



COMMERCIAL BUILDING FOR SALE

76 21st Street, Newport, MN 55055

Andrei Bortnov

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5821 Cedar Lake Rd S, Suite 350, St. Louis Park, MN 55416

Anders Priley

Director of Leasing

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3033 Excelsior Blvd 100, Minneapolis, MN 55416



PROPERTY FEATURES

The 76 21st Street warehouse features in this listing has the following amenities

- ✔ One 10-ft tall drive-in door
- ✔ One 8-ft dock door (platform)
- ✔ 11-ft clear height
- ✔ Stand-alone building
- ✔ Dedicated bathroom
- ✔ 6 parking stalls
- ✔ 5 minutes away from Hwy 494 and Hwy 10



OFFERING PRICE

\$600,000

SPACE TYPE

Commercial

SUITE SIZE

Approximately 4,040 SF

HVAC

Heat Only

YEAR BUILT/RENOVATED

1940/2026

ZONING

MX-3 General Mixed Use

UTILITIES

City Water / Septic Tank

PERMITTED ZONING

Permitted (artist studios, office, medical) & Conditional (animal boarding, bakery, fitness, catering, indoor recreation, recording studio, print shop, R&D lab, beauty/hair salon).



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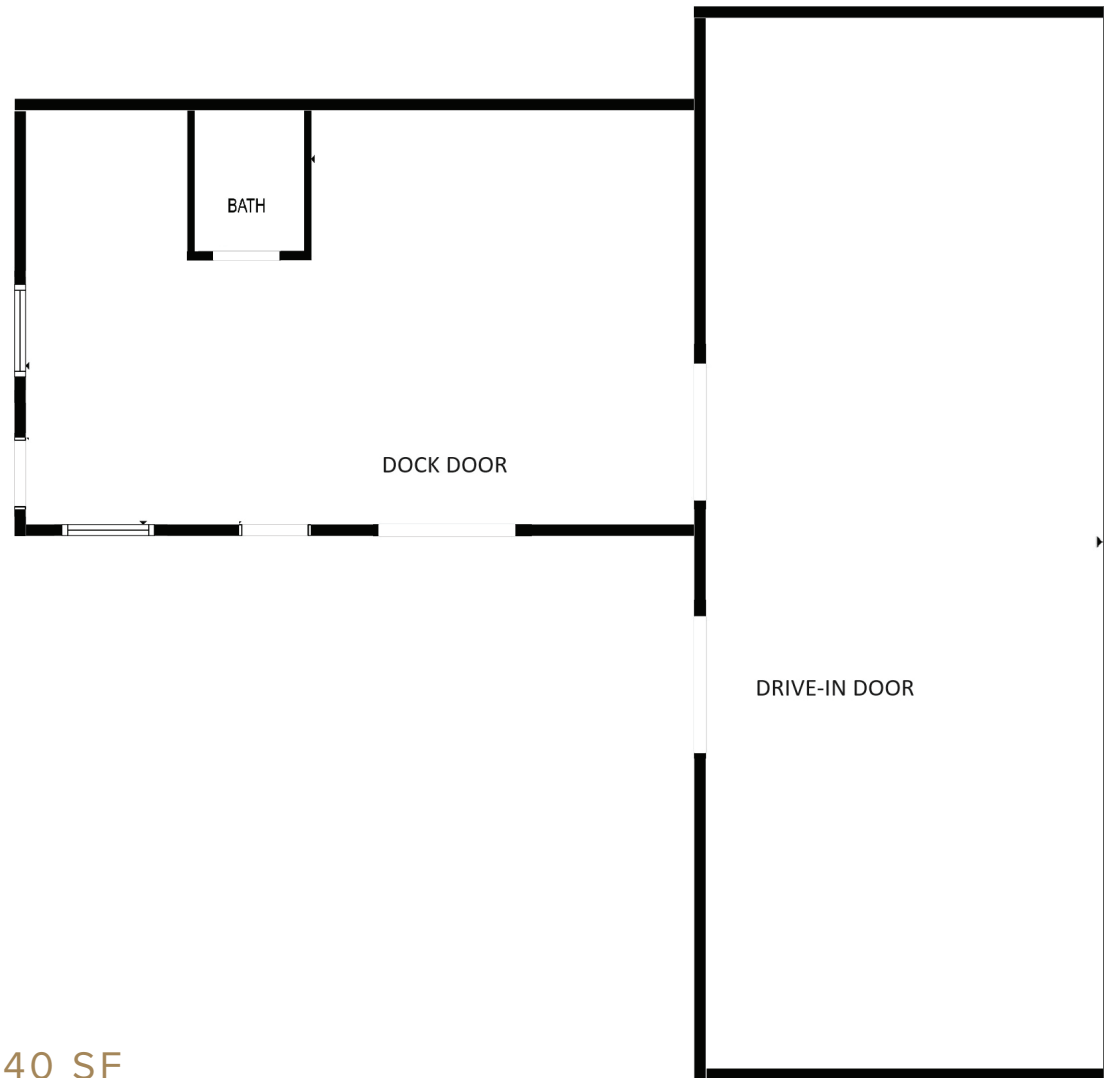
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FLOOR PLAN



Approximately 4,040 SF

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DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Mile
POPULATION	3,124	57,259
HOUSEHOLDS	1,225	22,890
MEDIAN AGE	33.30	39.50
MEDIAN HH INCOME	\$68,140	\$78,922

DEMOGRAPHICS	1 Mile	3 Mile
DAYTIME EMPLOYEES	4,078	18,711
POPULATION GROWTH '24-29'	Up 11.49%	Up 3.72%
HOUSEHOLD GROWTH '24-29'	Up 11.67%	Up 3.82 %

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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