

# Second Street Offices For SALE \$597,777



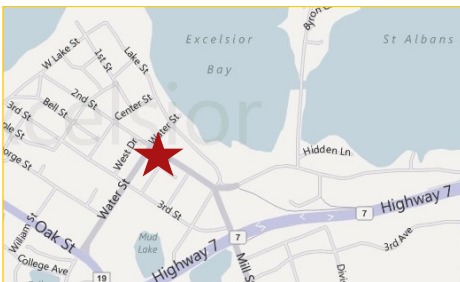
**444 Second St  
Excelsior, MN**

## Versatile Commercial Building in Historic Downtown Excelsior!

### Great investment opportunity

Located in historic downtown Excelsior on bustling Second Street, this commercial store front offers unique charm in a quaint all-American setting. The completely updated interior includes main *and* lower level private offices and conference areas, break room facilities and a private restroom.

The main level picture window offers superb street frontage, perfect for retail or service establishments. Ample street parking and a lower level entrance from the municipal parking lot provide convenient client access to both levels.



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Contact:

**Ron Touchette** Broker

**612.435.7777**

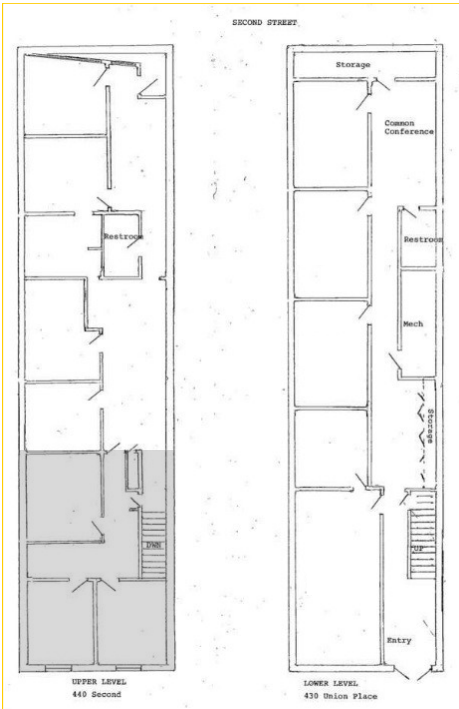
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**444 Second St  
Excelsior, MN**

## Site Data



<b>Listing Price:</b>	\$597,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	444 2nd Street Excelsior, MN 55331	
<b>PID Number:</b>	3411723110130	
<b>2010 Total Tax:</b>	\$16,875.30	
<b>Legal Description:</b>	Lot 014 Block 000 GOULD CONNOR & BEEMANS SUBD LOTS EXCE	
<b>Zoning:</b>	Business/Commercial	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	2	
<b>Number of Units:</b>	Commercial	1
<b>Foundation Size:</b>	2,500 SF	
<b>Total SF:</b>	5,000 SF	
<b>Acres:</b>	0.07	
<b>Building Type:</b>	Stucco / Brick Exterior	
<b>Year Built:</b>	1960	
<b>Parking:</b>	On street parking and municipal parking in back of building	
<b>Occupied:</b>	Yes	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Great exposure. Completely updated 5,000 sf, finished lower level, historic commercial store front. Conference area and private offices on each level, street parking in front, lot in back - easy access to and from Hwy 212	

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## 444 Second St Excelsior, MN

### 55331 Demographics



### Community-at-a-Glance

County Seat:  
**Hennepin**  
Population:  
**25,010**  
Median Age:  
**30.0**  
Average Family Size:  
**3.55**  
Median Single Family  
Home Value:  
**\$80,200**  
Median Household Income:  
**\$38,818**  
Commute Time (minutes):  
**25.2**

\*2000 US Census Data

General Characteristics	Number	Percentage
Total population	25,010	—
<i>Male</i>	12,056	48.2
<i>Female</i>	12,954	51.8
Median age (years)	30.0	—
<i>Under 5 years</i>	2,124	8.5
<i>18 years and over</i>	16,580	66.3
<i>65 years and over</i>	1,971	7.9
Average household size	2.83	—
Average family size	3.55	—
Total housing units	9,217	—
Social Characteristics	Number	Percentage
Population 25 years and over	14,237	—
<i>HS graduate or higher</i>	11,145	78.3
<i>Bachelor's degree or higher</i>	2,508	17.6
Male, now married	3,424	41.1
Female, now married	3,484	37.1
Economic characteristics	Number	Percentage
In labor force	11,659	67.5
Mean travel time to work (minutes)	25.2	—
Median household income (dollars)	\$38,818	—
Median family income (dollars)	\$42,724	—
Per capita income (dollars)	\$16,250	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,294	—
<i>Median value (dollars)</i>	\$80,200	—
Median of selected monthly owner costs with mortgage (dollars)	\$800	—

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## 444 Second St Excelsior, MN

### Summary



### Building features and amenities include:

- 5,000 SF commercial building with large front windows
- Centrally located in the elegant, quaint and attractive downtown Excelsior
- Main level conference area and private offices facing busy Second Street
- Lower level conference area and private offices
- Street parking in front of building
- Lower level entrance provides easy access to municipal parking in back
- Great location with easy access to and from Highway 212
- Minutes away from enchanting Lake Minnetonka and Excelsior Bay



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2011 ROCK SOLID Commercial.

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