

# 1001 SIBLEY MEMORIAL HWY

LILYDALE, MN

MIKE SALMEN | ERIC RAPP | BRETT DRAXLER









**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
ovtorior

exterior

Parking: Approx. 200 (cross easement parking)

• Listing Price: \$1,200,000

## **Property Features**

Great buildout for medical or office use

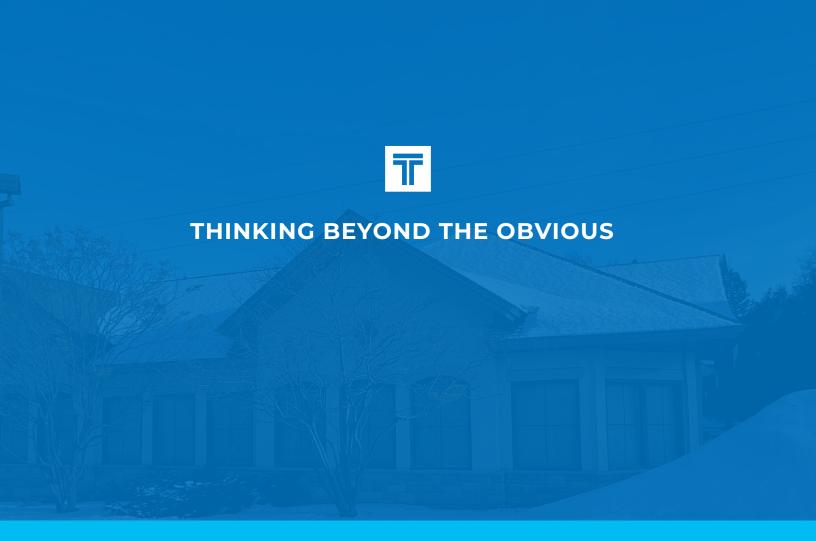
Many walkable amenities

 Easy access to I-35E and close proximitiy to MSP International Airport and both downtown St.
Paul and Minneapolis

Accessible to nearby bike and walking trails







## **FOR MORE INFORMATION CONTACT:**

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