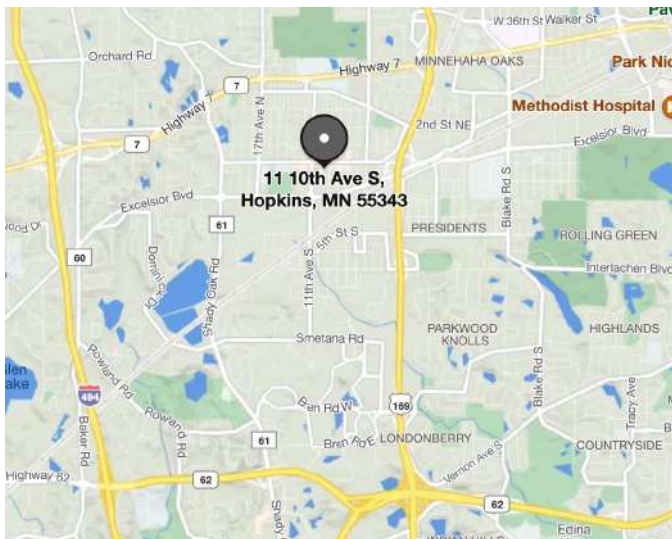




11 10th Avenue South | Hopkins, MN 55343

5,290 SF OFFICE/RETAIL BUILDING FOR SALE IN DOWNTOWN HOPKINS!

Prime opportunity to own this well-maintained freestanding building in the heart of Hopkins. There is potential to add an additional 663 SF on the upper level. 11 10th Ave South is fully leased with 4 established tenants that include: audiology office, bridal store, chiropractor & yoga studio.



Highlights and Features:

- Central location with a dense population
- PID: 24-117-22-34-0007
- Zoning: B-2
- Parking: 15 spaces
- Floors: 3
- Year Built: 1941
- Lot Size: .14 acres (6,098 sf)

Demographics and Traffic Counts:

- Average Household Population: 1 mile - 8,009, 3 miles - 44,811 and 5 miles - 112,203
- Average Household Income: 1 mile - \$65,432, 3 miles - \$82,376 and 5 miles - \$95,112
- Traffic Counts: Excelsior Blvd: 19,660 vpd and Mainstreet: 4,629 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
www.SpaceAvailableMN.com

Available For Sale: 5,290 sf

- 2022 Tax: \$23,305.58 (\$4.41 psf)
- Sale Price: \$1,300,000.00

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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.