



2909-2919 Anthony Lane, Saint Anthony, MN

Office/Warehouse Space available **for Lease or Sale**

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For Sale | 2909-2919 Anthony Lane

2909-2919 Anthony Lane is a 17,160 SF office / warehouse building situated on 1.07 acres of land. The building was built in 1964 and has been recently updated and very well maintained. There is approximately 12,672 total square feet of existing office space, and the warehouse portion of the facility features 12' clear height space of approximately 4,488 square feet. The warehouse is served by one (1) drive-in door, with the potential to create an additional 3,168 SF warehouse and second drive-in door. The property also comes with a large, hard-to-find 50+ stall parking lot.



Investment Highlights:

- Close proximity to area amenities, including Rosedale Center.
- Hard-to-find large parking lot.
- Excellent highway access.
- Nice corporate image.
- New roof and HVAC units
- Potential to expand warehouse space to 7,656 SF.

[Click Here to View
DRONE VIDEO](#)



2909-2919 Anthony Lane

Physical Description

Total Building Area:

17,160 SF Total
12,672 SF Office | 4,488 SF Warehouse
*Main Floor: 14,002 SF
*Warehouse Expandable to 7,656 SF

Leasable Area:

6,336 SF – 17,160 SF

Property Address:

2909-2919 Anthony Lane
Saint Anthony, MN 55418

Year Built:

1965, Addition in 1980

PIDs:

06.029.23.44.0037 &
06.029.23.44.0039

Land Area:

1.07 Acres Total (46,608 SF)
PID ...0037: 0.53 Acres (22,905 SF)
PID ...0039: 0.54 Acres (23,703 SF)

Property Type:

Office / Flex

Construction:

Block

Parking:

Fifty (50)+ surface spaces; ability to expand

Zoning:

L-1 Light Industrial

Roof:

Replaced in 2015
15-year warranty in place

No. of Floors:

Two (2)

Floors:

Reinforced concrete (assumed)
single story, approx. 3,158 SF on
second floor

Loading:

One (1) drive-in door
*Ability to add second

Clear Height:

12'

HVAC:

Air conditioned throughout
Majority of units replaced within 5
years

Tax Information:

County: Hennepin

Property Tax (Payable 2025)

PID ...0037: \$49,735.64
PID ...0039: \$6,217.99
Total Taxes: \$55,953.63

Taxes & OPEX:

\$4.85 per SF

Sale Price:

\$1,800,000

Asking Rent:

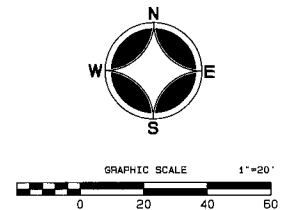
Negotiable



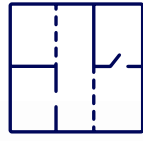
Property Photos



A diagram of a trapezoid. The top and bottom horizontal sides are solid lines. The left and right slanted sides are dashed lines. A horizontal dashed line segment is drawn inside the trapezoid, parallel to the top and bottom sides, representing the height. A vertical dashed line segment is drawn from the top side to the bottom side, perpendicular to both, representing the height. A horizontal solid line segment is drawn below the bottom side, representing the base.



Floor Plan



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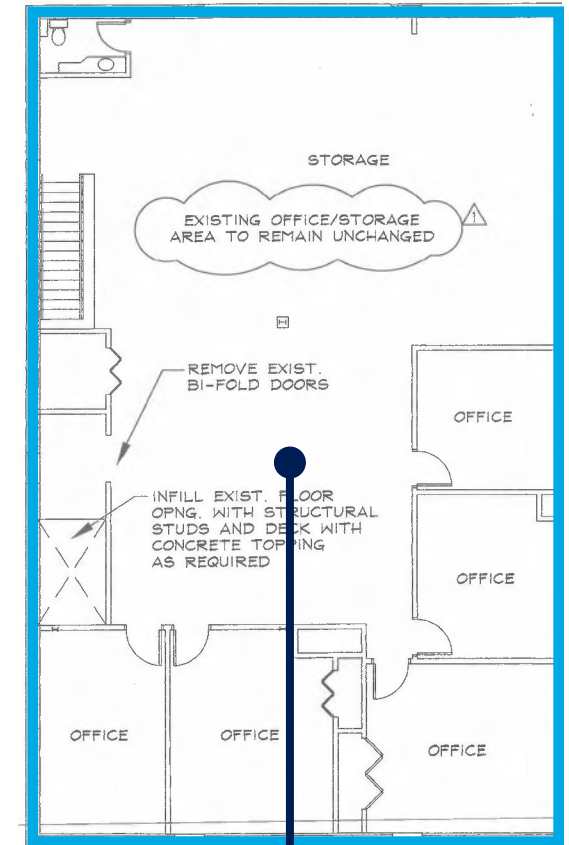
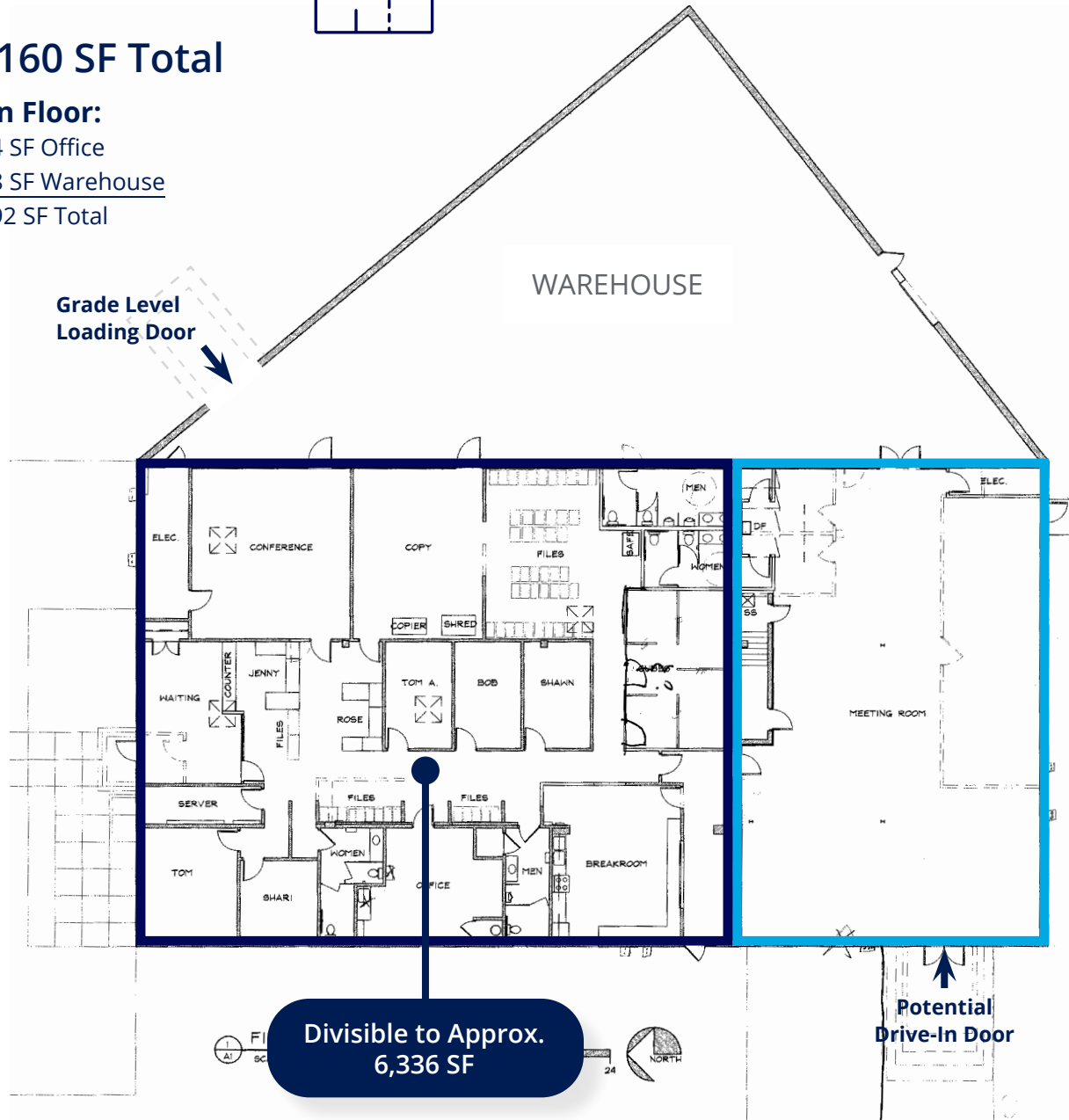
17,160 SF Total

Main Floor:

9,504 SF Office

4,488 SF Warehouse

13,992 SF Total

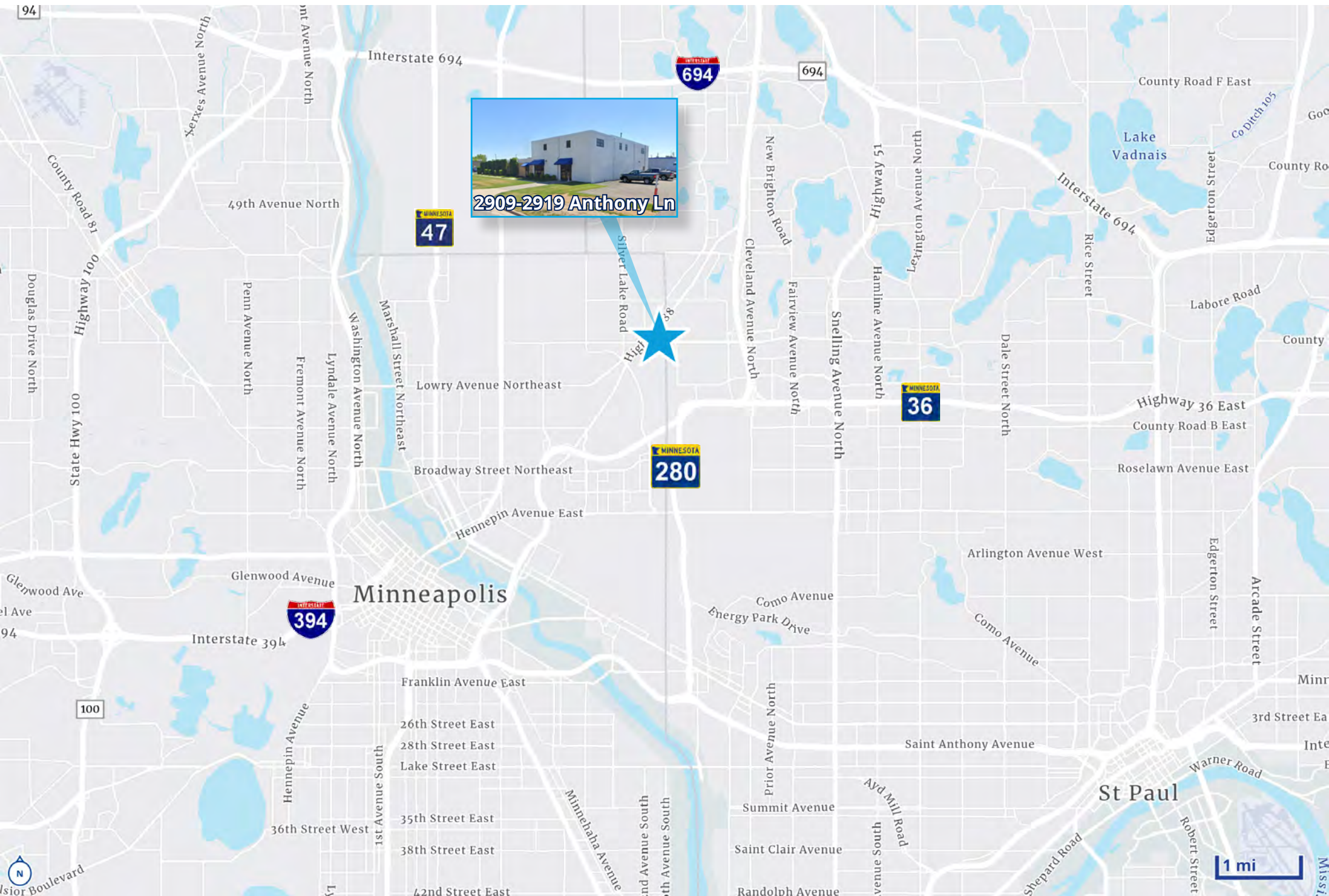


Second Floor:
3,168 SF Office
(3,168 SF total)

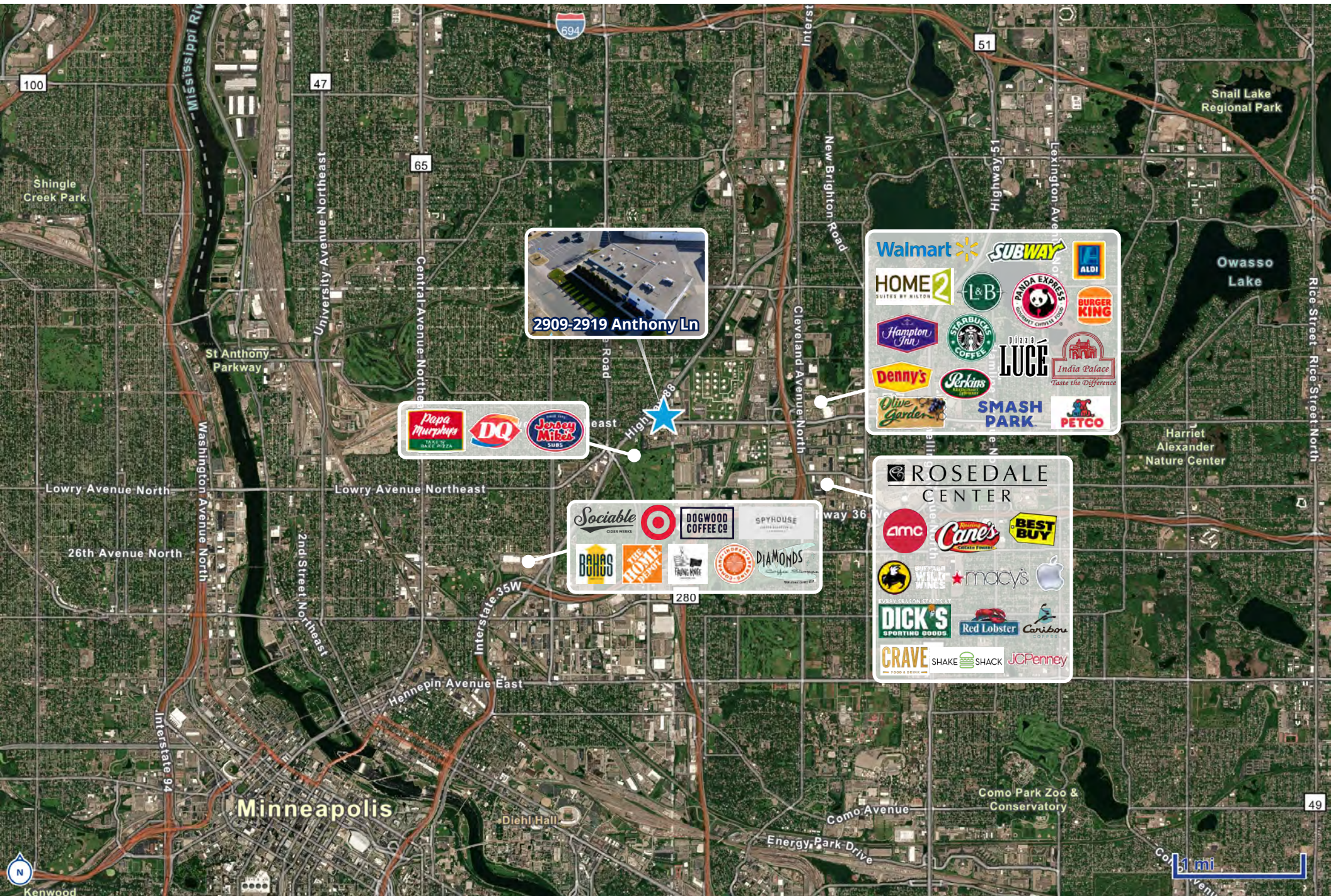
Property Aerial



Area Map



Area Amenities



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Accelerating success.

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