



CHURCH FACILITY

Excellent Multi-Use Space



FOR SALE
or
LEASE

**3351 Independence
Ave N
New Hope, MN
55482**



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PROPERTY OVERVIEW

An exceptional opportunity to acquire or lease a well-maintained church and community facility in the heart of New Hope, Minnesota. This highly visible property offers a turnkey solution for religious organizations, educational users, event operators, nonprofits, or businesses seeking a unique gathering space.

Positioned in a strong first-ring suburban location just minutes from Minneapolis, the property benefits from easy access to major thoroughfares, established neighborhoods, and a dense surrounding population base.

PROPERTY FEATURES

- 20,000 SF Multi-Use space
- Two worship areas
- 20 classrooms/offices
- Full kitchen
- Storage
- Prominent New Hope location with excellent visibility

Address: 3351 Independence Ave N, New Hope, MN 55482

Building Size 20,000 SF

Acreage: 3.3

Sale Price: \$2,500,000

Lease Price: Negotiable

Annual Expenses: \$66,000/\$3.30 PSF

Zoning: R-1 Single Family Residential

Parking: 160 Approx. 6.5/1,000

Year Built: 1963 (addition in 1982)

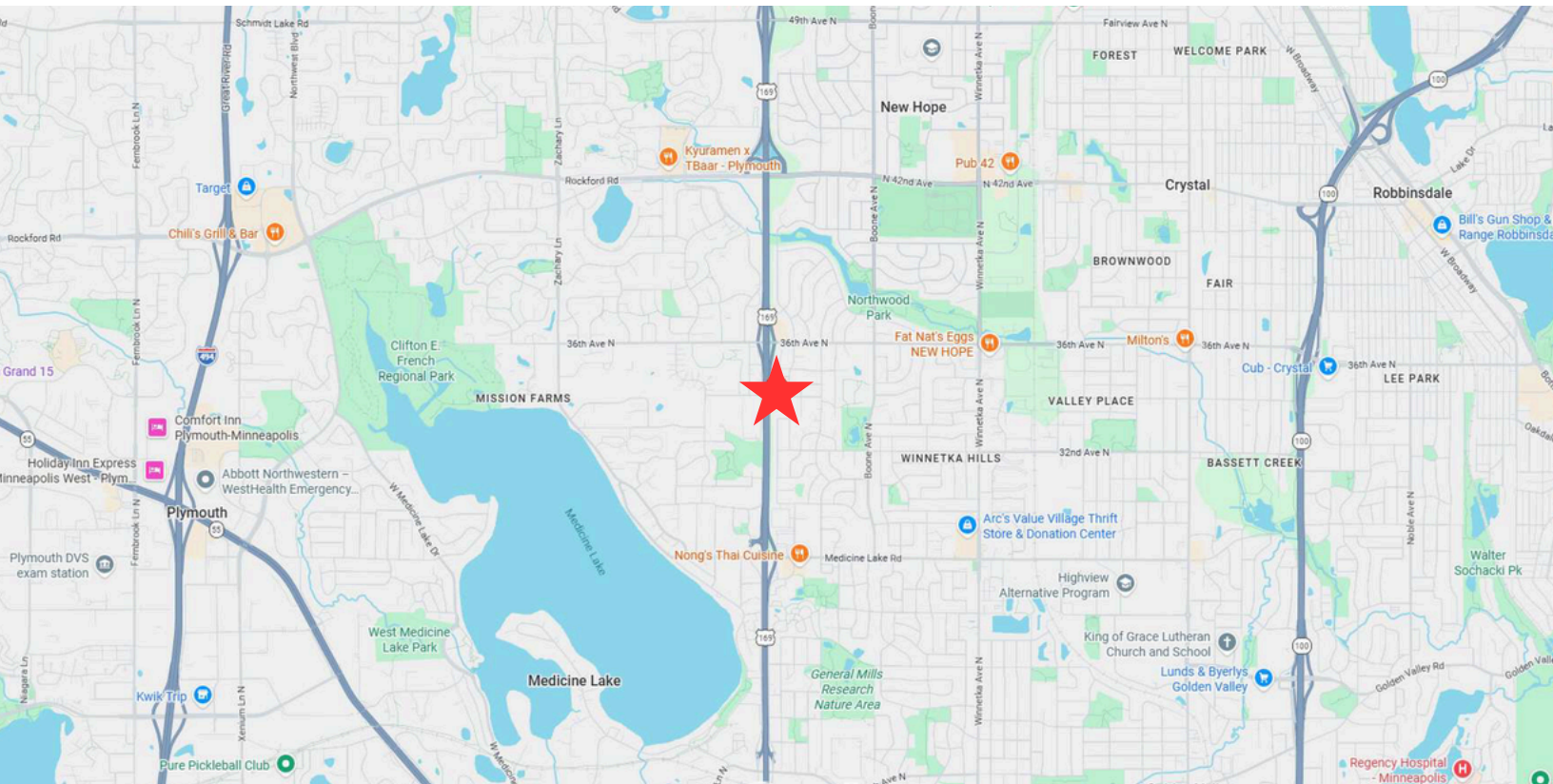
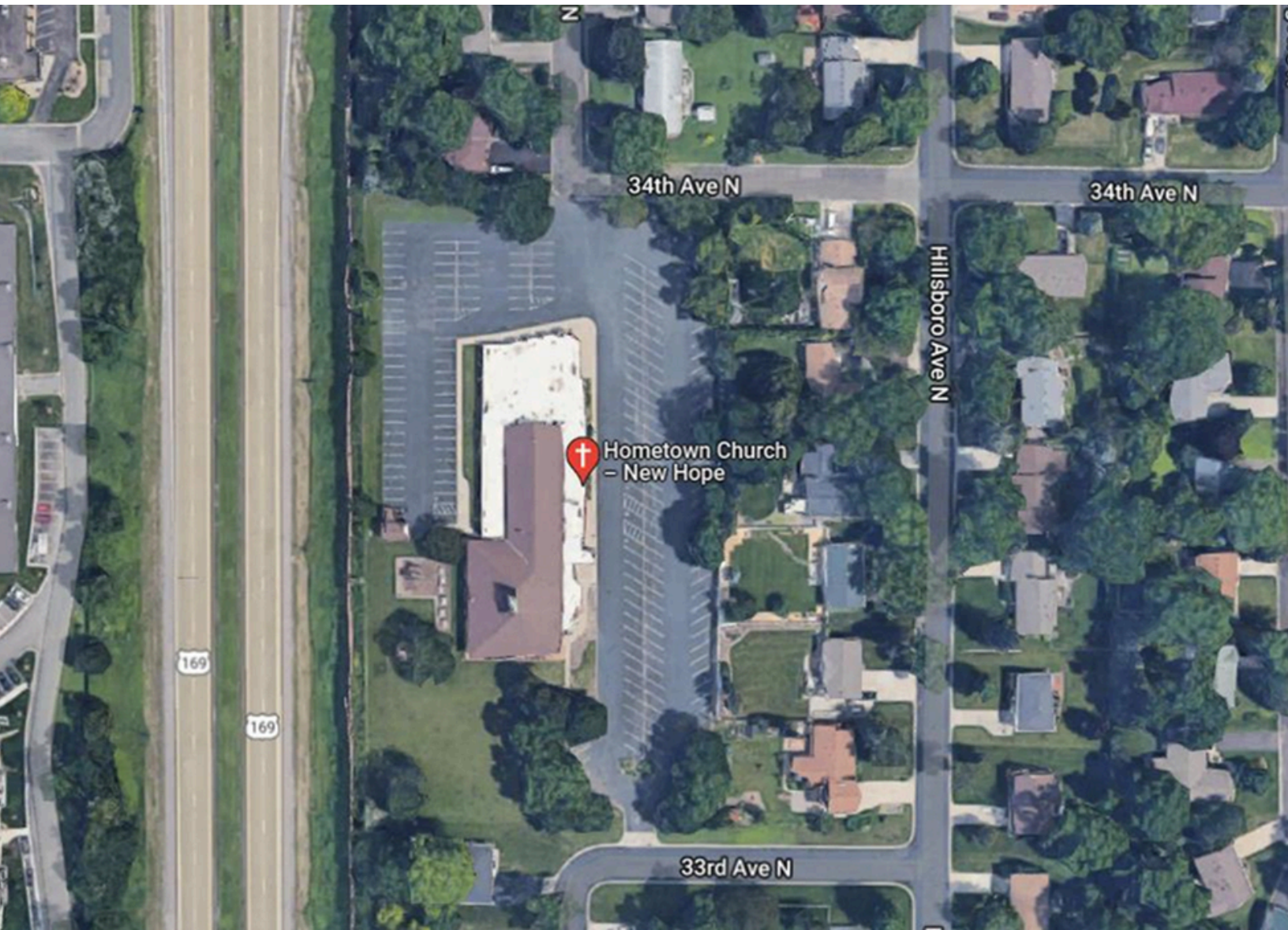
County: Hennepin



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3351 Independence Ave N, New Hope, MN 55427

CITY, STATE

New Hope, MN

POPULATION

124,773

AVG. HH SIZE

2.37

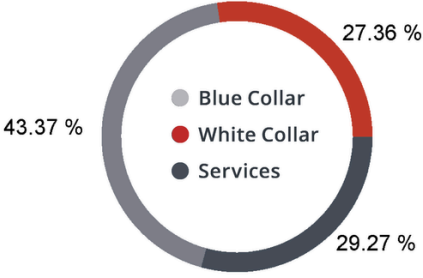
MEDIAN HH INCOME

\$66,361

HOME OWNERSHIP

Renters: **18,760**
 Owners: **34,414**

EMPLOYMENT

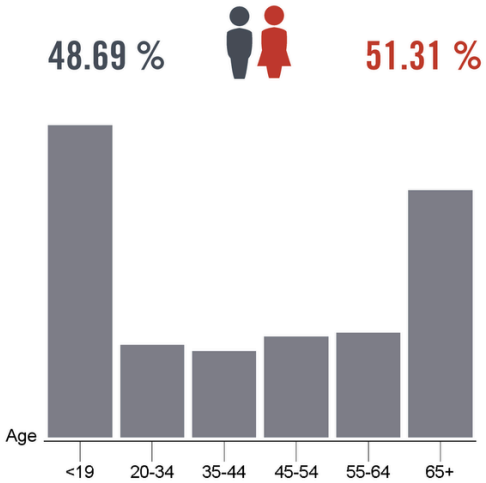


53.75 % Employed
1.37 % Unemployed

EDUCATION

High School Grad: **23.25 %**
 Some College: **24.07 %**
 Associates: **7.72 %**
 Bachelors: **39.84 %**

GENDER & AGE

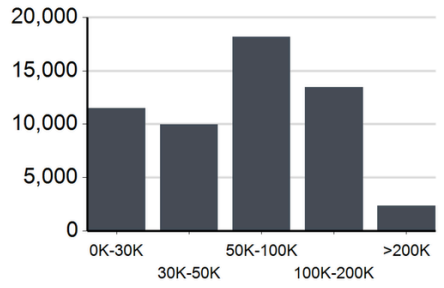


RACE & ETHNICITY

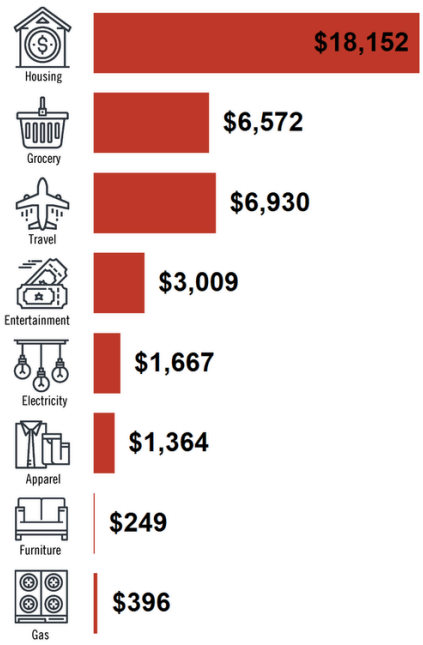
White: **77.69 %**
 Asian: **2.29 %**
 Native American: **0.06 %**
 Pacific Islanders: **0.00 %**
 African-American: **8.07 %**
 Hispanic: **6.36 %**
 Two or More Races: **5.54 %**

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



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