

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



PRICE REDUCED

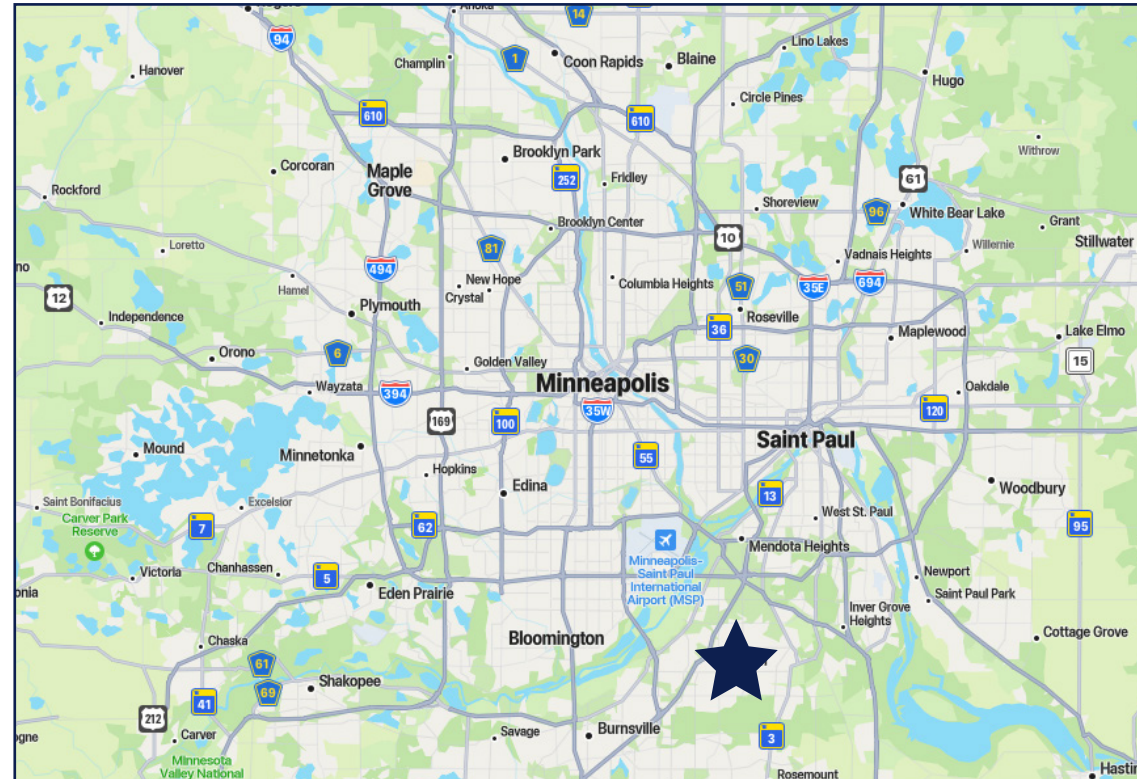
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*Look Upland. Where Properties
& People Unite!*

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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

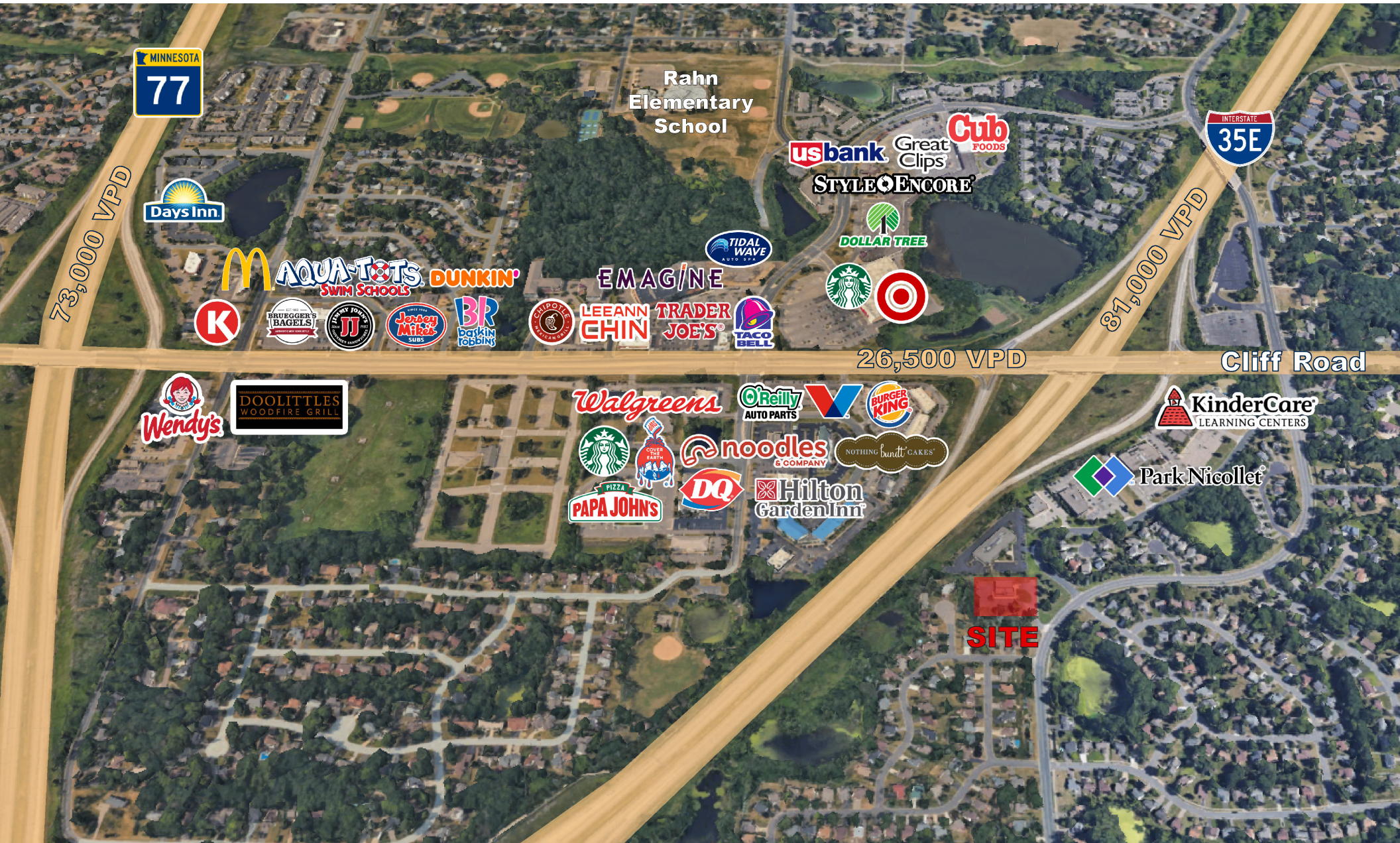
CONDITIONAL USES

- 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.



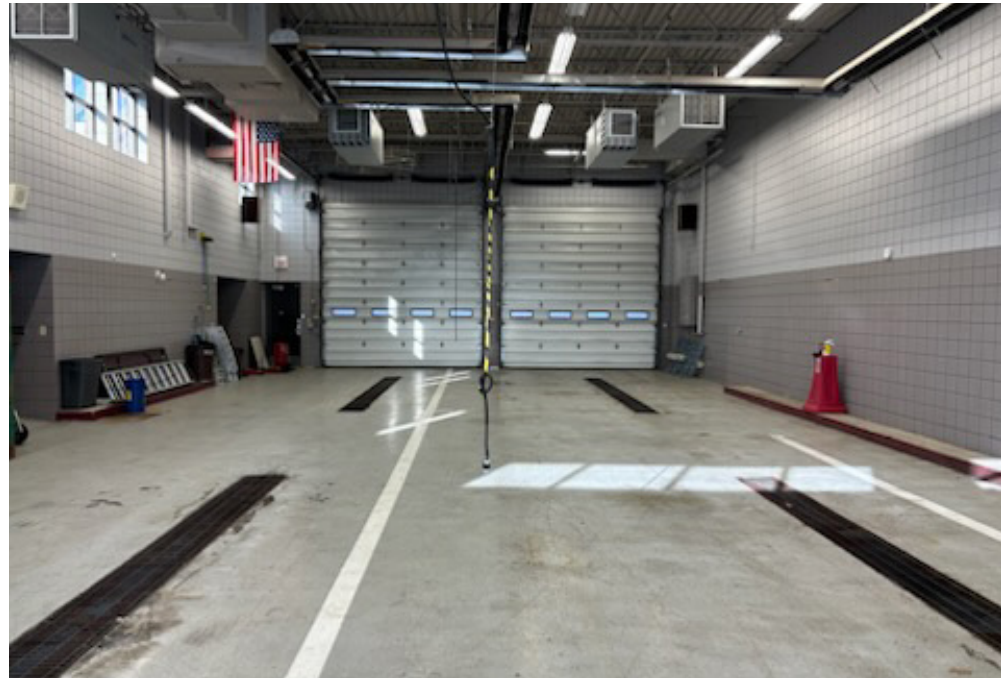


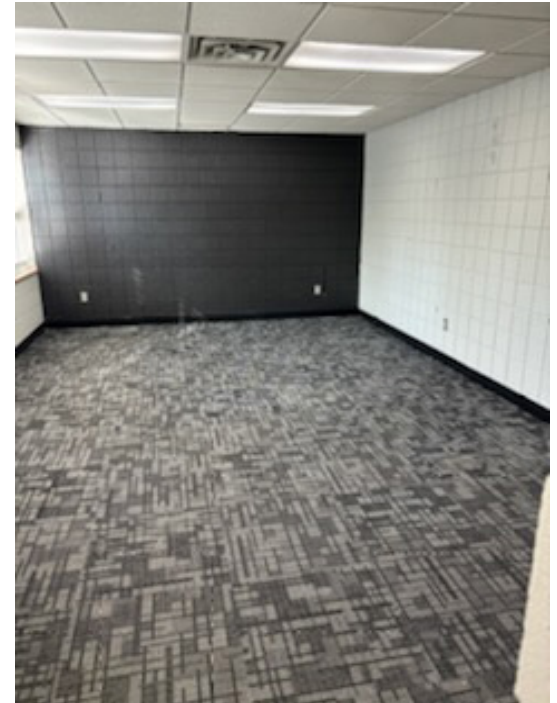
EAGAN FIRE STATION NO. 5

SCALE IN FEET

40 20 0 20 40

1 INCH = 40 FEET







UPLAND

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