



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Storage



St. Michael

Industrial Storage/Car Condo

Sales Price: 1,353/sf \$285,000

Sales Price: 2,447/sf \$525,000

Building Size: 30,548/sf

5000 Odessa Ave NE, St. Michael, MN 55376

Sheila Zachman, Broker
763.244.0600
SZachman@crs-mn.com



PROPERTY LOCATION

- * North of I-94
- * Easy I-94 Access
- * West of Highway 36
- * Businesses in the Area Include:
 Transwest Trucks, Fox Hollow Golf Course, Kwik Trip,
 St. Michael Cinema, Lil Explorers Childcare Center,
 New Horizon Academy, Rachel Contracting and more...

TRAFFIC COUNTS - 2025

- * I-94 - 73,128 VPD
- * 45th Street - 10,355 VPD



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PROPERTY OVERVIEW

5000 Odessa Ave NE, St. Michael, MN

Sales Price

\$285,000 - D-11 1,353/sf

\$525,000 - D-13 2,447/sf

Building Size 30,548/sf

Space Available D-11 1,353/sf (1-floor w/partial mezz.)
D-13 2,447/sf (1-floor w/partial mezz.)

County Wright

PID/Taxes D-11, 114-426-000411 2026 \$1,080.00
D-13, 114-426-000413 2026 \$2,196.00

Zoned I-1 Industrial

Tenants Multi-Tenant Building

Year Built 2024

Parking 3-4 Spaces



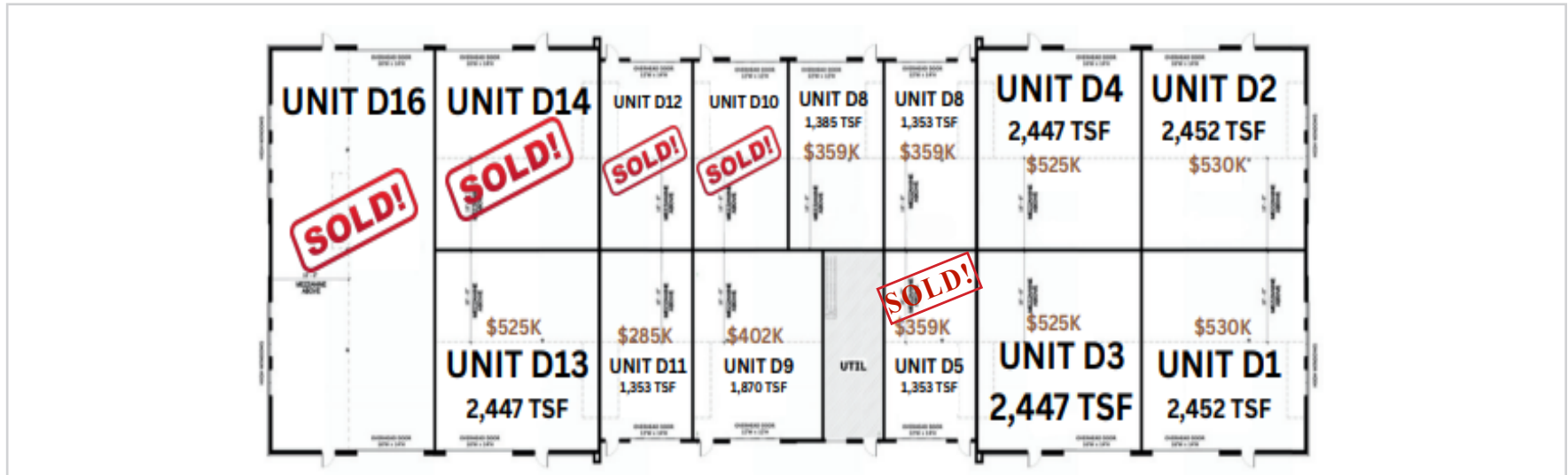
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BUIDING D



PROPERTY INFORMATION

- * In-Floor Heat
- * 100 Amp Panel
- * Gas Boiler
- * Floor Drain at Boiler
- * One (1) 12' x 14' Overhead Door (Unit D-11)
- * One (1) 16' x 14' Overhead Door (Unit D-13)
- * Clear Height 18'
- * Wet Interior Sprinkler System
- * 18' Precast Mezzanine
- * Insulated Exterior Wall
- * Power to Unit
- * Plumbing to Unit
- * Internet Conduit to Unit
- * Access to Security Camera



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BUILDING D



Standard Unit with Dirt Floor and Rough-ins



Basic Finishes



Basic Finishes



Basic Finishes

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POTENTIAL UPGRADED FINISHES



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