



# Office Building For Sale or Lease

**2190 WAYZATA BOULEVARD  
LONG LAKE, MINNESOTA**

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## Building Size

10,880 SF

## Sale Price

\$1,480,000

## 2020 Taxes

\$31,817

## Net Rental Rate

\$15.00 PSF

## Net OPEX

\$7.32 PSF

## Property Highlights

- Ideal owner/user opportunity minutes away from Wayzata in a cozy lake setting
- Short 5 minute drive to Downtown Wayzata, Wayzata Country Club, Lord Fletchers, and Lake Minnetonka
- Walkable to Long Lake, Caribou, Birch's, Red Rooster, USPS, McDonald's, Harvest Moon, and Primo
- Off Street Parking available, 4.00/1,000+
- Easy access to Hwy 100, Hwy 12, I-394, and I-494

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*For information, please contact:*

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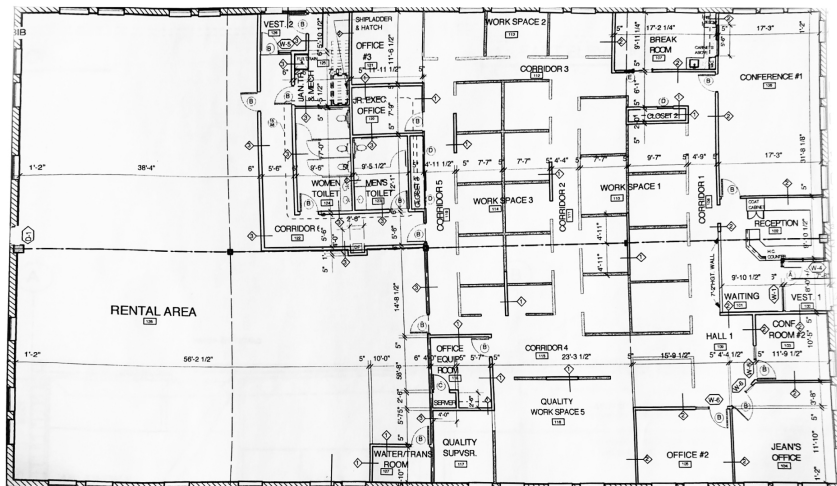
100 South Fifth Street, Suite 2100  
Minneapolis, MN 55402

**NEWMARK**

[nmrk.com](http://nmrk.com)

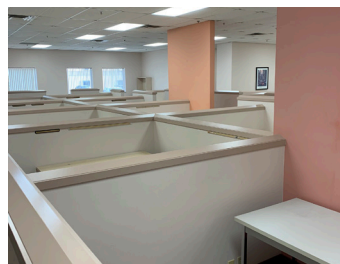
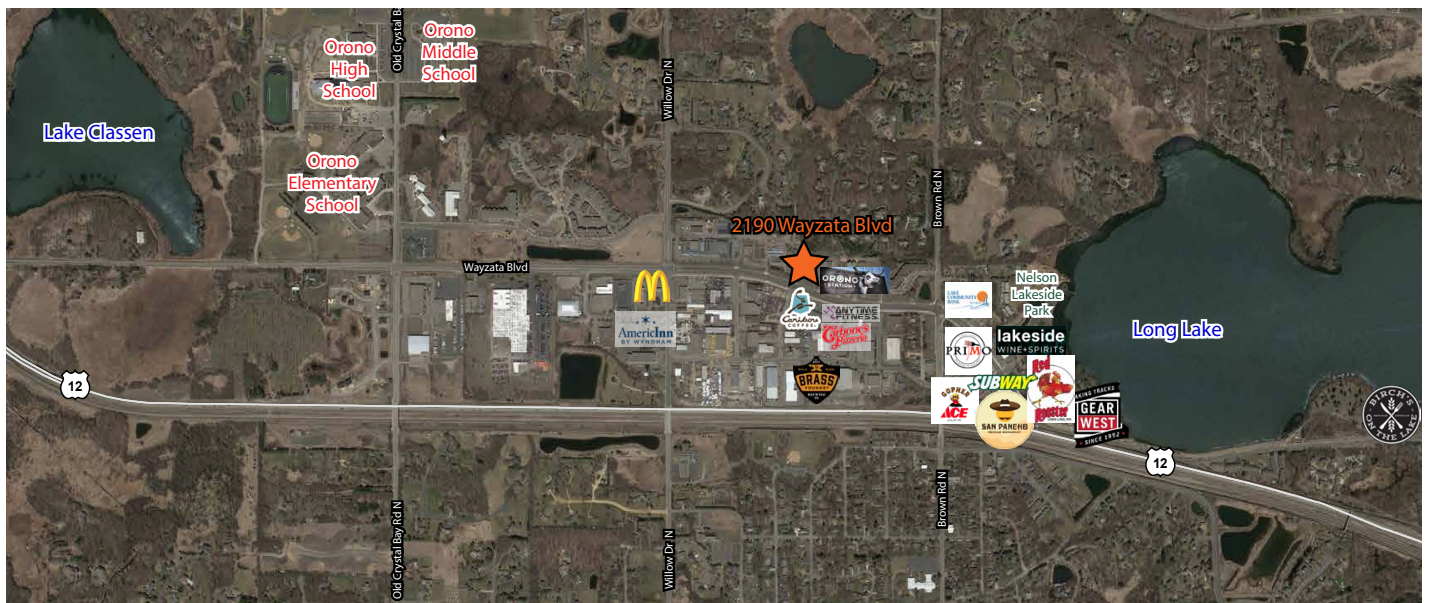
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**2190 WAYZATA / 2190 WAYZATA BLVD., LONG LAKE, MINNESOTA**



**Highlights**

- > Year Built 1999
- > Possibility of adding drive-in door
- > Structure designed for easy reconfiguration with 12' ceilings
- > Great visibility and access to Wayzata Boulevard



**CONTACT**

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