

FORMER FIRE STATION  
4701 Galaxie Ave  
Eagan, MN 55122  
For Sale



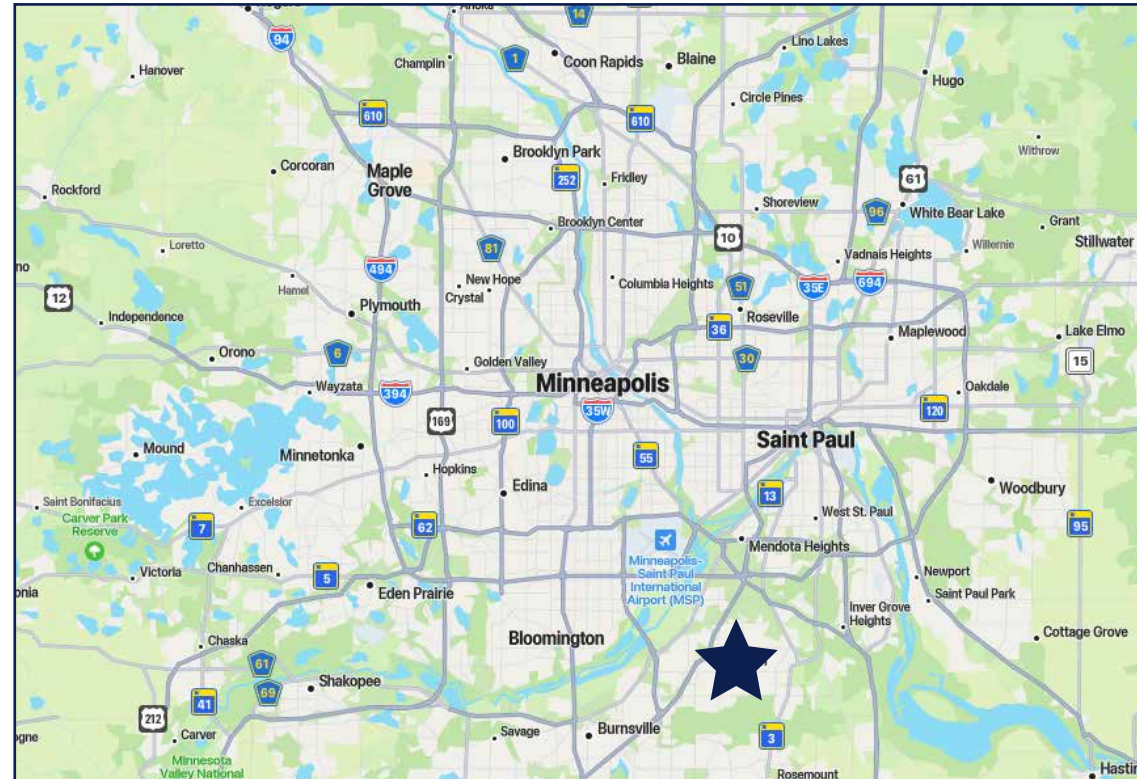
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Suite 1418  
Minneapolis, MN  
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[www.upland.com](http://www.upland.com)

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& People Unite!*

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ROB KOST, CCIM  
612.465.8530  
[ROB@UPLAND.COM](mailto:ROB@UPLAND.COM)

<b>ADDRESS</b>	4701 Galaxie Ave
<b>CITY, STATE</b>	Eagan, MN
<b>OFFICE SPACE</b>	2,244 SF
<b>INDUSTRIAL SPACE</b>	2,812 SF
<b>TOTAL SPACE AVAILABLE</b>	5,056 SF
<b>LOT SIZE</b>	2.73 Acres
<b>SALE PRICE</b>	\$1,900,000
<b>TAX 2025</b>	\$11,712.00
<b>YEAR BUILT</b>	1990
<b>COUNTY</b>	Dakota



### HIGHLIGHTS

- Well located with visibility potential; just off of I-35E, which sees traffic counts of up to 81,000 VPD and Cliff Road with 26,500 VPD.
- Potential for multifamily or senior housing development.
- Surrounded by national & regional brands driving consistent consumer traffic.
- Versatile opportunity of a formal fire station - ideal for laboratory medical space.
- ±2.73 acres with parking, utilities and existing building shell.
- Meticulously maintained building

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	6,480	73,068	198,559
<b>MEDIAN AGE</b>	41.2	40.4	39.7
<b>MEDIAN HH INCOME</b>	\$97,926	\$101,349	\$95,311
<b>AVERAGE HH INCOME</b>	\$133,381	\$129,448	\$124,469

The Former Fire Station Site is located in Eagan, MN, a suburb located approximately 15 minutes from downtown Minneapolis and St. Paul.

Just over 10 minutes North East is Viking Lakes, **the Minnesota Vikings headquarters and training facility** - voted by the players as the 2nd best facility in the NFL.

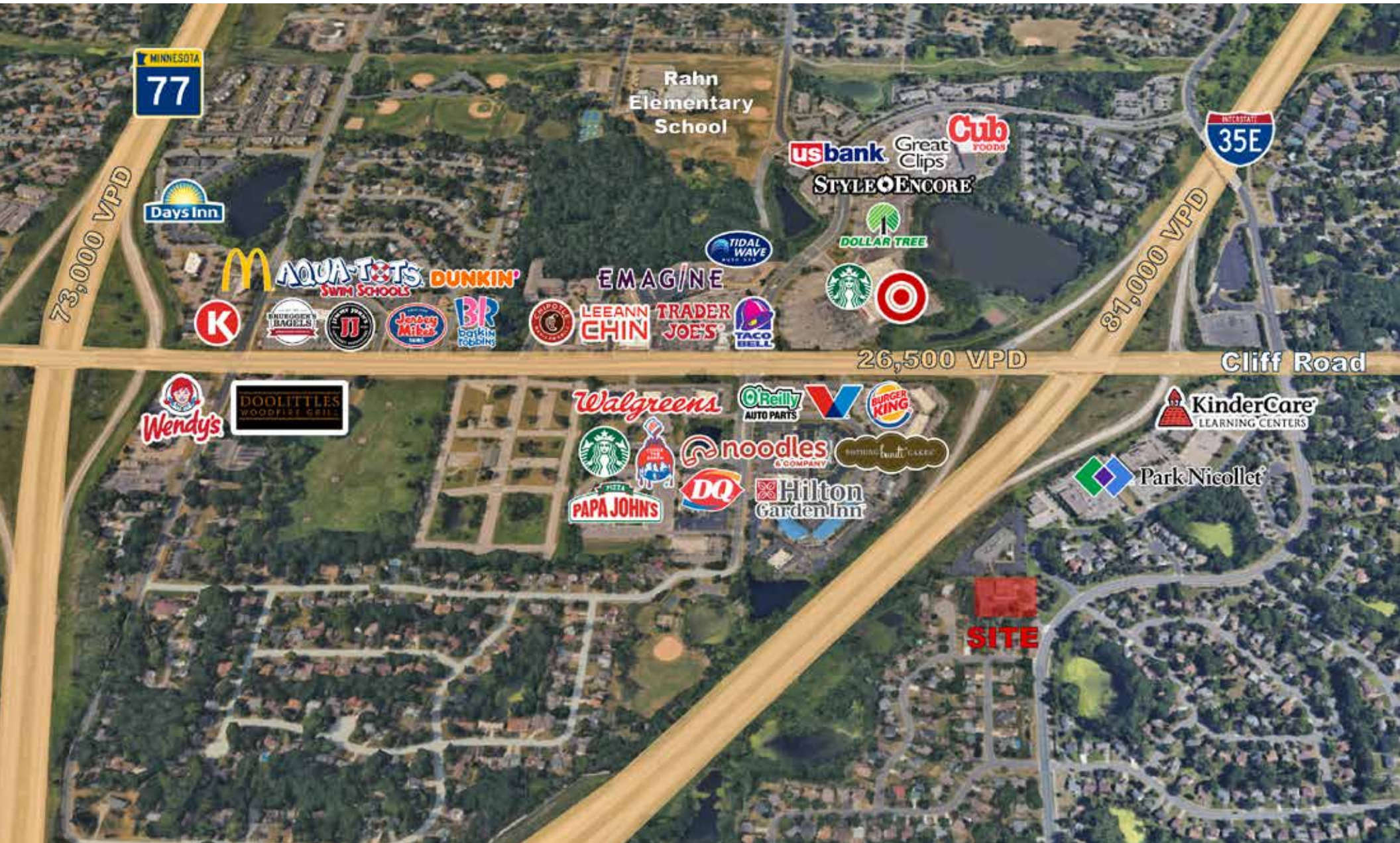
**According to Niche, Eagan is ranked the #14 Best Place to Live in Minnesota.** Eagan presents a compelling blend of suburban comfort and accessible urban opportunities, making it a highly desirable location within the Twin Cities metropolitan area. Eagan offers a diverse range of activities catering to various interests and is home to one of the largest outlet malls and municipal waterparks in the Upper Midwest - the Twin Cities Premium Outlets and Cascade Bay.

Eagan also has over 50 beautiful parks including Lebanon Hills Regional Park, which boasts extensive trails for hiking, biking, and cross-country skiing. Caponi Art Park, also located in Eagan, is a 60-acre sculpture park with numerous sculptures and art installations, trails, and outdoor entertainment.

This property is conveniently located off Cliff Road where traffic counts average 26,500 vehicles per day and just off of I-35E where traffic counts average 81,000 VPD and approximately 5-15 minutes from the Mall of America, the Minnesota Zoo, MSP International Airport, and much more.







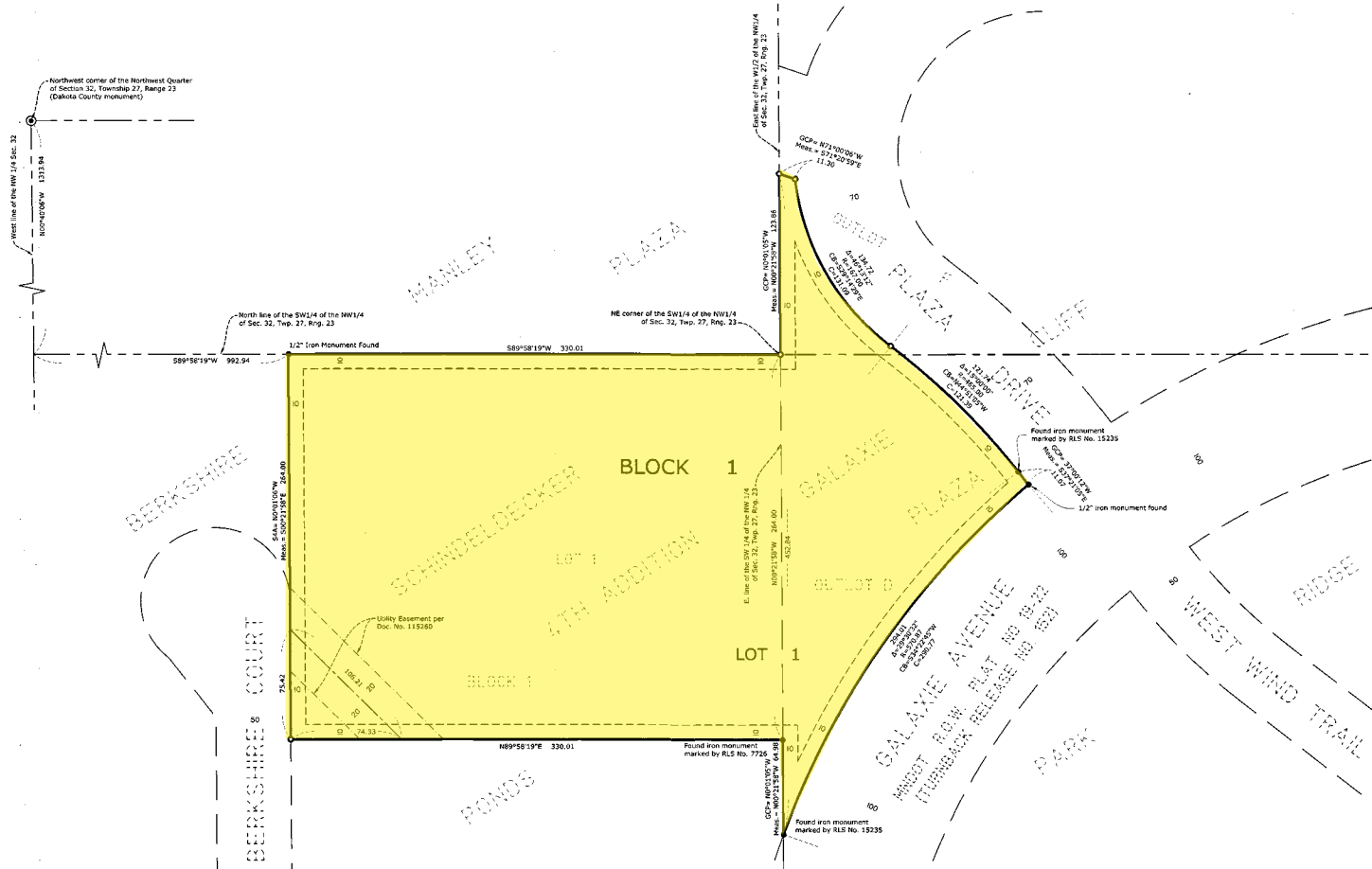




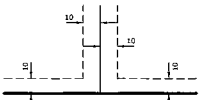


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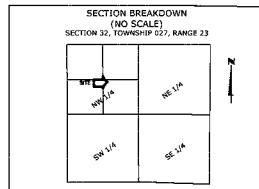
# EAGAN FIRE STATION NO. 5



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
(NO SCALE)

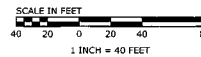


Being 10 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.



- Denotes Dakota County cast iron monument found
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 13637
- Denotes found iron monument as shown
- OCF Refers to the recorded dimension as shown on the recorded plat of GALAXIE CLIFF PLAZA
- S44 Refers to the recorded dimension as shown on the recorded plat of SCHINDELDECKER 4TH ADDITION
- MEAS Denotes measured distance

For the purposes of this plat bearings are based on East line of the NW 1/2 of the NW 1/4 of Section 32, Township 27, Range 23, having an assumed bearing of N00°21'58"W (S00°01'05"E per the record plat of GALAXIE CLIFF PLAZA) (S00°01'06"E per the record plat of SCHINDELDECKER 4TH ADDITION)



**KNOW ALL PERSONS BY THESE PRESENTS:** That City of Eagan, a municipal corporation under the laws of the State of Minnesota, owner of the following described property:  
Lot One (1), Block One (1) Schindeldecker 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota.  
And  
Outlet D in Galaxie Cliff Plaza, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and plotted as EAGAN FIRE STATION NO. 5 and does hereby dedicate to the public for public use the drainage and utility easements created herewith as shown on this plat.

In witness whereof said City of Eagan, a municipal corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 11th day of September, 2018.

Witnessed by the City of Eagan  
Mike Heggie  
Mayor

STATE OF MINNESOTA  
COUNTY OF Dakota

This instrument was recorded before me this 11th day of September, 2018 by Julie A. Strid Mayor of City of Eagan, a municipal corporation under the laws of the State of Minnesota, of legal age and of sound mind.

Notary Public, Dakota County, Minnesota  
My commission expires Jan 31, 2020

My commission expires Jan 31, 2020

## SURVEYOR'S CERTIFICATE

I, Paul A. Thorp, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been found, or will be correctly set within this year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 23rd day of August, 2018

Paul A. Thorp  
Paul A. Thorp, Licensed Land Surveyor  
Minnesota License No. 13637

STATE OF MINNESOTA  
COUNTY OF Dakota

This instrument was acknowledged before me this 23rd day of August, 2018, by Paul A. Thorp, a duly Licensed Land Surveyor in the State of Minnesota, of legal age and of sound mind.

Notary Public, Dakota County, Minnesota  
My commission expires 1-31-2021

CITY COUNCIL, CITY OF EAGAN, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of EAGAN FIRE STATION NO. 5 was approved and recorded by the City Council of the City of Eagan, Minnesota at a regular meeting thereof held this 14th day of September, 2018, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Eagan, Minnesota

Mike Heggie  
Mayor

Chester M. Sjog  
Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17th day of September, 2018.

John T. Beckman  
John T. Beckman, County Surveyor  
Dakota County Surveyor

## DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2018 on the land heretofore described have been paid. Also, pursuant to Minnesota Statutes, Section 505.021, Subd. 11, there are no delinquent taxes and transfer interest this 18th day of SEPTEMBER, 2018.

John T. Beckman  
John T. Beckman, Director, Department of Property Taxation and Records

## REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of EAGAN FIRE STATION NO. 5 was filed in the office of the Registrar of Titles for public record on this 14th day of September, 2018, at 10:52 A.M. and was duly filed in Book 544 of Plats, Page 231, as Document Number 1899157.

John T. Beckman  
John T. Beckman, Dakota County Registrar of Titles

**HT PO** Engineering, Surveying  
Landscape Architecture  
HANSEN THORP PELLIN OLSON, INC.

6 NUMBER

DRAWING NUMBER

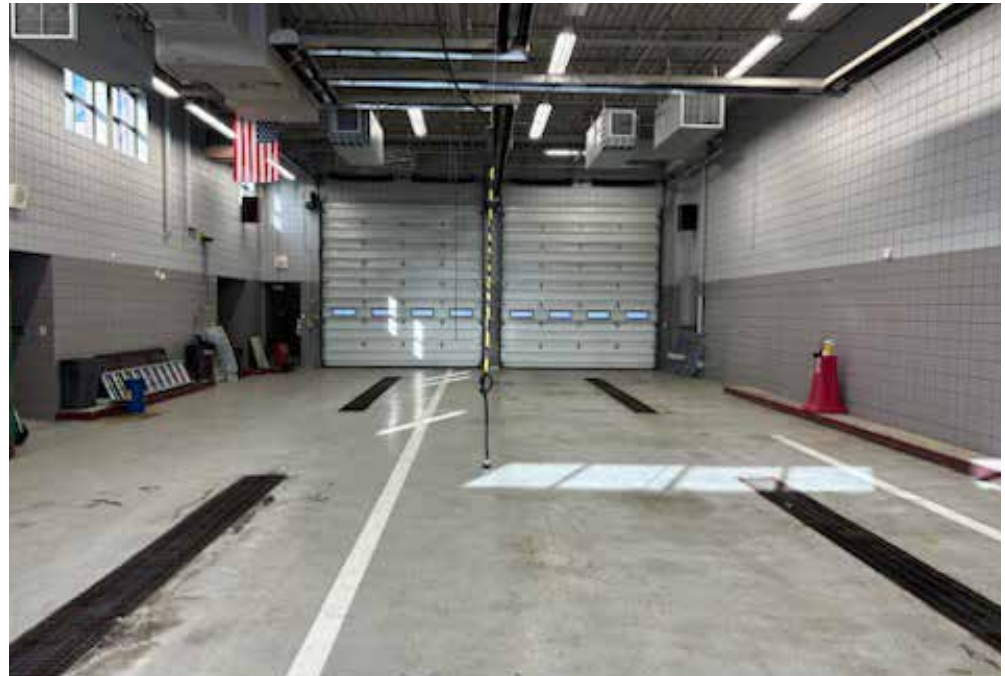
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# UPLAND

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