

# Owner/User or Investment Space For Sale

1795 Eustis Street  
Lauderdale, MN 55113

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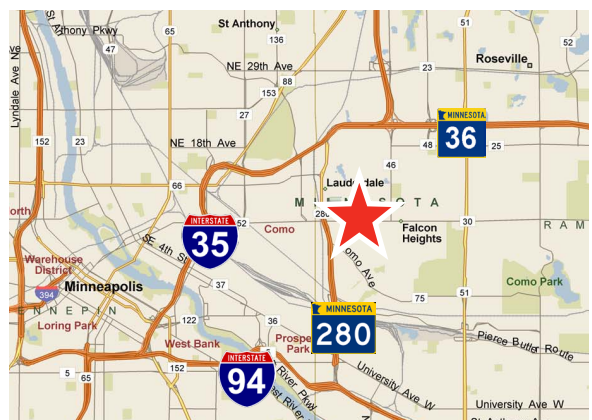
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## Property Highlights

- › Quiet neighborhood
- › Perfect for school or church
- › Potential residential redevelopment
- › Excellent central location, minutes from downtown Minneapolis & St. Paul
- › Easy access to I-35W, I-94, Hwy 36 and Hwy 280
- › Large meeting space accommodates 350 people



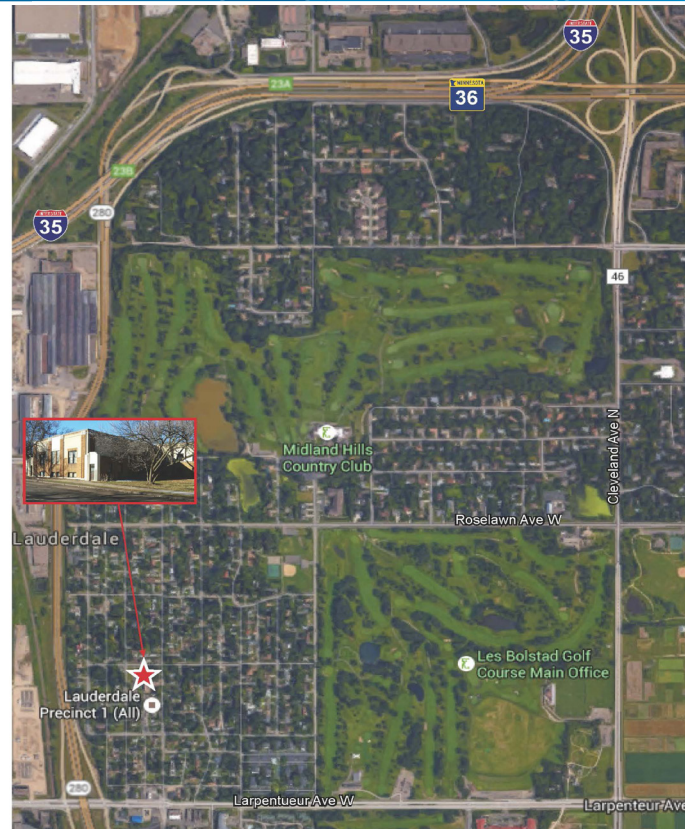


## FOR SALE > Owner/User or Investment

Address:	1795 Eustis Street Lauderdale, MN 55113
Building Size:	14,361 SF 1st Floor 9,822 SF 2nd Floor 24,183 total gross SF
Sale Price:	\$1,575,000
Year Built	1936
Convenient Location	Easy access to I-94 & I-35W via Hwy 280
Total Lot Size:	1.69 acres
Parking	Sixty-eight (68) parking spaces
Zoning:	R1 - Suburban Residential
2017 Real Estate Taxes	Exempt (Assessed value of \$1,942,600)
PID:	17.29.23.33.0011 Ramsey County

## STRUCTURAL & MECHANICAL DATA

- > Sanctuary Area:
  - Floor: Wood deck on concrete slab on grade
  - Roof: Built up roof. Steel truss supporting wooden joists and claw space deck and wooden joist and roof deck. Replaced in 2009.
- > 2-Story Classrooms:
  - Main Floor: Concrete slab on grade
  - 2nd Floor: Wooden floor joist supporting wooden deck
  - Roof: Wooden joists supporting wooden roof deck
- > Exterior Walls:
  - Mixture of clay tile interior walls, wood studs and brick and stucco exterior veneer
- > Interior Walls:
  - Load bearing walls are concrete block
  - Non-load bearing walls are wooden stud walls
- > Windows:
  - Metal clad windows replaced in 2003
- > HVAC:
  - Three different zone forced-air HVAC system installed in 1995 by Palen Kimball, St. Paul



## CONTACT US

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