



TRANSWESTERN

REAL ESTATE
SERVICES



1001 SIBLEY MEMORIAL HWY

LILYDALE, MN

MIKE SALMEN | ERIC RAPP | BRETT DRAXLER



HIGH DEMAND
OFFICE/PROFESSIONAL
PROPERTY



EXCELLENT
LOCATION



4,950
TOTAL SF

PROPERTY SPECIFICATIONS

Building Information

The subject property is located at 1001 Sibley Memorial Highway in Lilydale, MN, and is part of the five building Stonebridge Professional Association. It is a high quality office situated in a neighborhood-like setting. The building is currently occupied by two tenants. The building was built in 2002 and sits on .15 acres and contains approximately 4,950 square feet of building area. The property enjoys easy access to Interstates 35E and 494 that connect it to all points in the Minneapolis/St. Paul metropolitan area. Neighborhood amenities are abundant and located within walking distance.

Property Summary

- **Building Area:** 4,950 SF
- **Stories:** One (1)
- **Land Size:** 0.15 Acres (6,534 SF)
- **PID:** 24-67503-01-010
- **Year Built:** 2002
- **Zoning:** PUD, Planned Unit Development
- **Roof:** Original 2002, Shingles and Rubber Membrane
- **Construction Type:** Wood-framed with stone and stucco exterior
- **Parking:** Approx. 200 (cross easement parking)
- **Listing Price:** \$1,200,000

Property Features

- Great buildout for medical or office use
- Many walkable amenities
- Easy access to I-35E and close proximity to MSP International Airport and both downtown St. Paul and Minneapolis
- Accessible to nearby bike and walking trails





THINKING BEYOND THE OBVIOUS

FOR MORE INFORMATION CONTACT:

MIKE SALMEN, SIOR

612.359.1660

mike.salmen@transwestern.com

ERIC RAPP, SIOR

612.359.1635

eric.rapp@transwestern.com

BRETT DRAXLER

612.359.1692

brett.draxler@transwestern.com