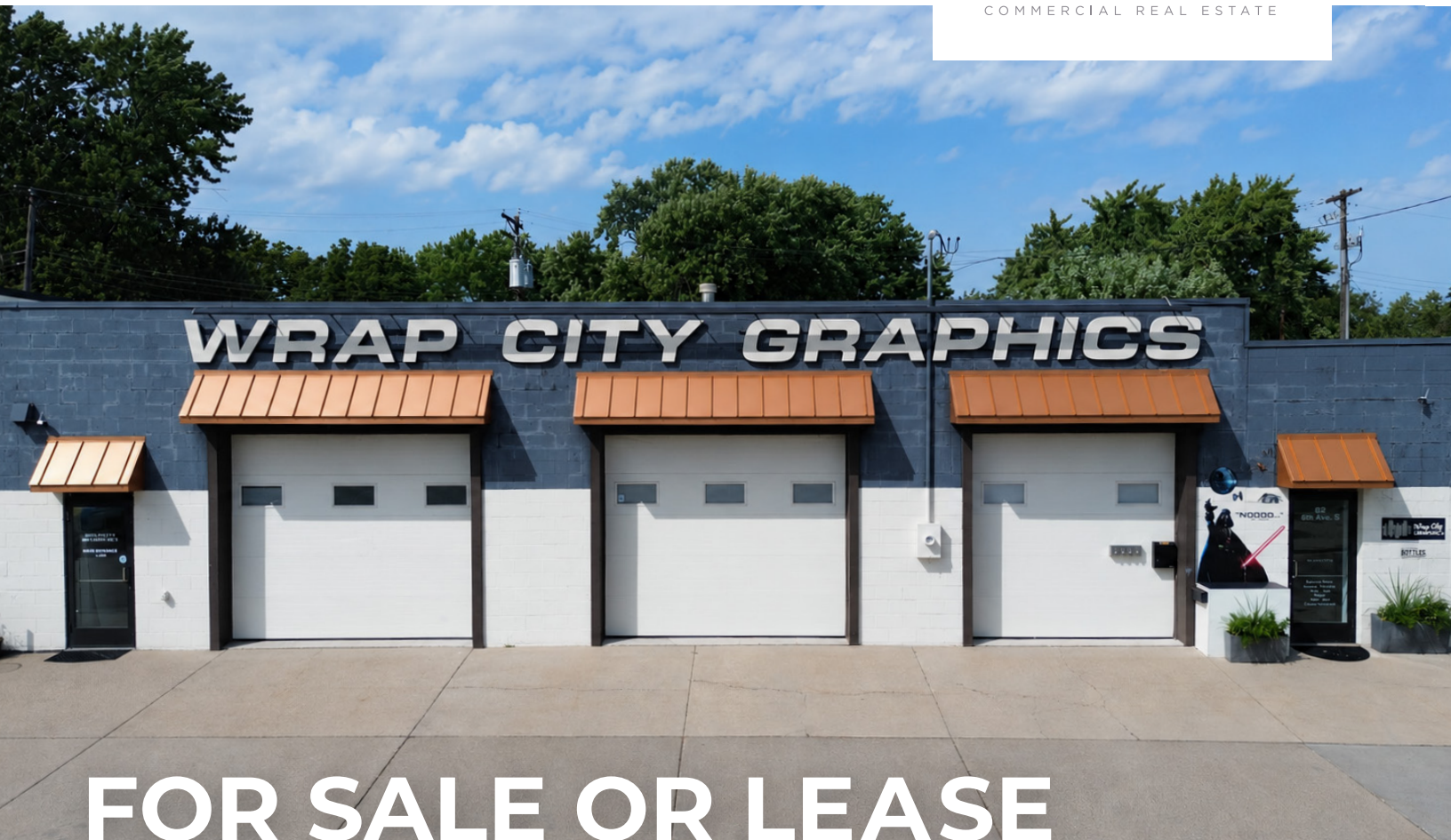


**62 6TH AVE S**  
HOPKINS, MN



**MONARCH**  
COMMERCIAL REAL ESTATE



**FOR SALE OR LEASE**

## **3,060 SF RETAIL/AUTO SERVICE**

### **PROPERTY HIGHLIGHTS:**

- Convenient accessibility via Excelsior Blvd and quick access to Hwy 169
- High visibility, 26,000+ VPD on Excelsior Blvd
- Prominent building signage provides strong branding visibility for a retail or service
- Multiple drive-in service bays suited for auto repair, detailing, or light industrial use
- Corner exposure delivers visibility from two directions of traffic
- Industrial zoning offers flexibility for auto, service, showroom, or light-industrial users

## **CONTACT**

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763 242 8127

### **BEN JENSEN**

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# PROPERTY HIGHLIGHTS

**Address** 62 6th Ave S,  
Hopkins MN 55343

**Building Size** 3,060 SF

**Lot Area** .08 Acres

**Original Built** 1959

**Renovated** 2015

**Clear Height** 17'

**Parking** 5 Stalls

**PID** 24-117-22-43-0039

**Zoning** MX-TOD:  
Mixed-Use, TOD  
Ctr

**2026 Taxes** \$15,101.38  
(\$4.93/SF)

**Sale Price** Negotiable

**Lease Rate** Negotiable

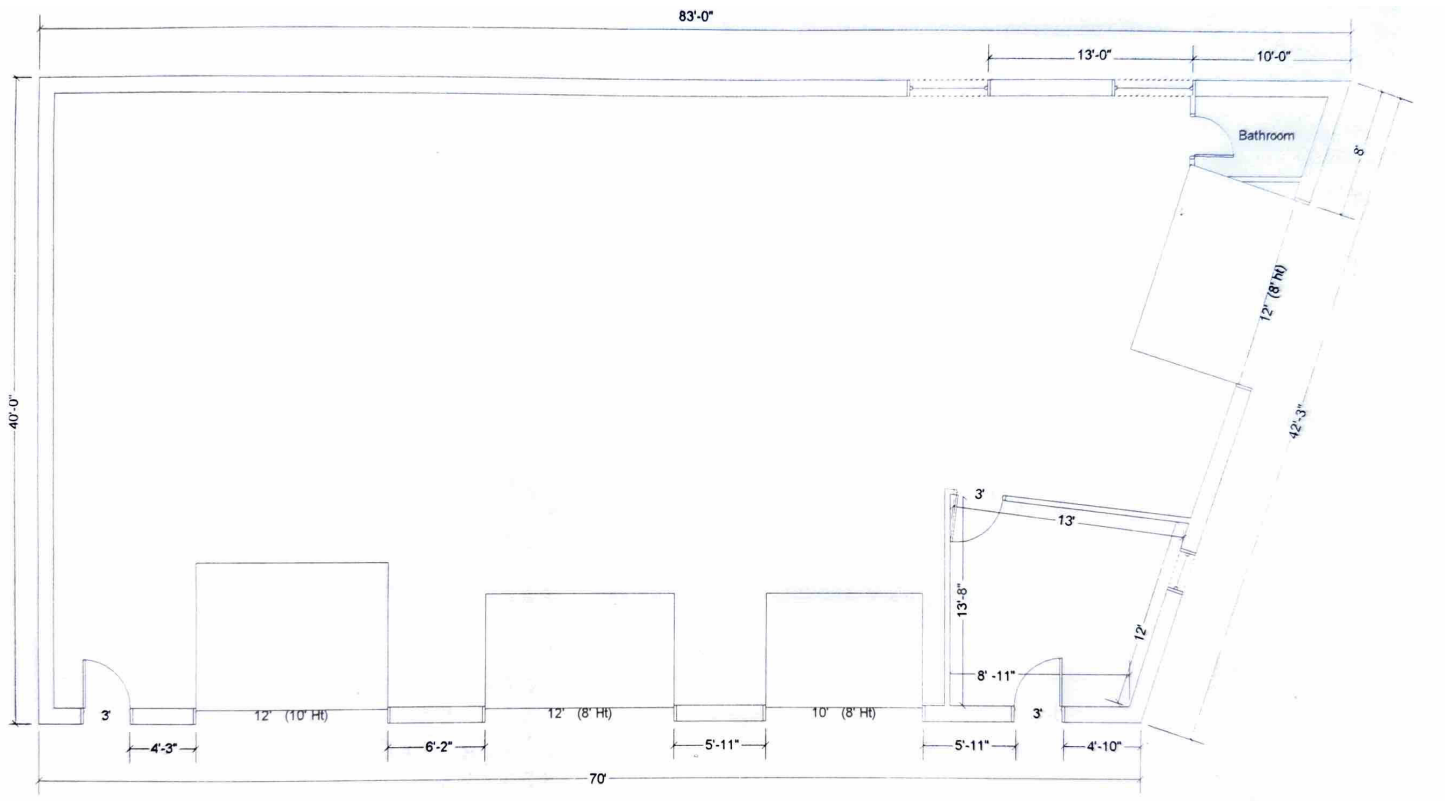


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# FLOOR PLAN



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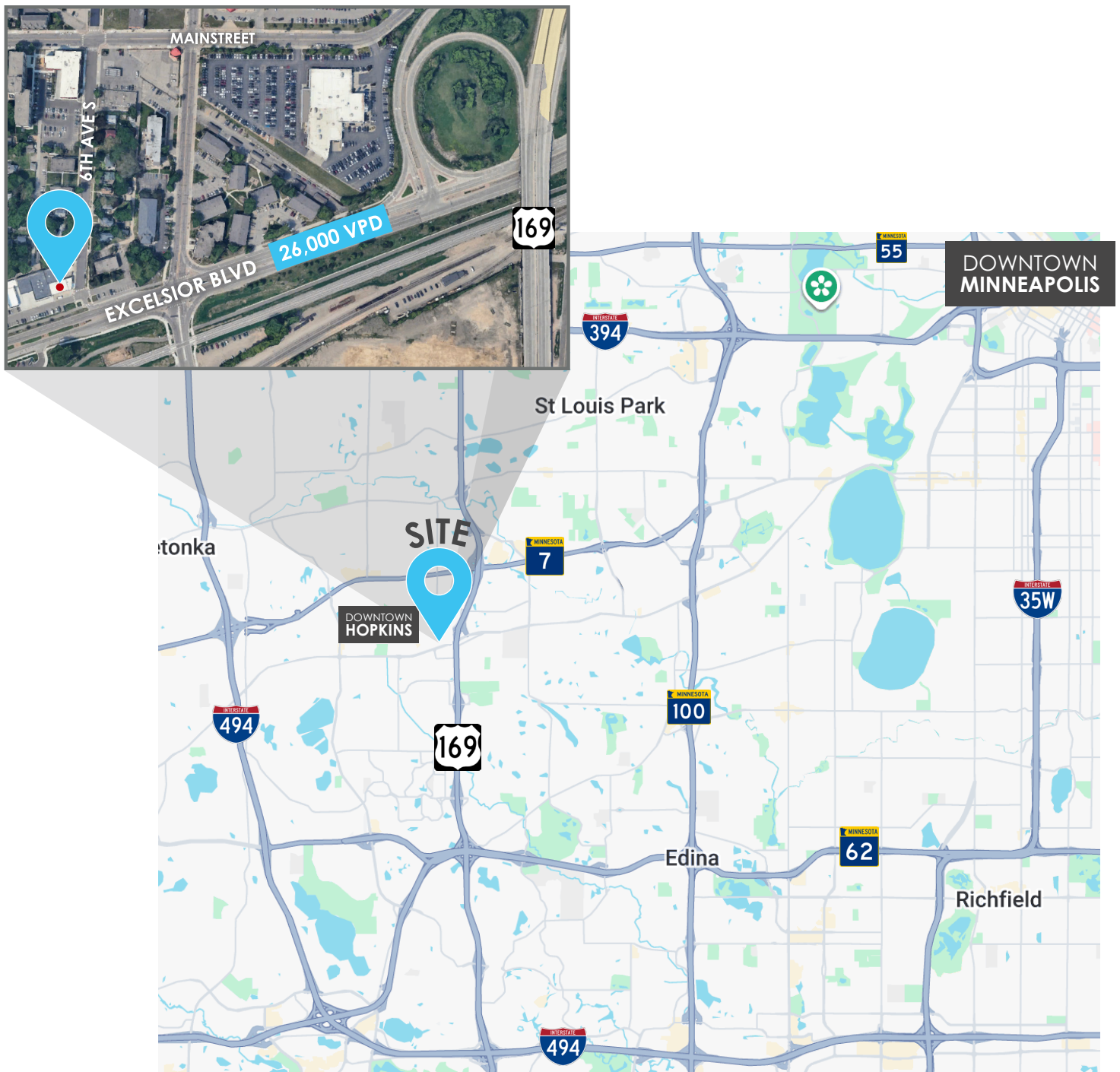
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# AERIAL MAP



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