



NEWLY RENOVATED DAYCARE

14605 Glazier Ave
Apple Valley, MN 55124
For Sale or For Lease



\$2,000,000 PRICE REDUCTION

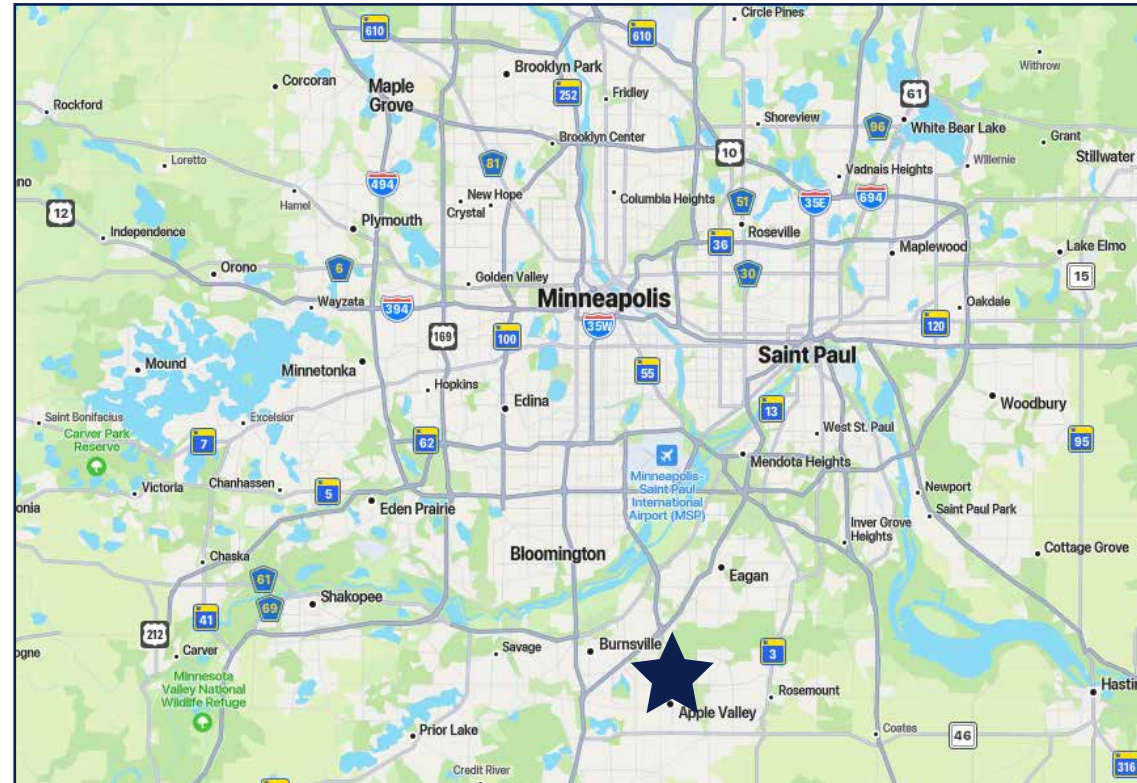
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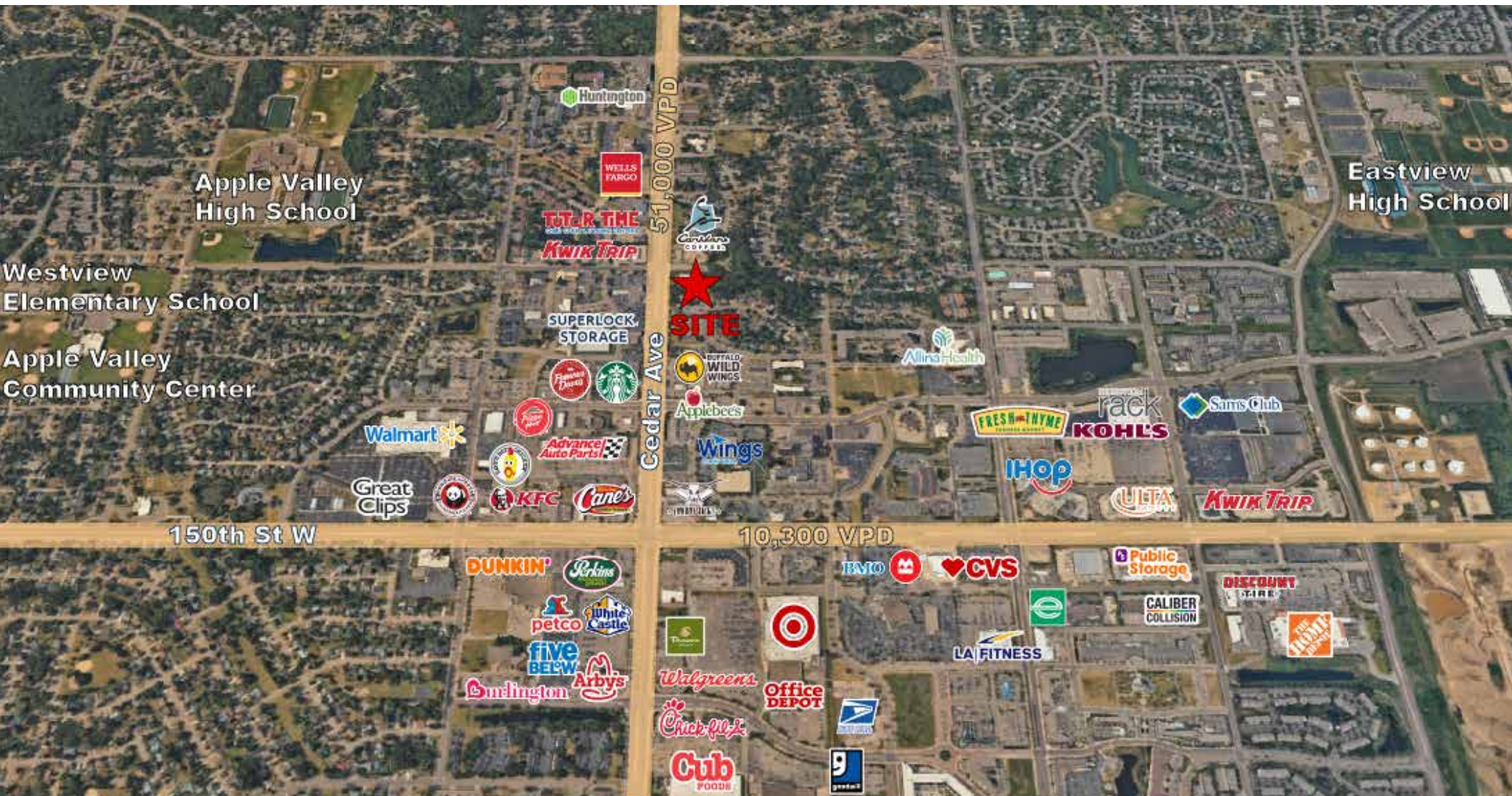
ADDRESS	14605 Glazier Ave
CITY, STATE	Apple Valley, MN 55214
BUILDING SIZE	9,325 SF
PLAYGROUND SIZE	6,750 SF
SALE PRICE	\$4,500,000
LEASE RATE	\$39.00 Net
TAX 2025	\$41,042.00
YEAR BUILT	1990/2025
COUNTY	Dakota
ZONING	LB - Limited Business
PARKING	44 Surface Spaces



HIGHLIGHTS

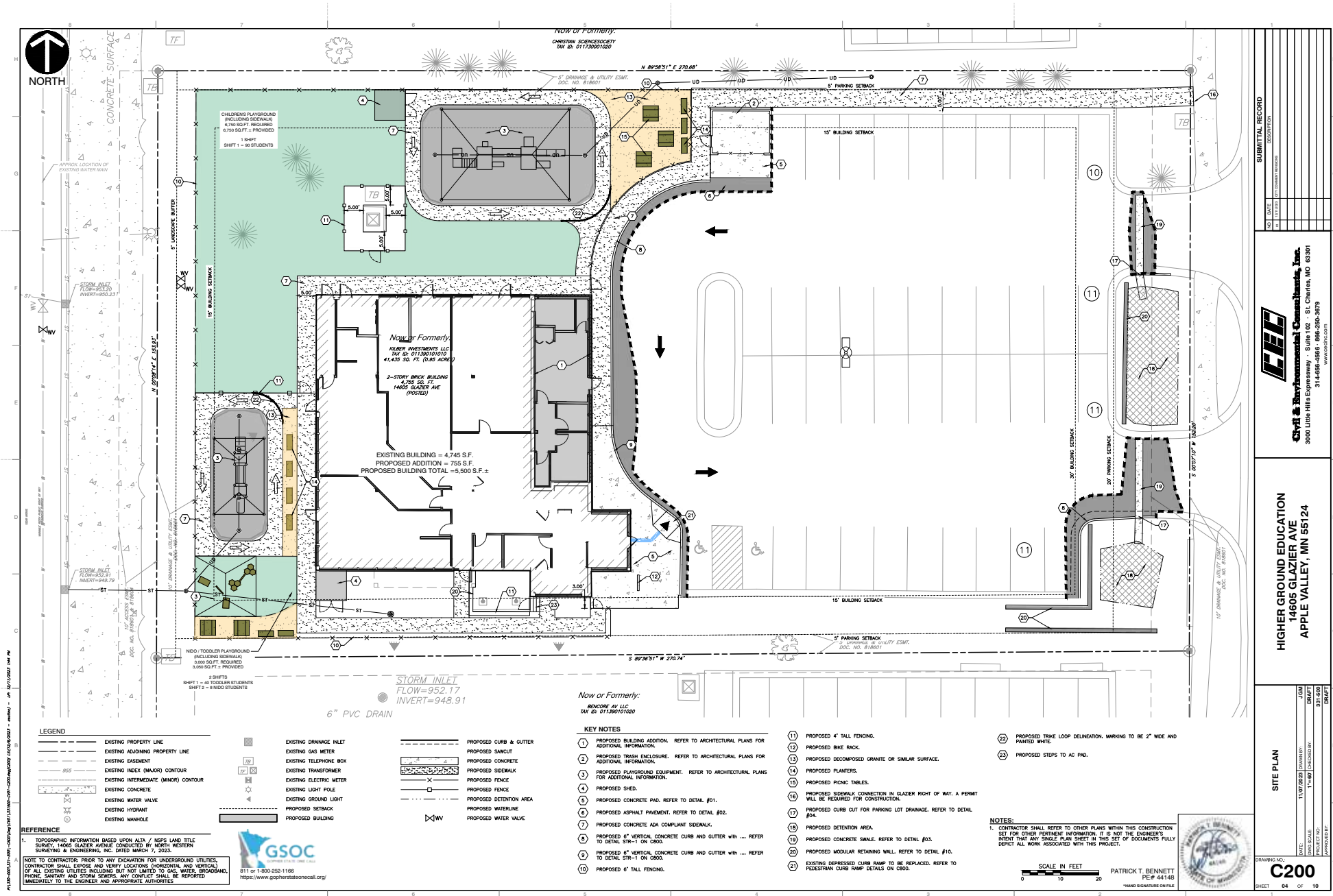
- The site is in Apple Valley in Dakota County, Minnesota, a southern suburb of St. Paul & Minneapolis
- The site is located on Glazier Ave, with the rear side having great visibility and signage on the highly traveled Cedar Avenue
- 5-Mile Population of 218,558 & 3-Mile Average Household Income of \$140,549
- Permitted uses include daycares, offices, banks, medical clinics, schools, churches, and restaurants.
- LIC for 124 students.

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	9,623	96,062	218,558
MEDIAN AGE	44.1	39.6	39.0
MEDIAN HH INCOME	\$86,345	\$108,366	\$108,684
AVERAGE HH INCOME	\$117,923	\$140,549	\$139,494







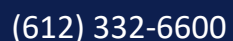


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HIGHER GROUND EDUCATION
14805 GLAZIER AVE
APPLE VALLEY, MN 55124

UPLAND
REAL ESTATE GROUP, INC.

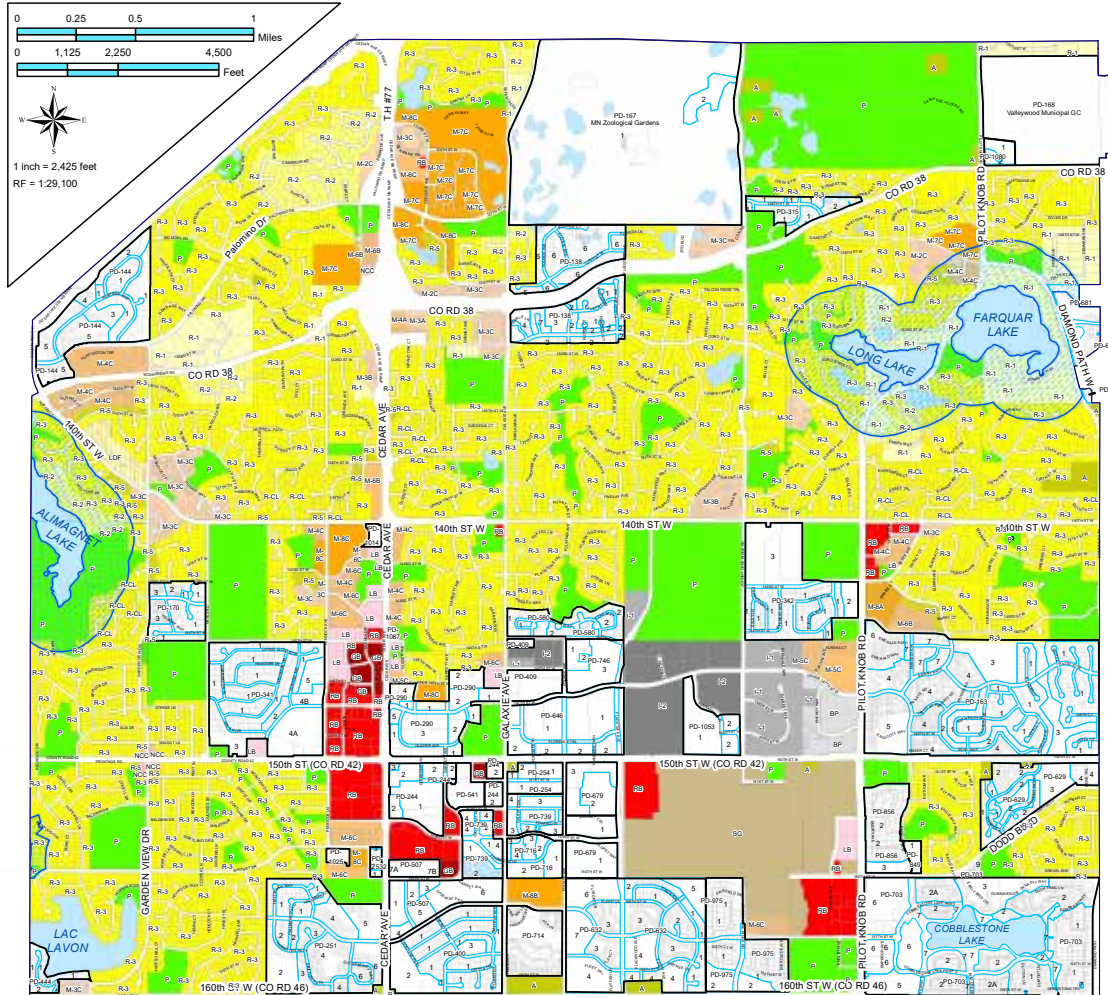
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Zoning Map



City of APPLE VALLEY

DESIGNATIONS:	ACRES:	PERCENT:
Residential:		
R-1 - Single Family 40,000 Sq. Ft.	218.7	2.1%
R-2 - Single Family 15,000 Sq. Ft.	159.0	1.4%
R-3 - Single Family 11,000 Sq. Ft.	2,824.7	25.2%
R-CL - Residential Cluster	173.0	1.5%
R-5 - Two Family 15,000 Sq. Ft.	45.5	0.4%
LDF - Low Density Flex	21.0	0.2%
Multiple Family (A,B,C):		
M-1 - 3-4 Units/Acre	0.0	0.0%
M-2 - 3-5 Units/Acre	26.1	0.2%
M-3 - 3-6 Units/Acre	136.3	1.2%
M-4 - 6-8 Units/Acre	83.2	0.7%
M-5 - 6-10 Units/Acre	29.1	0.3%
M-6 - 6-12 Units/Acre	92.2	0.7%
M-7 - 12-20 Units/Acre	131.2	1.2%
M-8 - 12-24 Units/Acre	78.2	0.7%
Business:		
NCC - Neighborhood Convenience Center	4.4	0.04%
LB & LB-1 - Limited Business	33.4	0.3%
GB & GB-1 - General Business	22.0	0.2%
RB - Retail Business	183.1	1.6%
SC - Regional Shopping Center	0.00	0.00%
VB - Visitor Business	0.00	0.00%
Industrial:		
BP - Business Park	34.4	0.3%
I-1 - Limited Industrial	79.2	0.7%
I-2 - General Industrial	113.4	1.0%
Other:		
PD - Planned Development	2,657.9	23.7%
A - Agricultural	53.4	0.5%
SG - Sand & Gravel	297.2	2.7%
P - Institutional	1,293.8	11.5%
Existing Lakes/Ponds	359.3	3.2%
Right-of-Way	2,030.5	18.3%
TOTALS:	11,191	100.00%
SH - Shoreland District		

The Zoning Designations on this map are a representation of a combination of maps and ordinances which make up the complete Apple Valley Zoning Regulations. All Zoning Designations are subject to change. Information on each Planned Development available at Apple Valley Municipal Center. Zoning district line areas are estimates based upon map elements.
Latest Revision: Ordinance Number 1117 Date: 01/12/2023
City of Apple Valley Planning Department
Telephone (952) 953-2575



Map Print Date: 07/17/2024

§ 155.091 PERMITTED USES.

- (A) Municipal buildings including police, fire, emergency management, and the like, but not public works;
- (B) Professional offices, banks and savings and loan;
- (C) Offices of a general nature where the operations do not include over-the-counter retail sales or warehousing from the site;
- (D) Clinics for human care;
- (E) Institutional uses, such as library, swimming pool, church, public schools, religious centers, health centers and community building;
- (F) On-sale wine and/or 3.2% liquor in conjunction with a restaurant facility; or
- (G) Coin-operated amusement devices in conjunction with a restaurant facility or private club



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