



9730 Irving Ave S | Bloomington, MN



9741 James Ave S | Bloomington, MN

**FOR  
SALE**

## 98th at Irving

9741 James Ave S & 9730 Irving Ave S  
Bloomington, MN

**Commercial Industrial  
Investment Property**

Three (3) Anchor Tenants  
2 Buildings of 16,279 & 14,080 sqft

100% Occupied

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## PROPERTY OVERVIEW



98th at James is a two (2) building investment opportunity featuring Wonder Dog doggy daycare with outdoor yard occupying the entire 9730 Irving Building and Bold North Roofing and an established Chiropractor anchoring 9741 James with 6 other single office tenants.

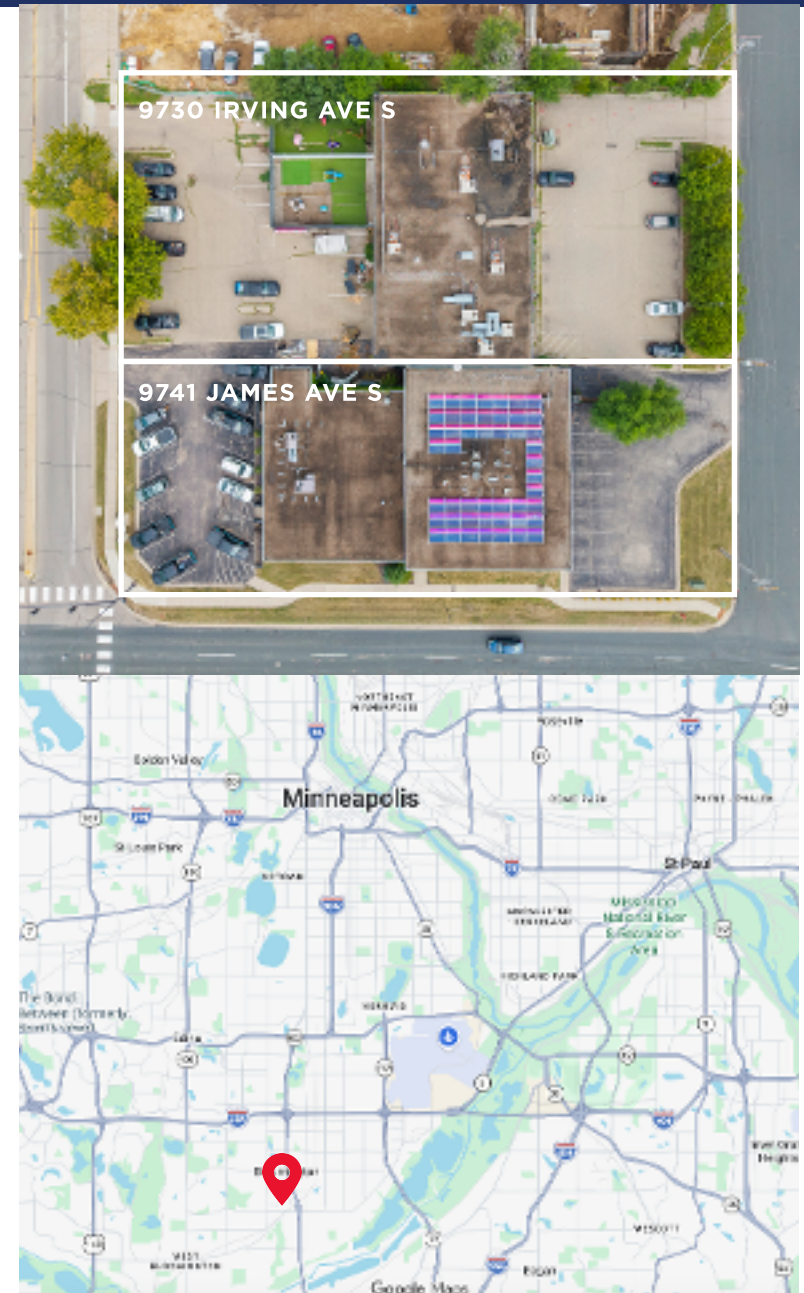
This property sits across from Bloomington City Hall in Central Bloomington. Excellent core suburban location in the I-35W/98th Street trade area. Bloomington Public Works building is under construction next door.

### 9730 IRVING AVE S

|                             |                                                                                  |
|-----------------------------|----------------------------------------------------------------------------------|
| <b>BUILDING SQFT</b>        | 14,080 sf (7,040 sf per floor)<br>Approx 30% Office / 70% Kennel & Exercise Room |
| <b># OF FLOORS</b>          | 2                                                                                |
| <b>LAND SQFT</b>            | 0.71 Acres                                                                       |
| <b>YEAR BUILT/RENOVATED</b> | 1979 / 2021                                                                      |
| <b>LOADING</b>              | 2 Drive Indoors                                                                  |
| <b>PARKING</b>              | Approx 38 Spaces                                                                 |
| <b>ZONING</b>               | I3 General Industrial                                                            |
| <b>OCCUPANCY</b>            | 100%                                                                             |

### 9741 JAMES AVE S

|                             |                                                                     |
|-----------------------------|---------------------------------------------------------------------|
| <b>BUILDING SQFT</b>        | 16,279 sf (8,140 sf per floor)<br>Approx 22% Warehouse / 78% Office |
| <b># OF FLOORS</b>          | 2                                                                   |
| <b>LAND SQFT</b>            | 0.58 Acres                                                          |
| <b>YEAR BUILT/RENOVATED</b> | 1966 / 2002 / 2023                                                  |
| <b>LOADING</b>              | 2 Docks                                                             |
| <b>PARKING</b>              | Approx 24 Spaces                                                    |
| <b>ZONING</b>               | I3 General Industrial                                               |
| <b>2026 TAX/CAM</b>         | Approx \$5.18 PSF                                                   |
| <b>OCCUPANCY</b>            | 100%                                                                |



## 9730 IRVING AVE S

14,080 Square Feet, 2 Story building with single tenant Wonder Dog Doggy Daycare.

## 9741 JAMES AVE S

16,279 Square Feet, 2 Story building with Bold North Roofing and established Chiropractor as anchor tenants along with 6 single office tenants.







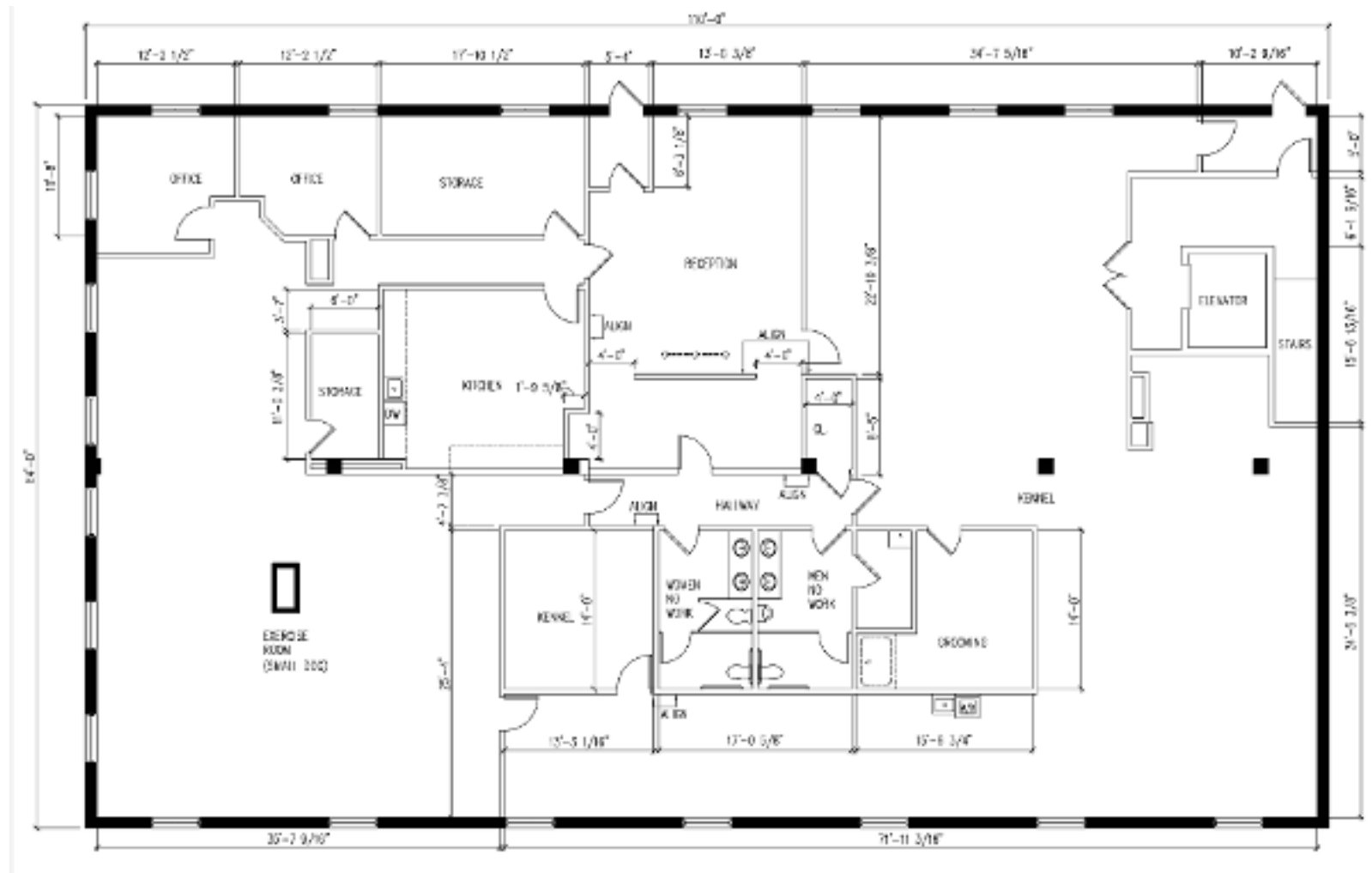
9730 IRVING AVE S  
PHOTOS



9730 IRVING AVE S  
FLOOR PLAN - 2ND FLOOR "WALK OUT"



WONDER DOG CANINE CLUB





1st Floor Plan Details:

- Overall Dimensions:**
  - Top: 115'-0" (Total), 115'-2 5/16" (Left Section), 81'-4 15/16" (Main Section), 5'-4 11/16" (Right Section)
  - Right: 17'-3 3/32" (Top Section), 20'-0 12/16" (Main Section), 24'-0" (Bottom Section)
  - Bottom: 42'-10 5/16" (Left Section), 8'-4 17/32" (Staircase Area), 15'-1 1/16" (Men/Women Area), 16'-2 7/16" (Office Area), 22'-0" (Basket Area)
  - Left: 64'-0" (Total), 35'-6 3/32" (Main Section)
- Rooms and Areas:**
  - Electrical (NO WORK):** Top left corner.
  - Office Room (LARGE DESK):** Large central area.
  - Elevator Equipment Room (NO STORAGE):** Top right corner.
  - Elevator:** Below the equipment room.
  - Basket (NO WORK):** Right side, bottom right corner.
  - Storage:** Bottom center, left of the restrooms.
  - Men (NO WORK):** Bottom center, top of the restrooms.
  - Women (NO WORK):** Bottom center, middle of the restrooms.
  - Office:** Bottom center, right of the restrooms.
- Dimensions of Restrooms and Office (Bottom Center):**
  - Men: 8'-0"
  - Women: 8'-0"
  - Storage: 5'-11 1/8"
  - Office: 6'-2 1/2"





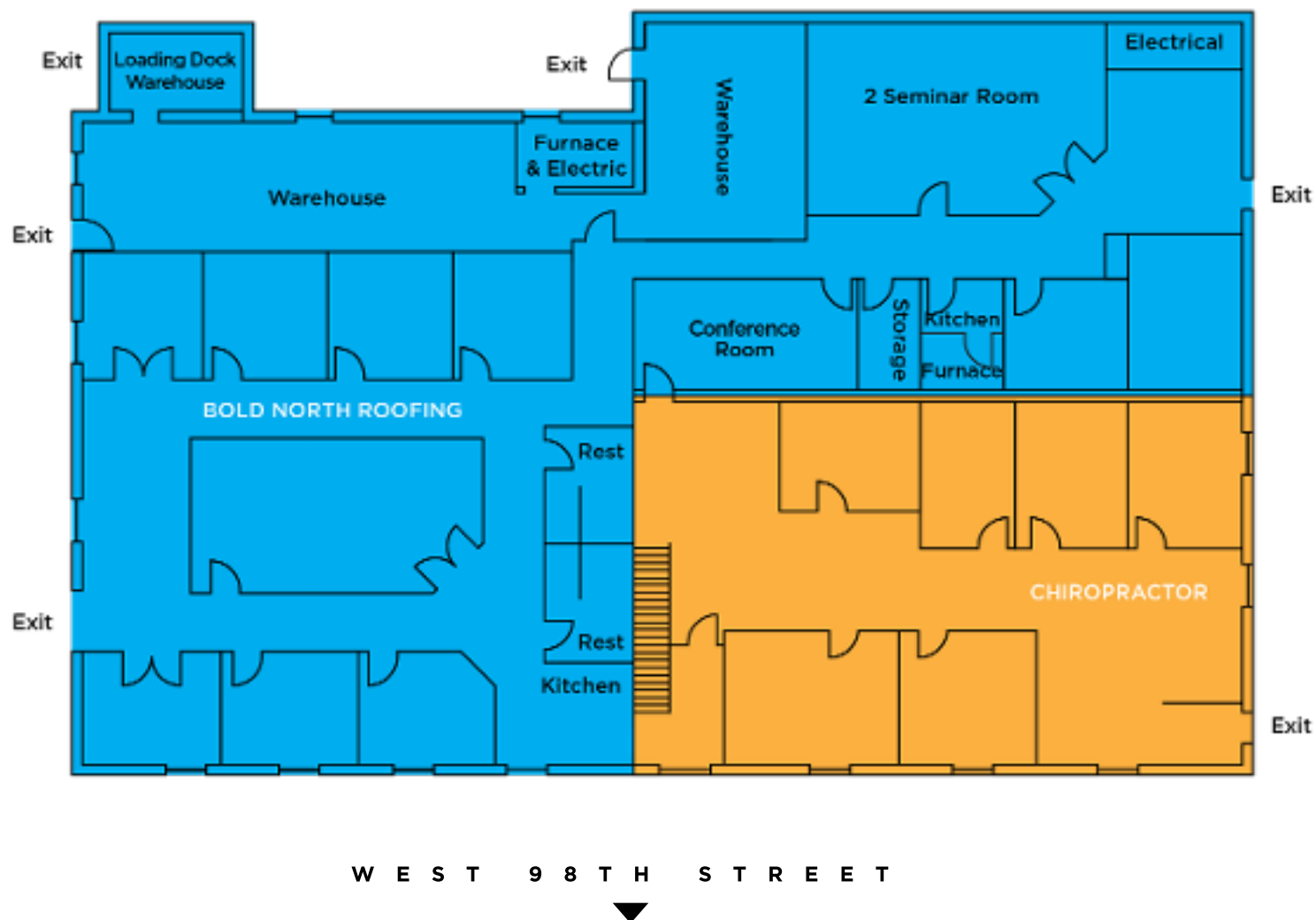


9741 JAMES AVE S  
PHOTOS

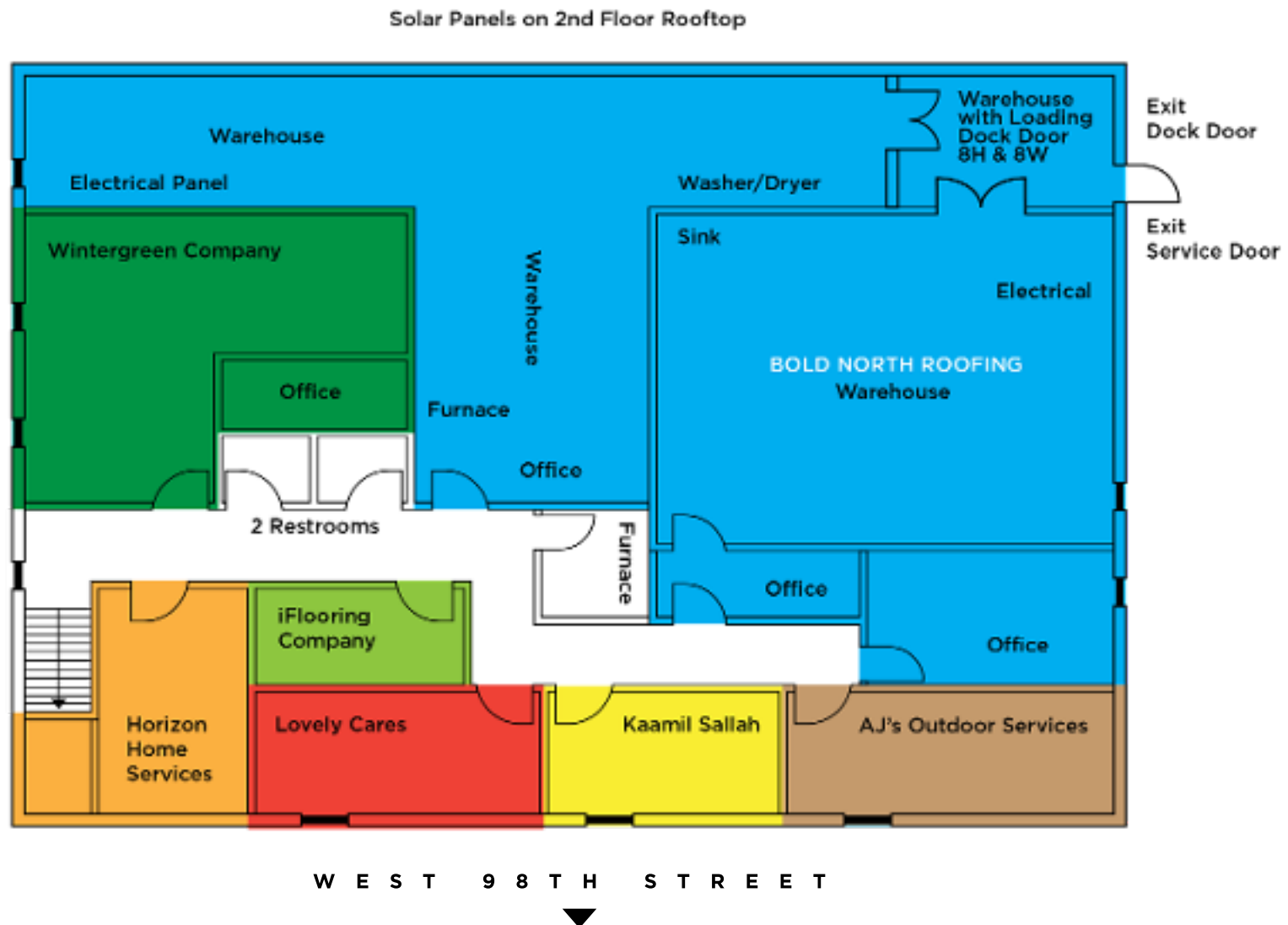




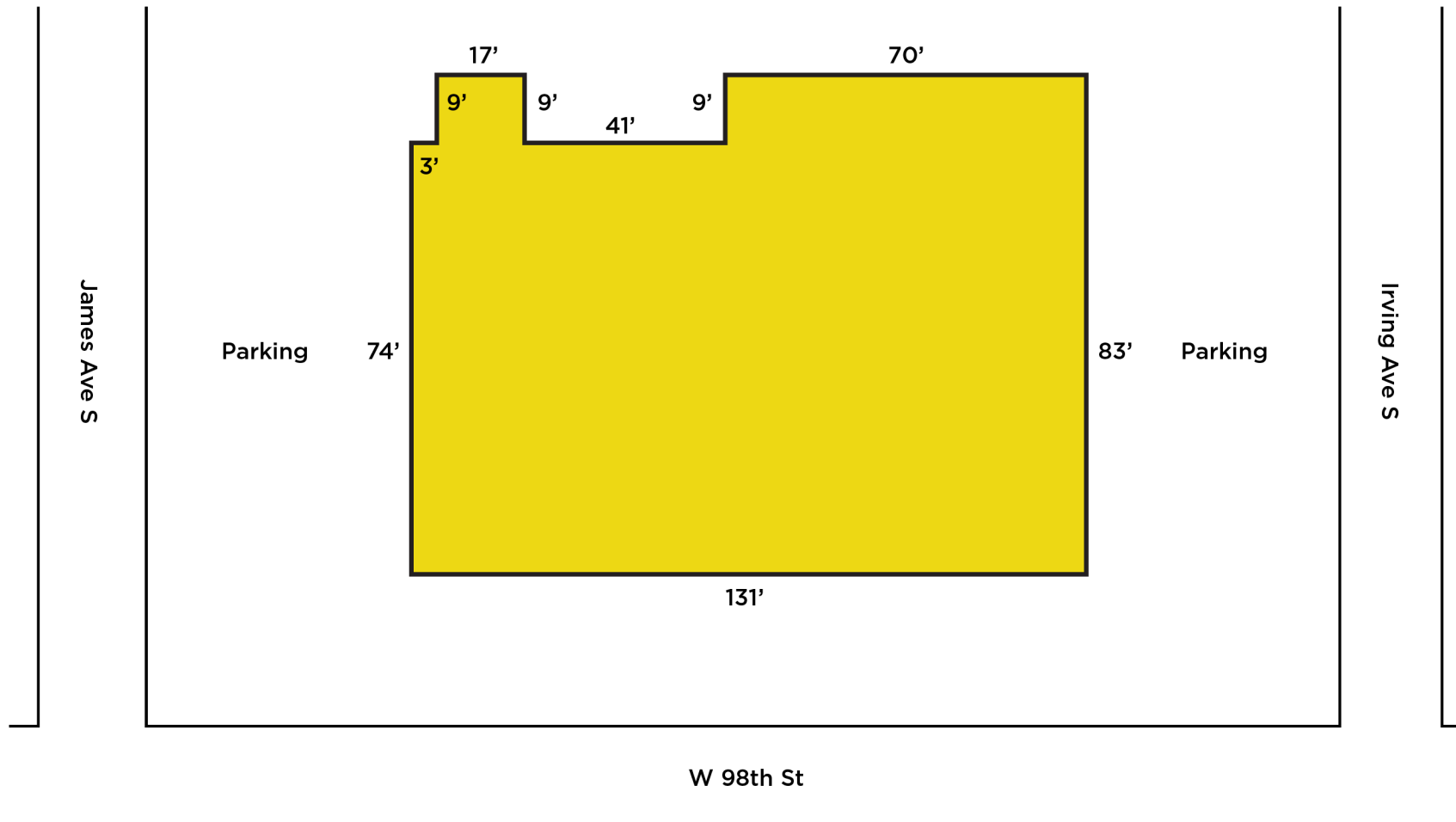
9741 JAMES AVE S  
FLOOR PLAN - 1ST FLOOR



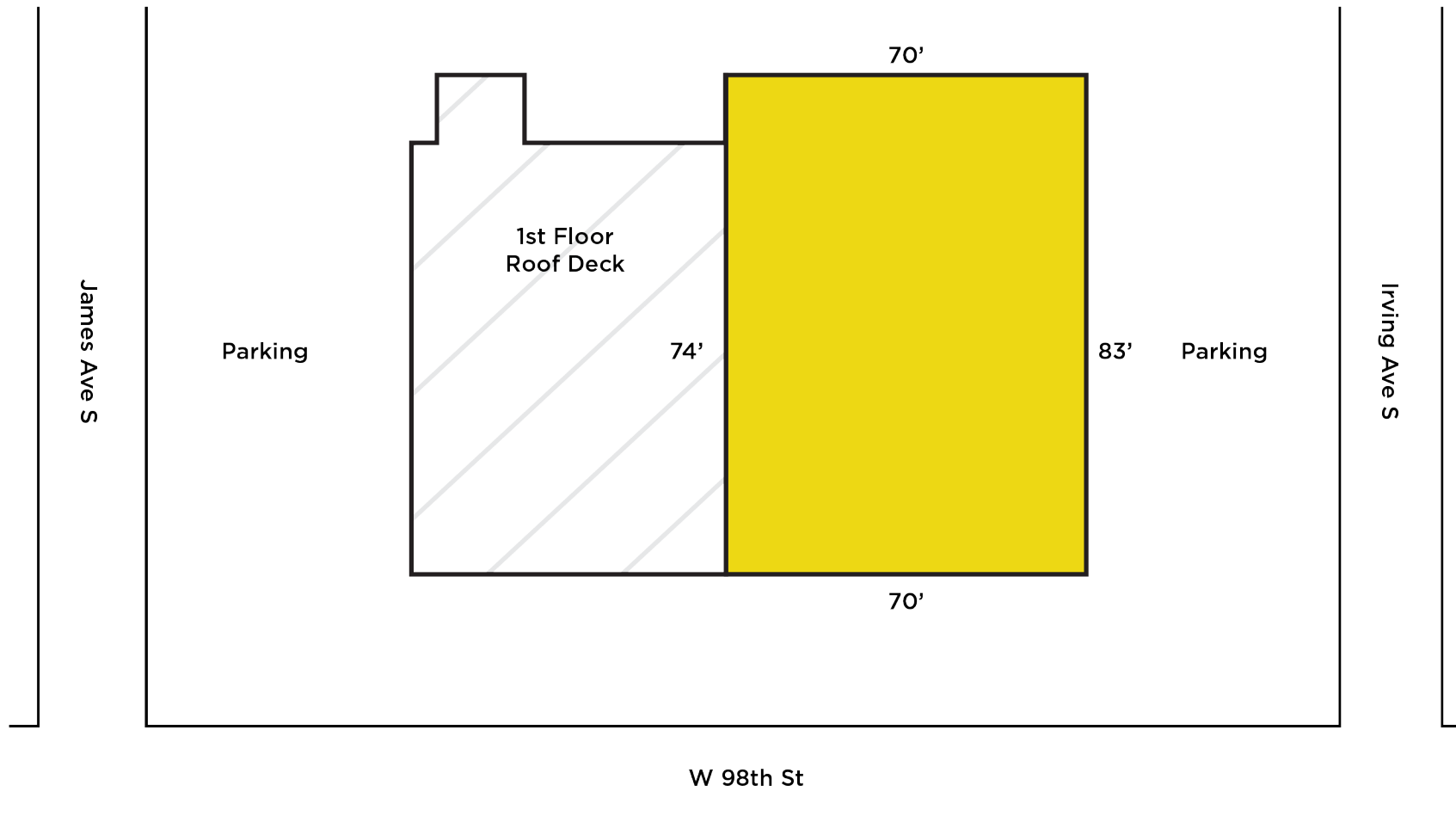
9741 JAMES AVE S  
FLOOR PLAN - 2ND FLOOR



9741 JAMES AVE S  
SITE PLAN - 1ST FLOOR



9741 JAMES AVE S  
SITE PLAN - 2ND FLOOR





## LOCATION AERIALS



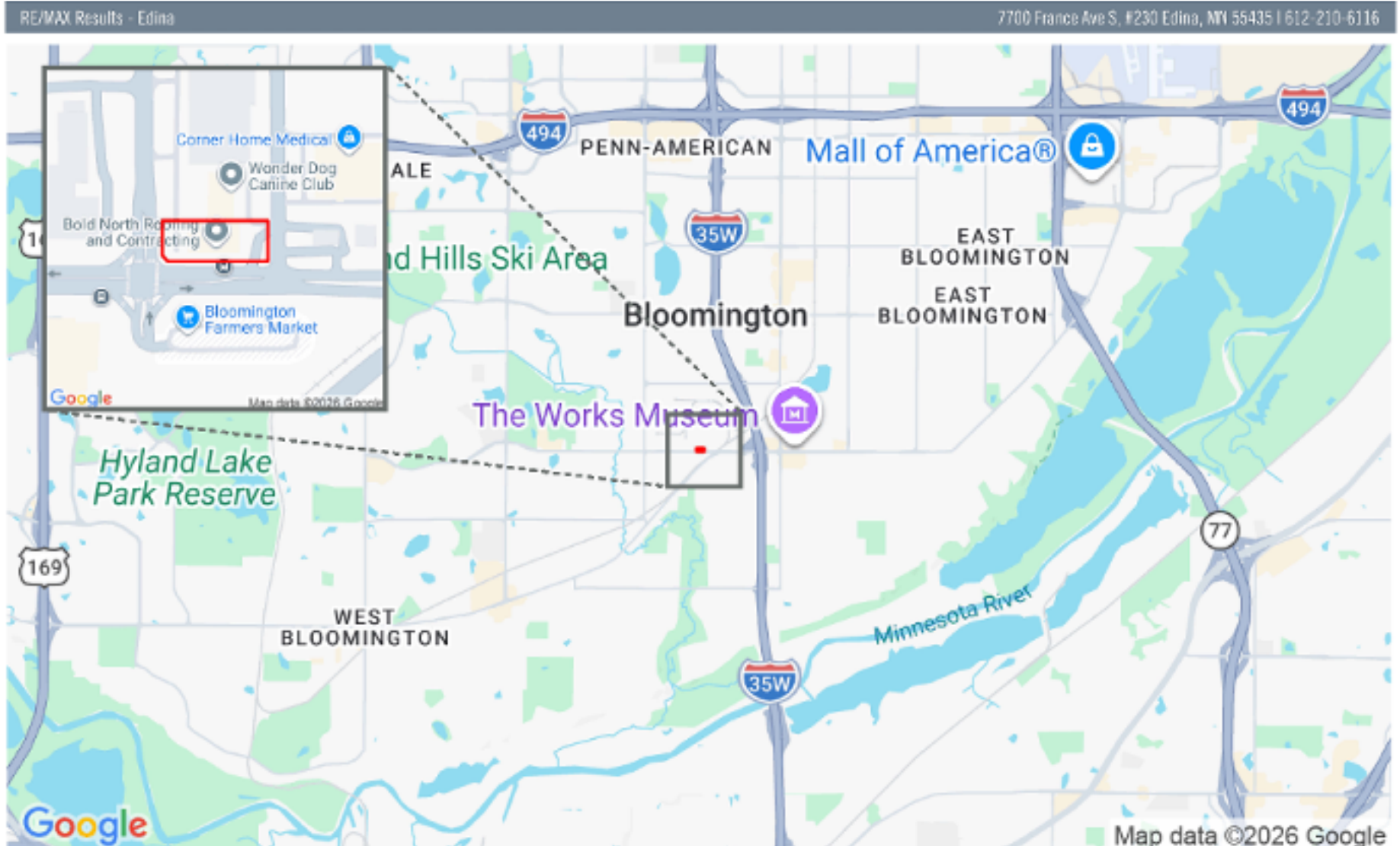
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## LOCATION



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Demographics are determined by a 10 minute drive from 9741 James Ave S, Bloomington, MN 55431



## REMAX RESULTS