

OWNER-USER &
REDEVELOPMENT OPPORTUNITY
4701 Galaxie Ave
Eagan, MN 55122



PRICE REDUCED

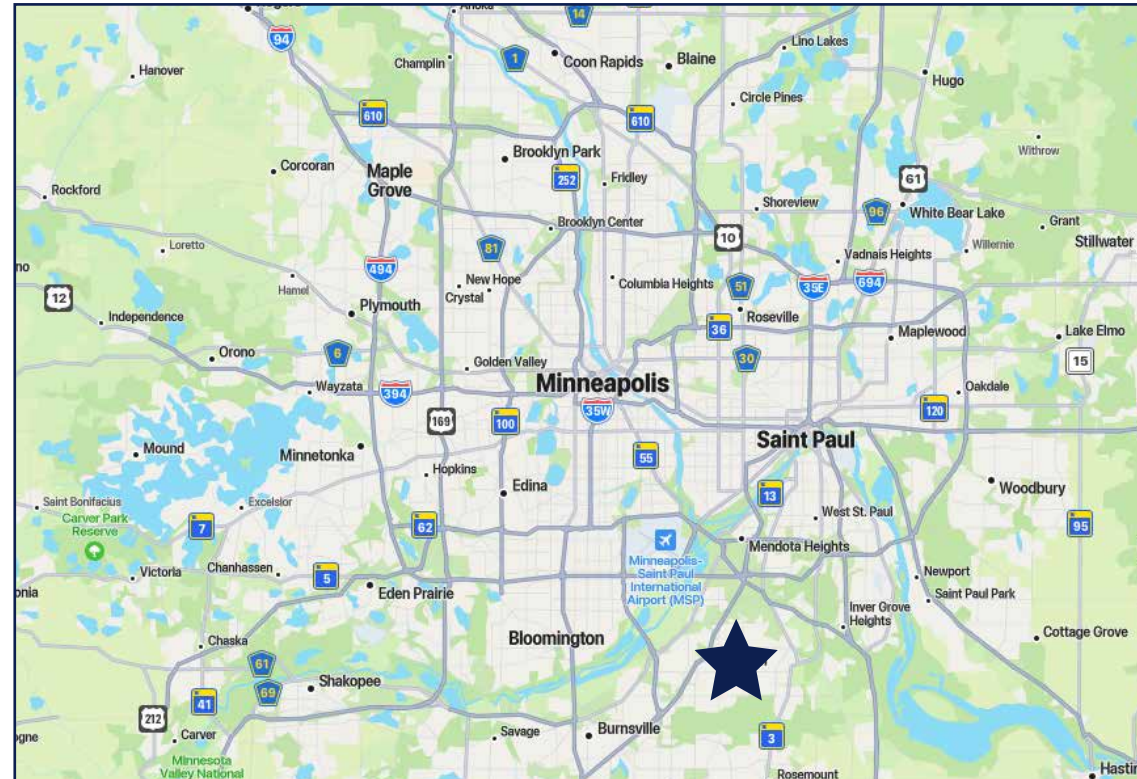
50 South 6th Street
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Minneapolis, MN
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*Look Upland. Where Properties
& People Unite!*

KIRBY PIERI
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ADDRESS	4701 Galaxie Ave
CITY, STATE	Eagan, MN 55122
OFFICE SPACE	2,244 SF
INDUSTRIAL SPACE	2,812 SF
TOTAL SPACE AVAILABLE	5,056 SF
LOT SIZE	2.73 Acres
SALE PRICE	\$1,800,000
TAX 2025	\$11,712.00
YEAR BUILT	1990
ZONING	LB - Limited Business



HIGHLIGHTS

- Two oversized drive-in doors and clear-span service/flex area
- Existing office buildout, restrooms, break area, and utility infrastructure
- Large 2.73-acre parcel with on-site parking and circulation
- Immediate access to Cliff Road and I-35E
- Strong fit for medical, institutional, office, and funeral-service users

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,757	73,796	199,695
MEDIAN AGE	41.3	40.5	39.9
MEDIAN HH INCOME	\$105,959	\$106,346	\$100,764
AVERAGE HH INCOME	\$141,603	\$134,798	\$129,368

ONE PROPERTY. TWO CLEAR PATHS.

The offering should be evaluated as a functional facility today and as a strategic redevelopment site over time.

01 OWNER-USER REUSE

Adapt the existing building for an operating business or institution that benefits from office space, drive-in access, parking and a sizable site.

- **Medical clinic, specialty health or wellness center**
- **Funeral home, mortuary or cremation-related facility**
- **Professional or institutional office**
- **Community, religious, educational, or nonprofit use**

02 REDEVELOPMENT

Leverage the 2.73-acre parcel, existing utilities and strategic location for a future project aligned with LB zoning and City approval.

- **New medical / professional office development**
- **Senior care, nursing or retirement use (CUP)**
- **Daycare, private school or institutional campus (CUP)**
- **Other uses deemed similar by the City**

All uses and redevelopment concepts are subject to the City of Eagan's approval.

ZONING DESIGNED FOR NEIGHBORHOOD-COMPATIBLE BUSINESS USE.

The LB district is intended for uses compatible with nearby residential neighborhoods, including office, clinics and similar operations.

PERMITTED USES

- Clinics for human care
- Funeral homes and mortuaries
- General and professional offices
- Banks and savings institutions
- Library, churches, and health centers
- Public schools, religious centers and community buildings

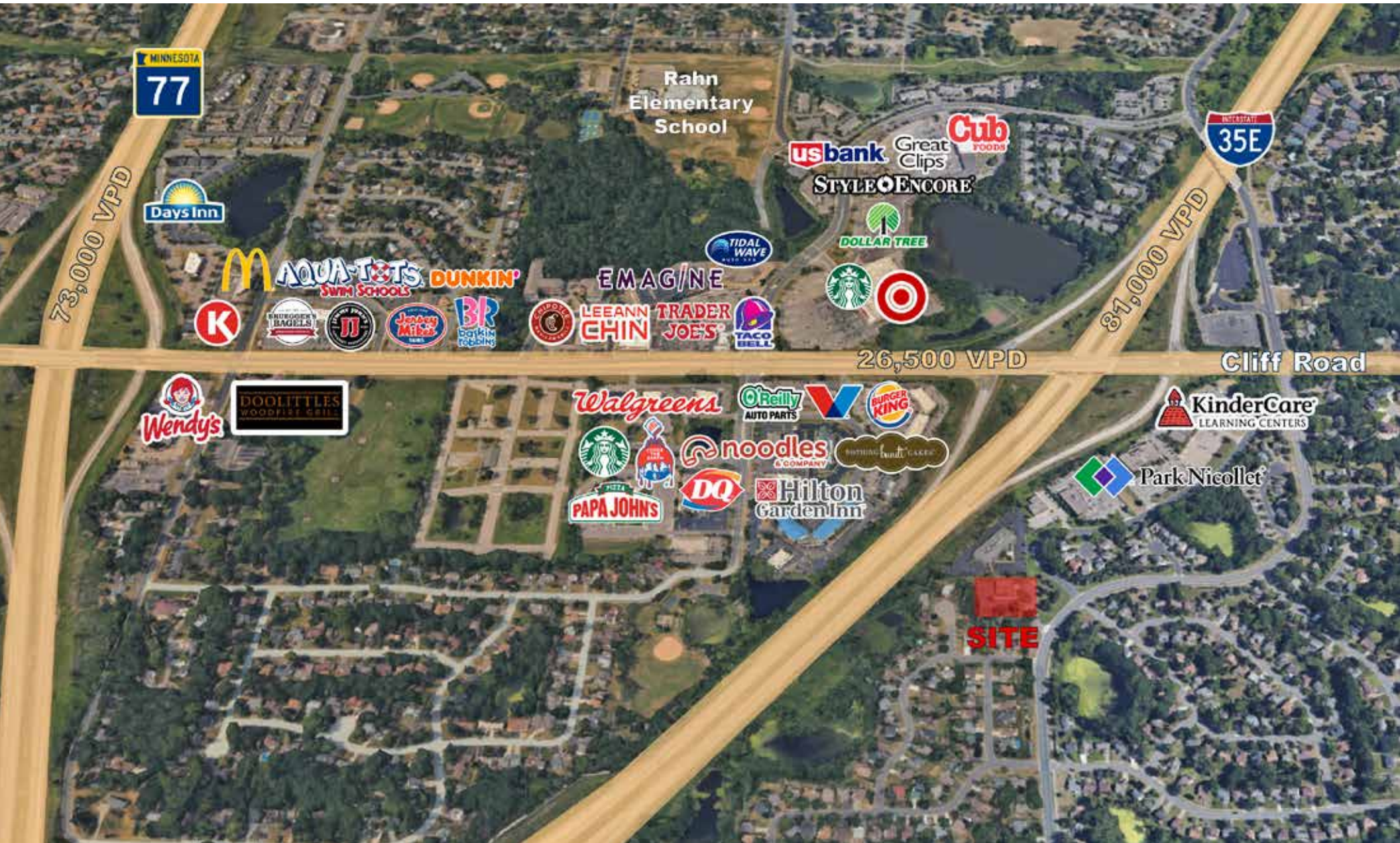
CONDITIONAL USES

- Nursing, rest and retirement homes
- Hospitals for human care
- Daycare centers and private schools
- Studios, museums and galleries
- Private clubs and lodges
- Full-service / casual restaurants

SITE STANDARDS

- 30-foot public right-of-way setback
- 10-foot side-yard setback
- 20-foot rear-yard setback
- 30-foot maximum structure height
- 30% minimum green space
- 20% maximum building coverage

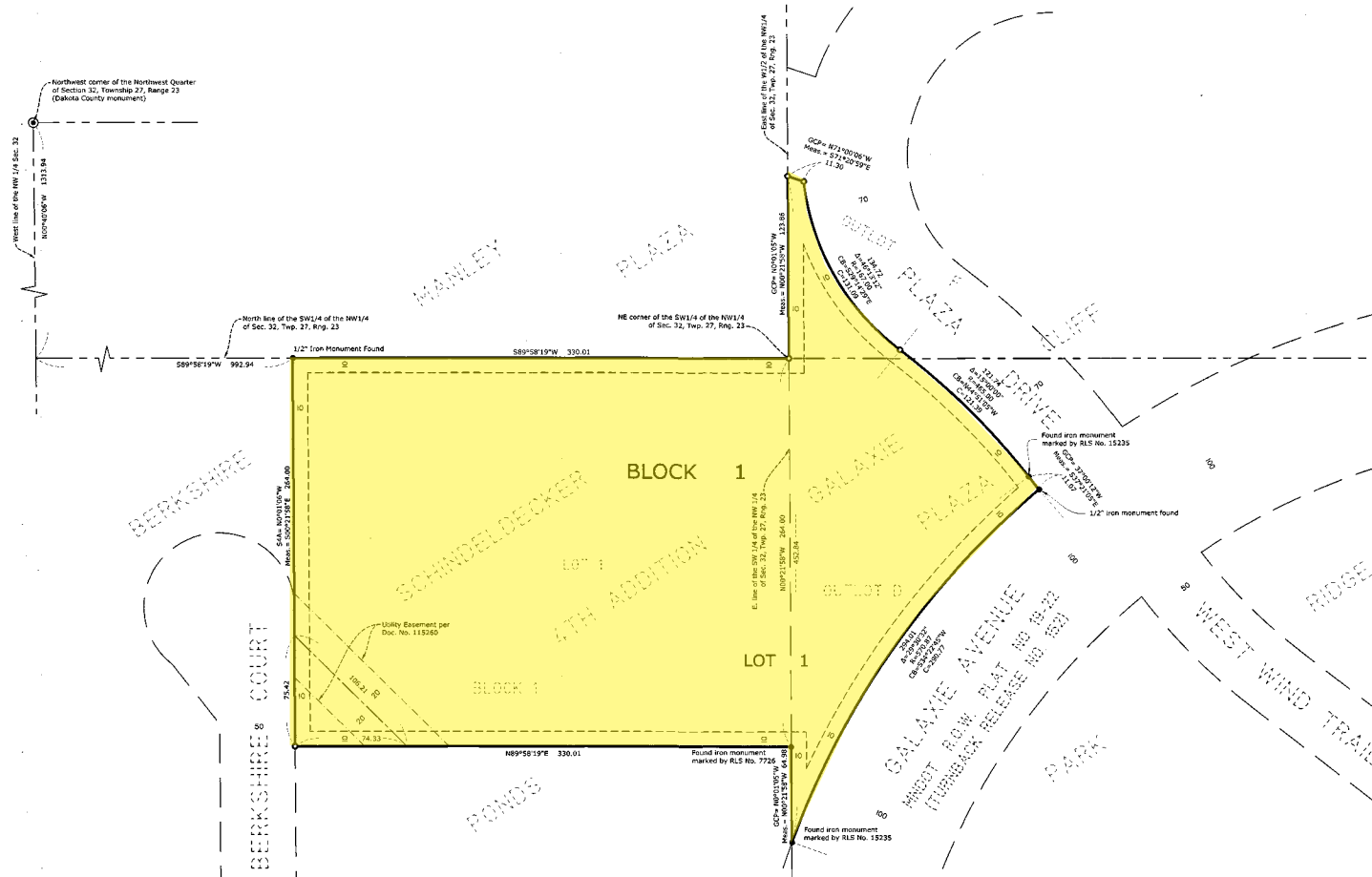
Buyer to verify all intended uses, conditional-use requirements, parking, setbacks, and development standards directly with the City of Eagan.



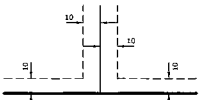


COPY

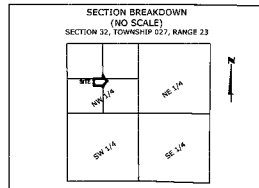
EAGAN FIRE STATION NO. 5



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

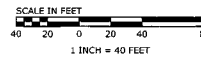


Being 10 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.



- 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 1/4 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, on behalf of the corporation.

Notary Public: Dakota County, Minnesota
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, and Beth Chipchala, a duly Licensed Land Surveyor in the State of Minnesota.

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
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 17th 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 541 of Plats, Page 21 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

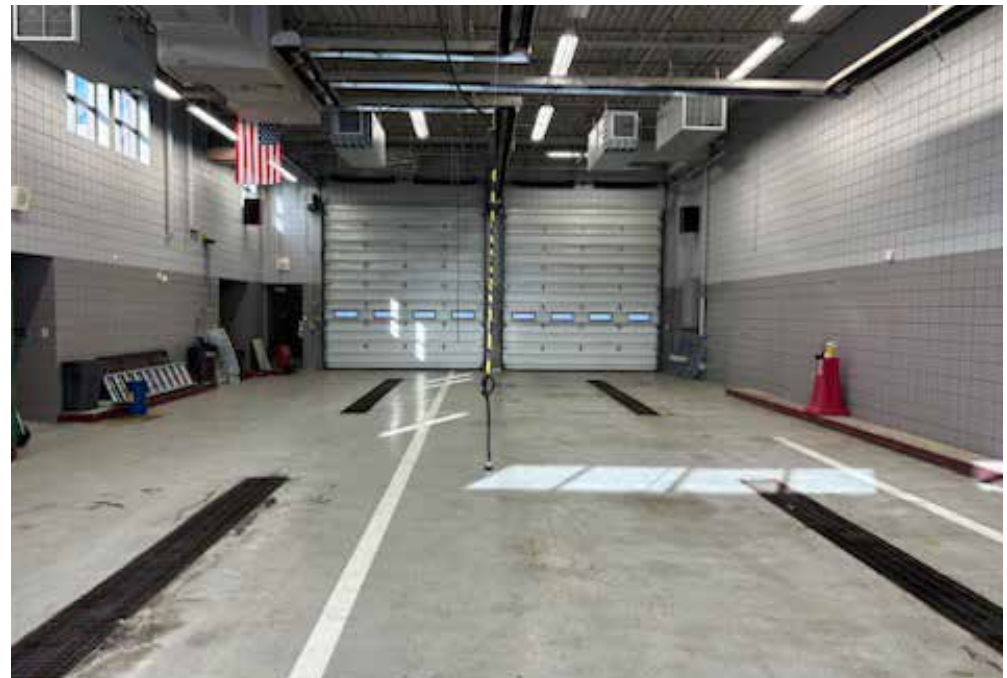
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UPLAND

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