



SUMMERHILL
Commercial Real Estate, LLC

FOR SALE
6031 Pillsbury Ave S Building
6031 Pillsbury Avenue South
Minneapolis, MN 55419



- Building Size/Mix:** Approx. 8,500 sf/2,150/6,350 sf ofc/whse.
Lot/Outside Storage Size: .4 acres (17,588 sf)/.13 acres (5,520 sf fenced).
Offering Price/RE Tax (2012): \$475,000, \$55.88 psf/\$20,482, \$2.41 psf.
Year Built/Zoning/PID: 1950/I-1 Industrial/22-028-24-34-0058.
- Great south Minneapolis location w/excellent freeway access of less than 4 blocks onto Crosstown 62 via Lyndale Ave S and 61st St W.
 - 12' clear height. 4 drive in doors (3 - 11' h x 16' w, 1 - 11' h x 15' w).
 - All drive ins have window panel bringing abundant natural light into the shop/warehouse area.
 - Masonry/block wall construction, 11 and 12 year old roof.
 - Fenced in/secure, outside storage area of 5,520 sf, all concrete drive.
 - Existing city desk area located near possible customer door entrance.
 - Previous use was a car wash equipment business and included office, warehouse, city desk, yard, work/shop area, and storage.
 - An area of the existing office can easily be demo'd and an additional drive in door can be restored if preferred.
 - Well maintained industrial area w/great a variety of small businesses in the direct vicinity.



For more information call:
Peter Kordonowy, CCIM
952.556.5151

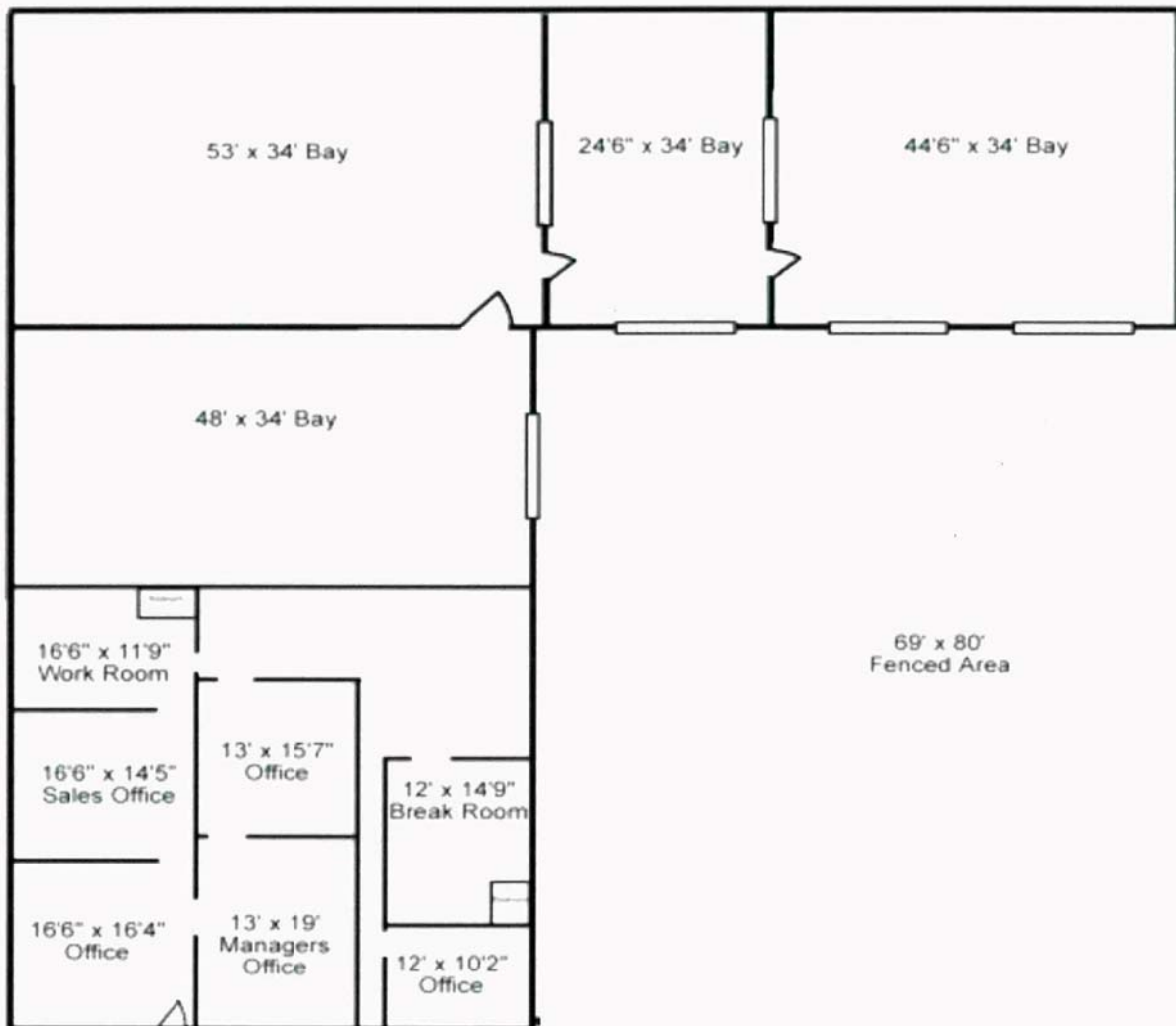
or visit our website at:
www.summerhillcommercial.com



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Floor Plan



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