



FOR SALE

3160 162nd Ln | Andover, MN

- Approx 2,542 SF Total (384 SF Office & 2,158 Shop)
- Frontage & Signage on Round Lake Blvd NW
- Zoning: GB - General Business
- 0.92 Acres
- 2 Drive-in Doors
- Super Clean & Very Well Maintained Building
- **Price: \$585,000**
- 2026 Tax: 8,139.70



Eric Riemer
Broker
Phone: 612-730-4631
eric@creminnesota.com

Sam Eicher
Broker
Phone: 763-228-1265
sam@creminnesota.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

3160 162nd Lane NW

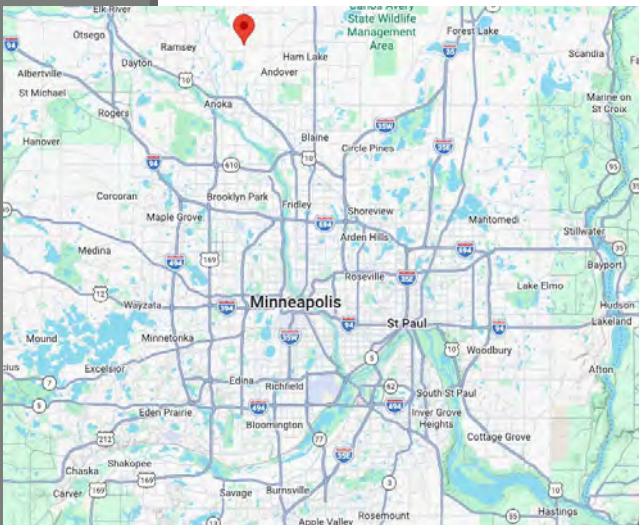
Andover, Minnesota 55304

Property Feature	Details
Property Configuration	Separate office and metal shop/storage buildings on a fenced site.
Building Area	Approximately 2,542 SF total: 384 SF office and 2,158 SF shop/storage.
Office	24' x 16' office building; roof replaced in 2018.
Office Heating & Cooling	Electric floor heat installed in 2021; mini-split cooling.
Shop / Storage	Built in 2018; heated building with two 12' x 12' overhead doors.
Shop Heating & Cooling	2.5-ton HVAC system installed in 2018; heated floor is 8 inches thick.
Restroom	Restroom with shower in the shop/storage building.
Shop Floor Drains	Drain to a separate cistern, keeping shop drainage out of the septic system.
Water & Sewer	Private well and septic system.
Site Security	Fully fenced and gated; nine video cameras.
Landscaping	In-ground landscaping sprinkler system.
Lot Size	0.92 acres.
Zoning	General Business (GB).
Outdoor Storage	Interim-use permit allows storage on Class 5 aggregate rather than concrete. Outdoor boat and RV storage is prohibited. Other outdoor storage uses are subject to zoning and applicable approvals; see the zoning use table. Buyer changes could require a new interim-use permit.
2026 Property Taxes	\$8,139.70 total, including \$172.86 in special assessments.
Parcel ID	16-32-24-23-0005.



FOR SALE

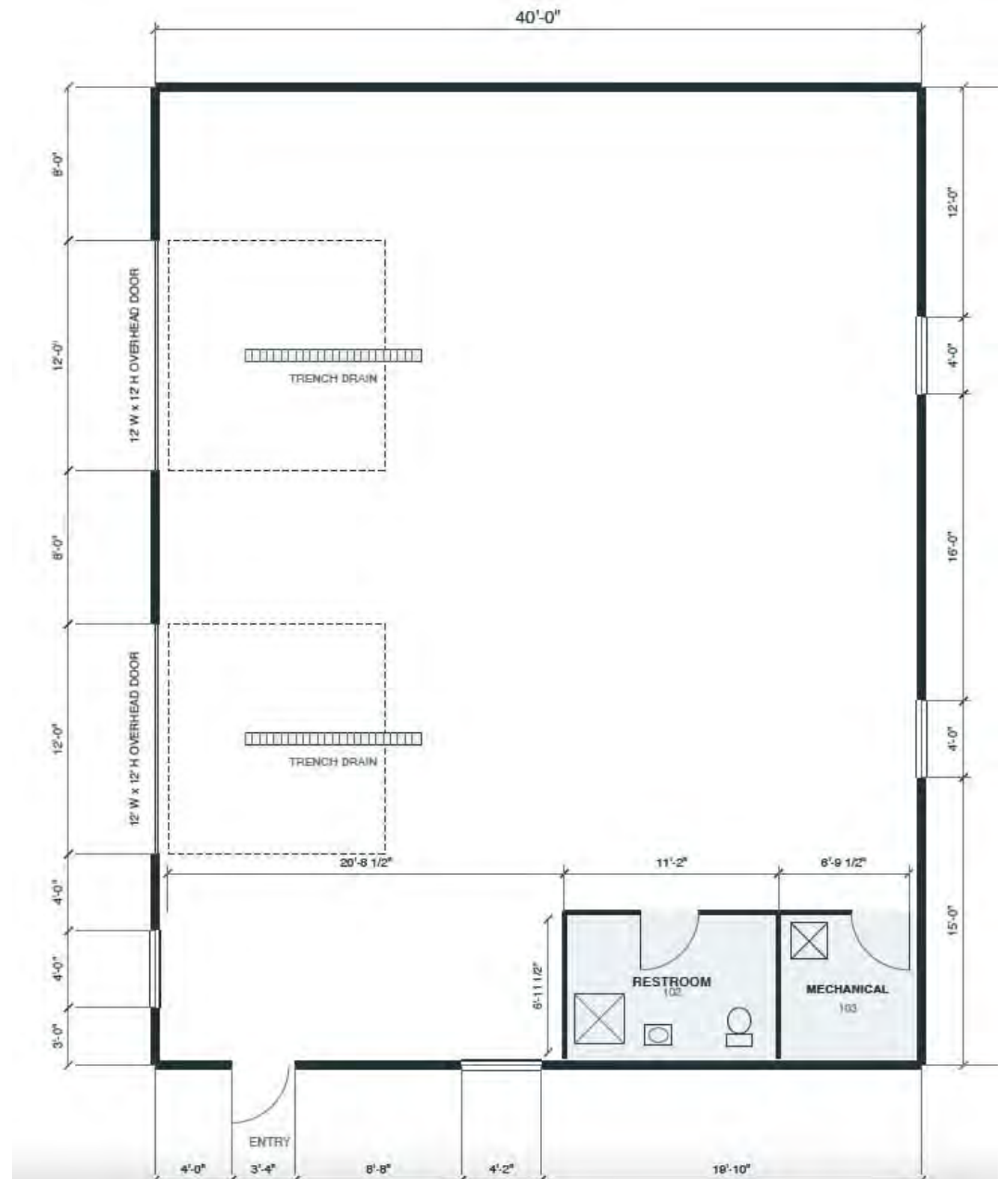
3160 162nd Ln | Andover, MN



Eric Riemer
CRE Partners
Broker
612-730-4631
eric@creminnesota.com

Sam Eicher
CRE Partners
Broker
763-228-1265
sam@creminnesota.com

FLOOR PLAN





PROPERTY **PHOTOS**

Website: [3160 162nd Ln, Andover](https://www.3160162ndLn.com)

