



For Sale or Lease

6,818 SF Educational Facility

8420 City Centre Drive, Woodbury, MN 55125

Sale Price: \$2,600,000.00



CONTACT US



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Principal

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CONTINUE EDUCATIONAL USE OR CONVERT TO A NEW USE

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Property Features

Building Size

6,818 SF

Number of Floors

1

Year Renovated

2020

Sale Price

\$2,600,000.00

Availability

For Sale or Lease

Year Built

1996

Property Type

Educational Facility

Use

Educational / Adaptive Reuse



For Sale or Lease

This 6,818-square-foot, purpose-built educational facility is offered for sale or lease for continued educational use or conversion to a new use. Constructed in 1996 and renovated in 2020, the single-story building offers flexible classrooms, an inviting entrance, quality finishes, a secure outdoor playground and a fenced area.

Located in Woodbury, one of Minnesota's fastest-growing cities, the property benefits from a desirable and family-oriented community. The U.S. Census Bureau estimates Woodbury's 2025 population at 81,558, up 8.6% from 2020; 25.8% of residents are under age 18. Median household income is \$125,310, and 61.3% of adults age 25 or older hold a bachelor's degree or higher - demographics that support educational, childcare and family-service uses.

For buyers considering a different use, the single-story configuration, flexible interior layout, multiple classrooms, support spaces and outdoor area provide a strong foundation for adaptation. Potential alternatives may include medical or professional office, therapy or community services, training space, a nonprofit facility or another institutional use, subject to zoning, licensing and City of Woodbury approvals. The operating business is not included in the sale.

Sources: City of Woodbury Community Profile; U.S. Census Bureau QuickFacts, 2025 estimate.

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Property Highlights

- Purpose-built educational facility
- Well-maintained building with quality construction
- Renovated in 2020
- Secure outdoor playground and fenced area
- Flexible classrooms and support spaces
- Offered for continued educational use
- Potential conversion to an alternative use
- Operating business is not included in the sale

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