



**FOR SALE**

**601 13<sup>th</sup> Avenue South**

**Hopkins, MN**



**FOR SALE**  
**601 13<sup>th</sup> Avenue South**  
**NEW HOPE, MN**



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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.



## Investment Offering Limiting Conditions

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



## Offering Summary

Catalyst Commercial Properties as the exclusive listing representative of Geraldine Gall (“Owner”) is pleased to offer for sale the Owner’s 100% Fee Simple Interest in 601 13<sup>th</sup> Avenue South, Hopkins, Minnesota.

|                       |   |
|-----------------------|---|
| Property Address:     | 601 13 <sup>th</sup> Avenue South<br>Hopkins, MN  |
| Property Description: | Block office/warehouse building<br>located in Hopkins, MN   |
| Gross Building Area:  | 4,067 square feet   |
| Office Area:          | 384 square feet   |
| Warehouse Area:       | 3,683 square feet   |
| Offering Price:       | \$349,000.00  |
| Property Highlights:  | Great single user building<br><br>Great Access to downtown Minneapolis<br><br>Close to area amenities including<br>restaurants and retail<br><br>Great access to Hwy 62 & Hwy 169 |

## Location Map

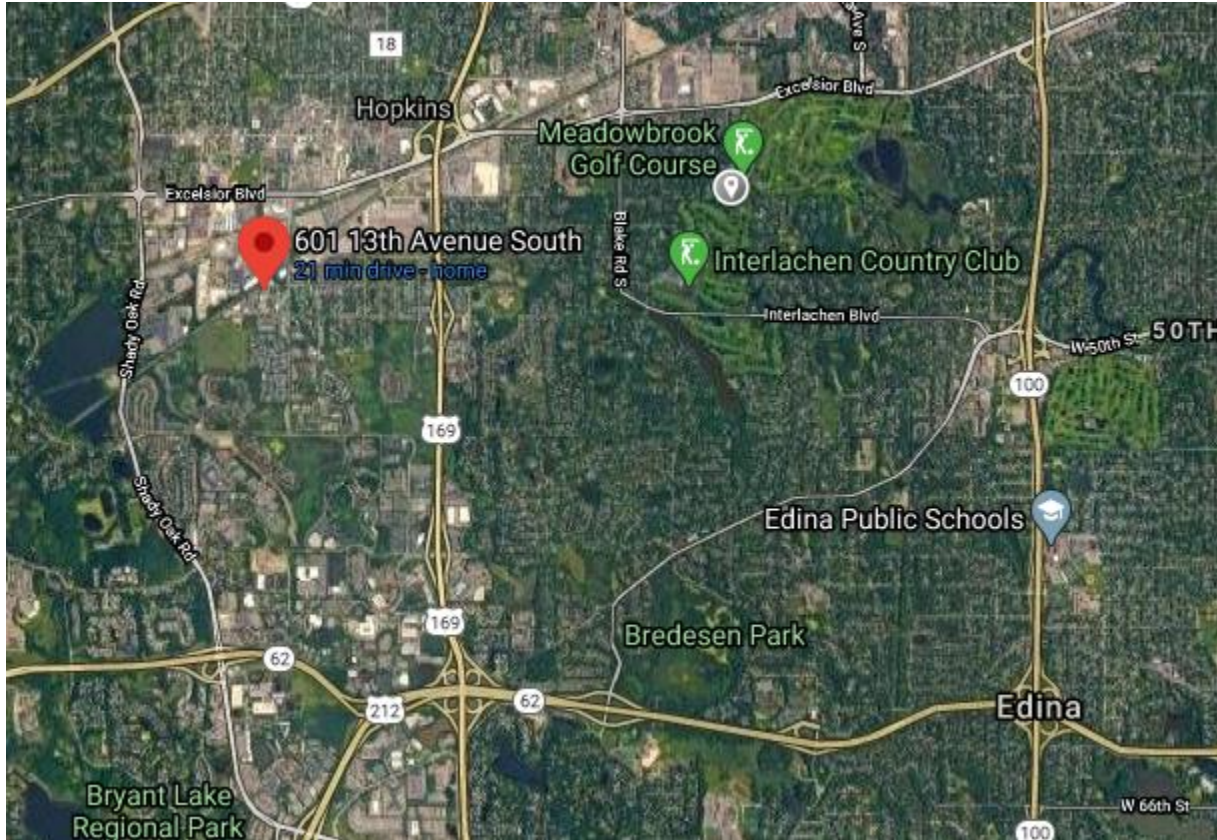
601 13<sup>th</sup> Ave. South

Hopkins, MN



# Aerial Photograph

## 601 13<sup>th</sup> Avenue South





## Property Description



|                      |  |
|----------------------|--|
| Address:             | 601 13 <sup>th</sup> Avenue South<br>Hopkins, MN |
| PID:                 | 25-117-22-24-0033                                |
| Building Size:       | 4,067 Sq Ft                                      |
| Parcel Size:         | .24 acres / 10,584 sq ft.                        |
| Year Built:          | 1962   |
| Adjoining Land Uses: | Office/Warehouse<br>buildings                    |
| Current Year Taxes:  | \$10,128.10                                      |



## Physical Description



|                   |   |
|-------------------|---|
| Exterior Wall:    | Block   |
| Roof:             | Rubber Membrane   |
| Exterior Windows: | Single Pane   |
| Ceilings:         | 8' Office<br>14' Warehouse  |
| HVAC:             | Air conditioning in office area, gas forced air in warehouse area |
| Power:            | Ample 220 3 Phase   |
| Plumbing:         | 2 Bathrooms   |
| Lighting Systems: | Fluorescent/metal halide  |
| Loading:          | Two (2) 12 x 12 Drive-in Doors                                    |
| Zoning:           | 1-1   |









65.5'

Industrial, First Floor  
4067.0 sf

32.0'

14' Clear  
1/0

7.0'

16.0'

Office  
8' Clear

78.0'