

**4730 QUEBEC AVE N**  
NEW HOPE, MN



**MONARCH**  
COMMERCIAL REAL ESTATE



**FOR SALE:**  
PRODUCTION/WAREHOUSE

**\$2,500,000 • 26,918 SF**

**KYLE KALIVODA**  
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# PROPERTY HIGHLIGHTS:

- Owner/user opportunity
- 20 humidity- temperature - controlled grow rooms
- Segregated zones for growing, packaging, and R&D
- 1,500 SF Refrigeration/Cold Storage
- Certified organic facility
- Heavy power
- Excellent location- quick access to Hwy-169 and Hwy-100
- All equipment available for purchase or can be removed for production/warehouse use

**Address** 4730 Quebec Ave N, New Hope, MN 55428

**Building Size** 26,918 SF

**Lot Area** 1.48 Acres

**Original Built** 1973

**Clear Height** 15.5'

**Docks** 6 Docks

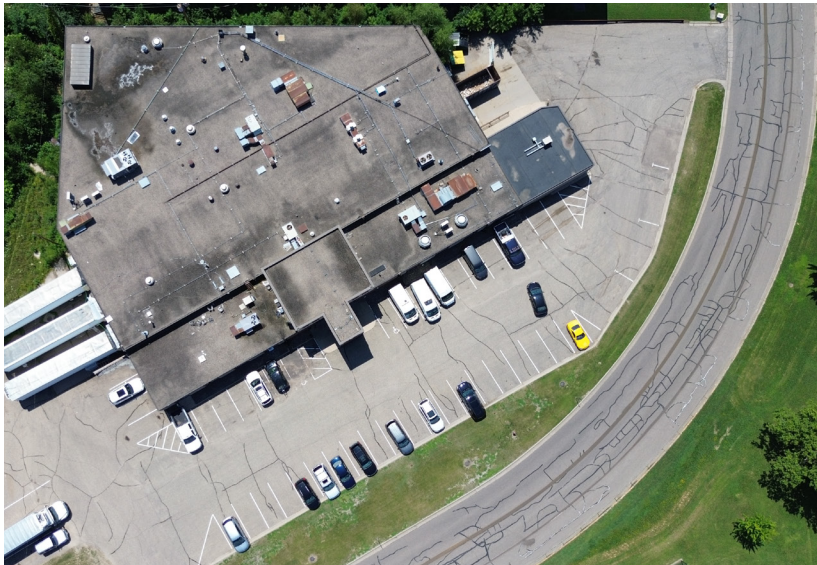
**Parking** 45 stalls

**Power** Heavy, 3 phase

**Zoning** I - Industrial

**2025 Taxes** \$75,161 (\$2.79/sf)

**Sale Price** \$2,500,000 (\$92.89/sf)



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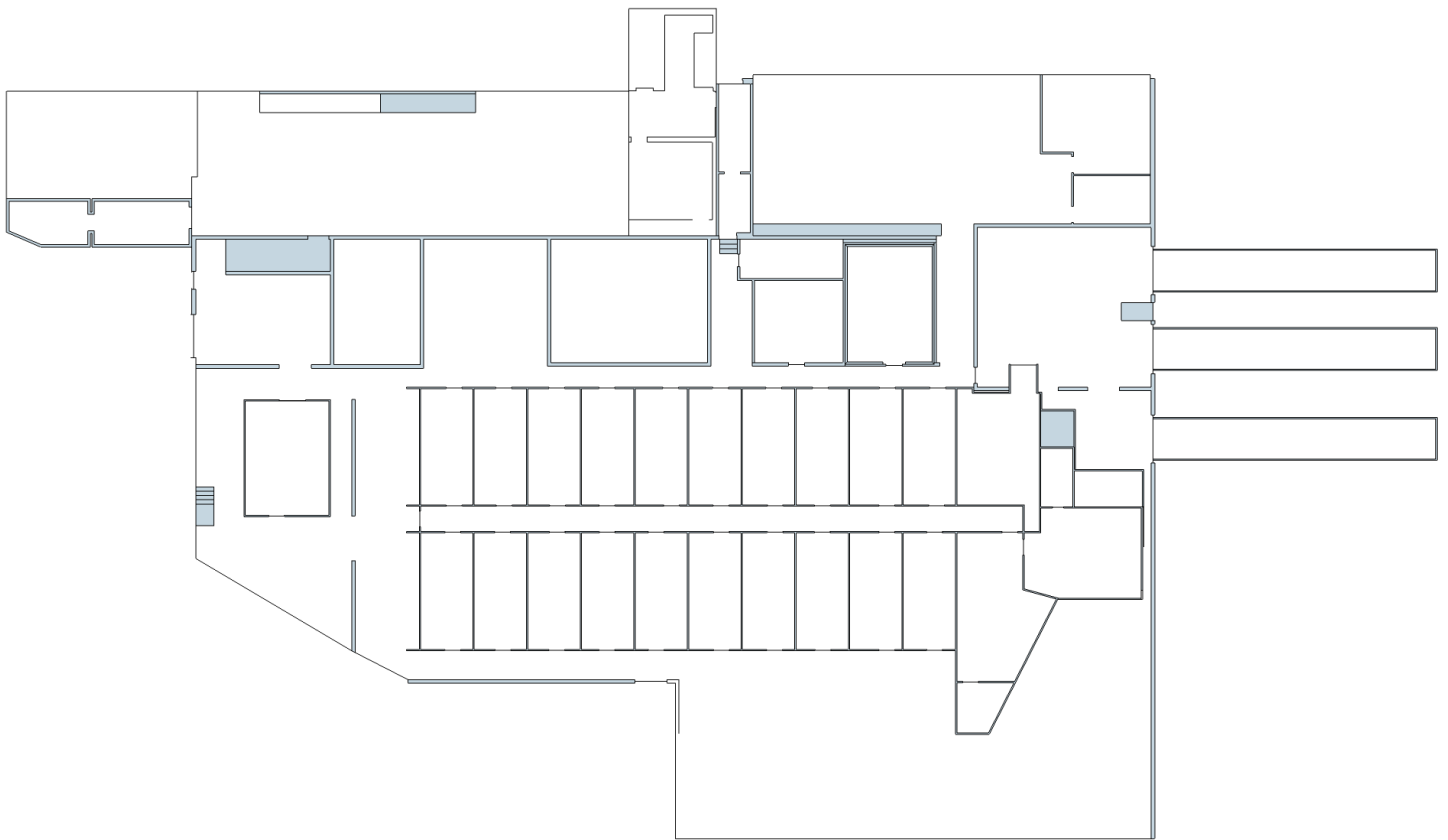
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# FLOOR PLAN



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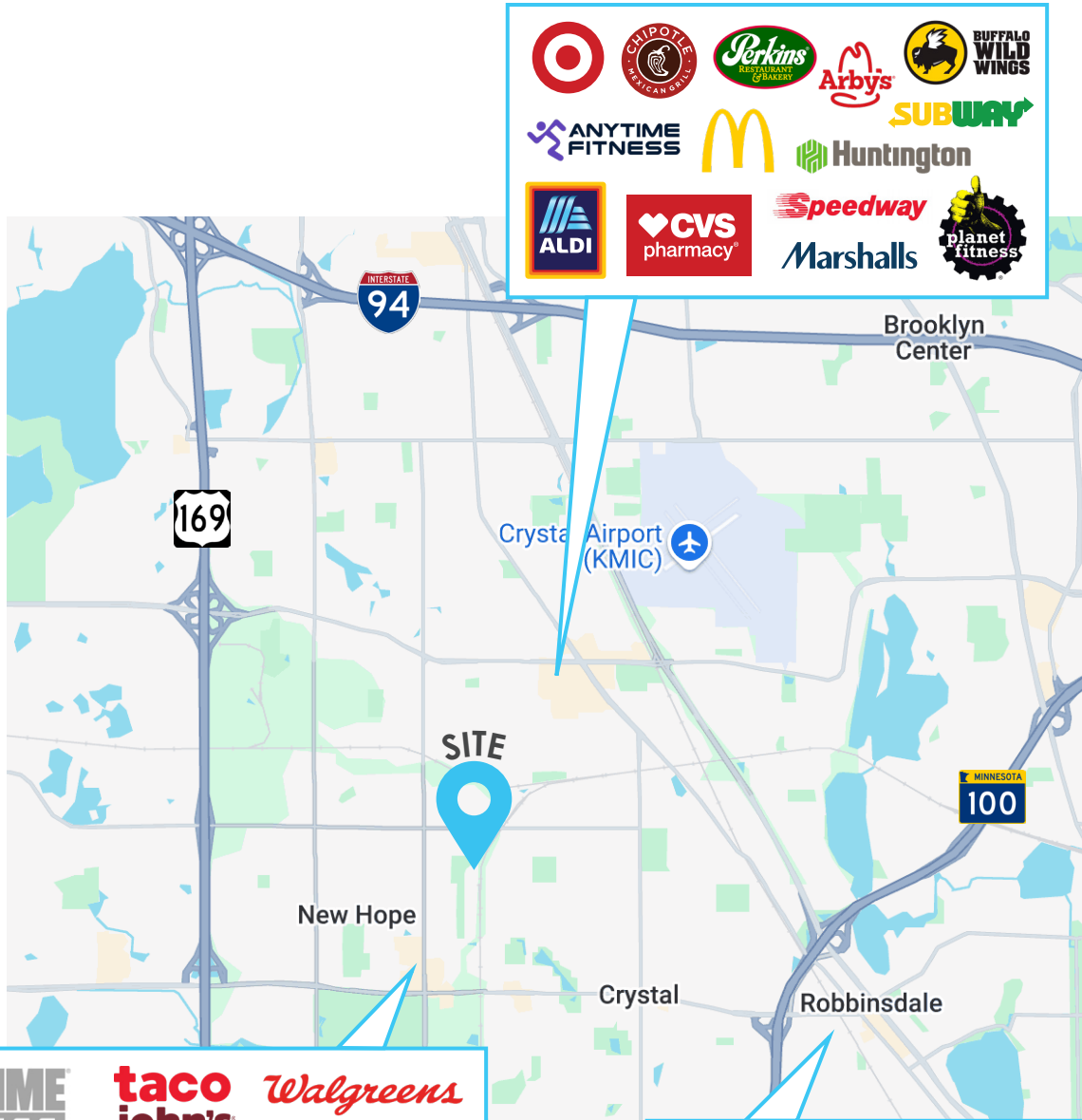
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# AERIAL MAP



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