



G. COMMERCIAL FOR SALE!



LTC BUILDING

5200 W 78th Street, Bloomington, MN 55435

7,000 SF

**OWNER-USER
OPPORTUNITY
WITH FREEWAY
ACCESS**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Perfect for retail, office, medical office, and general commercial



7,000 SF Commercial Space:

- Multiple private office spaces
- Reception area and outdoor space
- Private conference room
- Break room, kitchen
- Large showrooms
- Media room
- Fully furnished
- 2 ADA compliant restrooms
- 8x10' dock door
- Landscaped grounds



SALE PRICE: NEGOTIABLE

TAXES: \$47,069

THE PROPERTY

An excellent opportunity for owner-user seeking long-term control of a freestanding building on 1.22 acres with highway access and flexible commercial zoning.

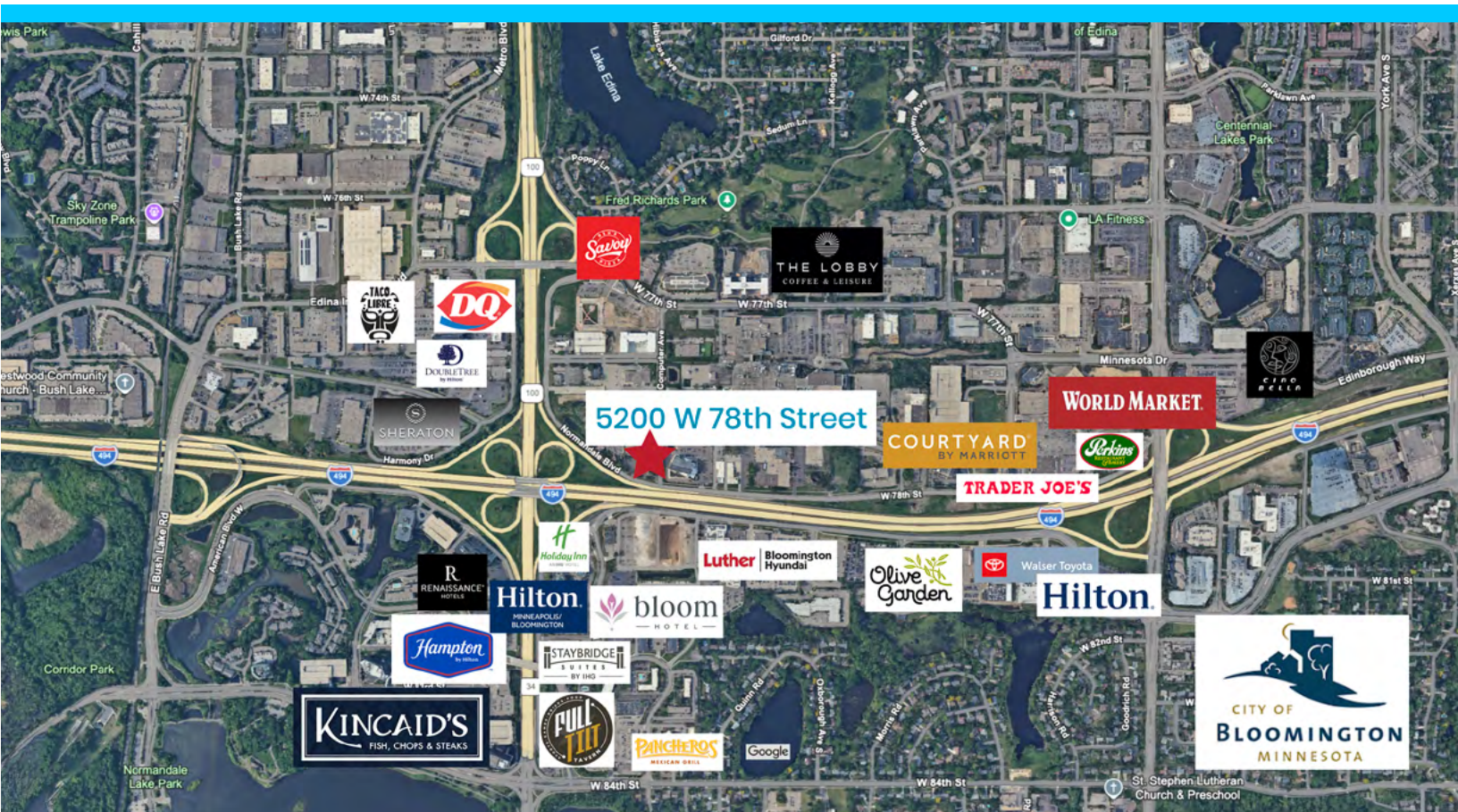
- CS-1 zoning accommodates a variety of office, service, medical and commercial uses
- Excellent visibility and potential for prominent freeway-oriented pylon (up to 30' tall, subject to City approval) and/or building signage; currently has building signage and monument sign
- Parking: Newly lined, paved lot (25 spaces)
- Website: CEGspaces.com/ltc-building (more photos)



THE LOCATION

The property is located within the strategic Southdale submarket and close to the thriving Normandale Lake office corridor.

- Excellent access and a prominent standalone identity adjacent to I-494
- Bloomington is a high-demand area for industrial and commercial investments due to its central location and strong local economy
- Clients and employees can easily access and reach MSP Airport, Mall of America, and other retail hubs



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THE SPACE

