

FOR SALE



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Catalyst Commercial Properties is focused on providing expert service to buyers, sellers and lessee's of prime commercial properties throughout the Twin Cities area and beyond.

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Investment Offering Limiting Conditions

This Offering Memorandum has been prepared by Catalyst Commercial Properties (“Catalyst”) for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property. Each prospective purchaser is to rely upon its own investigation, evaluation and judgments as to the advisability of purchasing the property described herein.

The expenses set forth in this Memorandum do not constitute a representation, warranty or a guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of expenses before making any decisions on whether to acquire the property.

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No copies of this Memorandum may be made without Catalyst’s prior written consent and no excerpts or summaries thereof may be distributed, reproduced, or included in any documentation without such consent.

We thank you for this courtesy and for your time in considering acquisition of this property.



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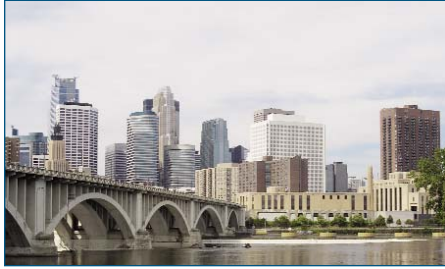
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Offering Summary

Catalyst Commercial Properties and Johnson & Associates as the exclusive listing representatives of Nevada Avenue LLP (“Owner”) is pleased to offer for sale the Owner’s 100% Fee Simple Interest in 2720 Nevada Avenue, New Hope, Minnesota.

Property Address:	2720 Nevada Avenue New Hope, Minnesota
Property Description:	Quality block office/warehouse building located in New Hope
Gross Building Area:	38,400 square feet
Office Area:	2,700 square feet on Main Floor 5,100 square feet of Mezzanine Office
Offering Price:	\$1,975,000
Lease Rate:	\$3.75 Blended
Property Highlights:	<ul style="list-style-type: none">* Great single user or multi-tenant building* Great access to downtown Minneapolis* Close to area amenities including restaurants and retail* Great access to Hwy 100 & Hwy 169* Well maintained

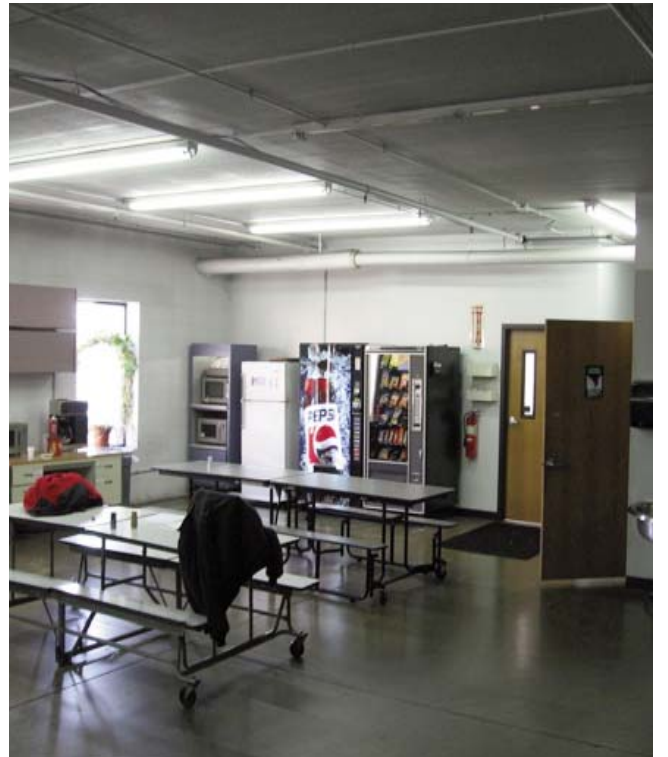




Building Photo









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Location Map

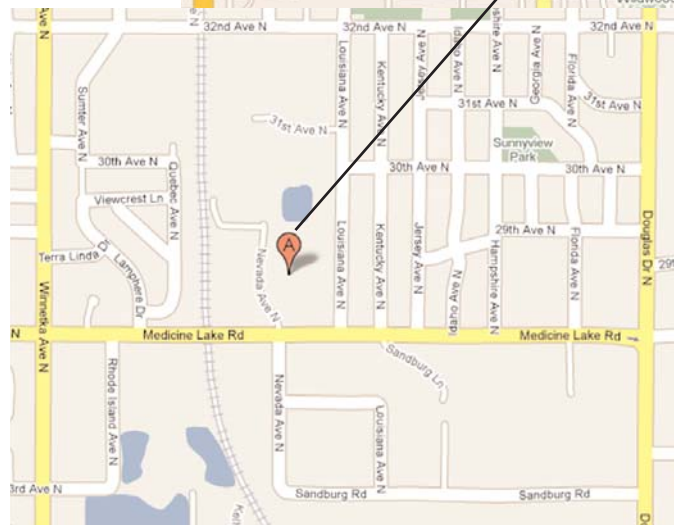
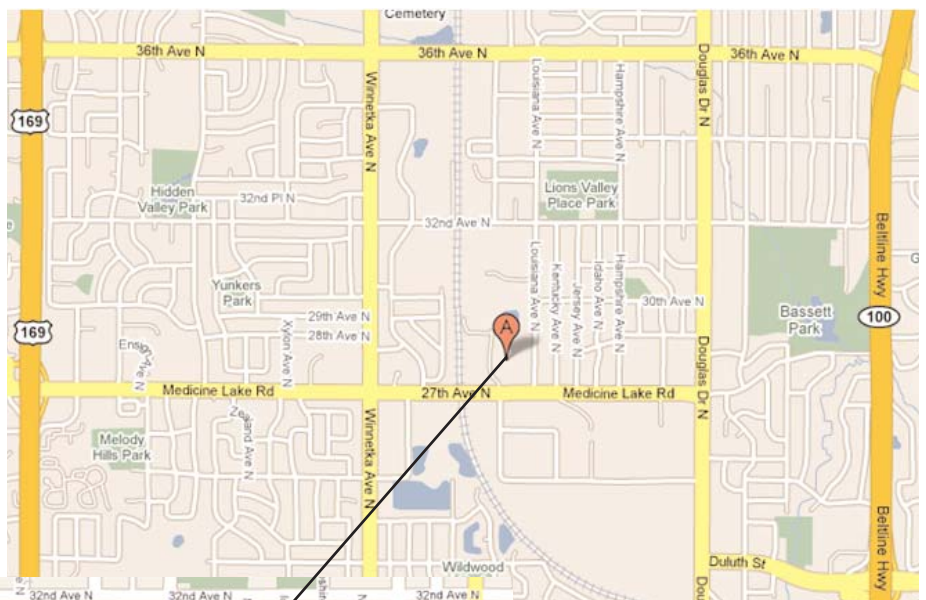


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Aerial

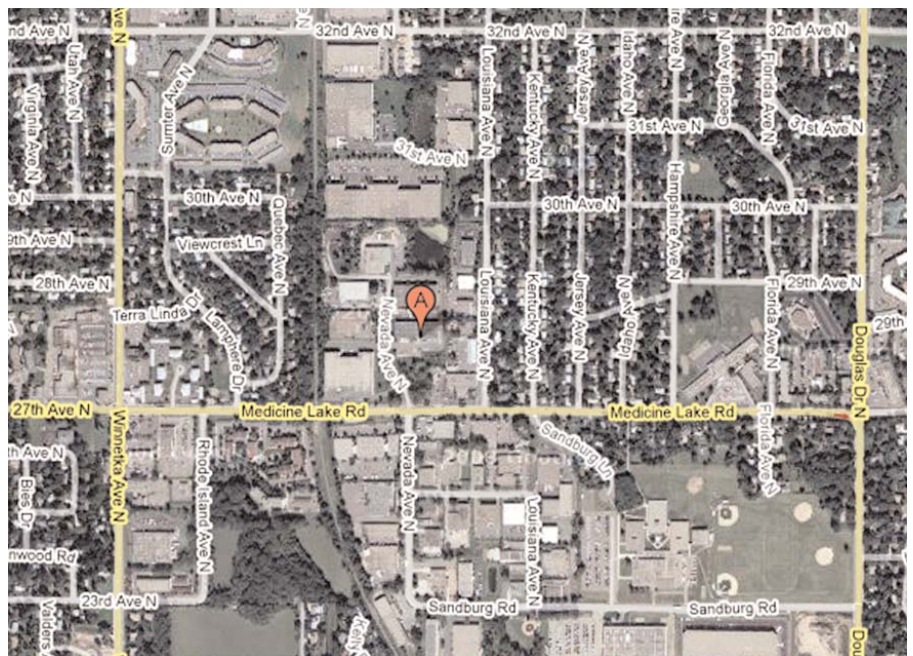


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Property Description

Address:	2720 Nevada Avenue New Hope, Minnesota
PID:	20-118-21-24-0017
Building Size:	38,400 square feet
Parcel Size:	2.47 acres
Year Built:	1979
Adjoining Land Uses:	Office warehouse buildings



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Physical Description

Exterior Wall:	Block
Roof:	Rubber Membrane (1/2 1999 & 1/2 2000)
Exterior Windows:	Double pane
Ceilings:	8' - Office 2' x 4' acoustical ceiling tiles 20' - Warehouse
Column Spacing:	35x40
Parking Spots:	67
HVAC:	Air conditioning in office & warehouse area, infrared heat in warehouse area
Power:	500 Amps of 480
Lighting Systems:	Flourescent/metal halide
Plumbing:	7 bathrooms and kitchen area
Loading:	Four (4) Drive-in Doors Six (6) Dock Doors
Zoning:	I-1



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Property Tax Information

Property ID Number: 20-118-21-34-0017

Total Tax: \$62,695.74



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