

## Chalet Liquors Store to be turned into new North Clinic in Crystal

BY: Laura Kay Prosser  
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*Concept Rendering Courtesy of Mohagen Hansen Architecture | Interiors*

(Submitted Photo) Designs for the newly expanded 14,000 square-foot building is created by Mohagen Hansen Architecture. The new North Clinic location will open in May at 5109 36th Ave. N., in Crystal.

Robbinsdale North Clinic will move to 5109 36th Ave. N., Crystal, the former location of Chalet Liquors Store. The building will be renovated, starting in October.

MSP Commercial Developers, Colliers International and North Clinic developed the primary care and specialty clinic with better visibility and accessibility for local patients.

“This site checked a number of boxes by simply being along a heavily trafficked trade route,” said Brian Bruggeman, vice president of health care services at Colliers International.

Colliers was in charge of the lease transaction and site selection for the building project. According to Bruggeman, a mature area like Robbinsdale and Crystal doesn't have a lot of room for building.



(SUN POST STAFF PHOTO BY LAURA KAY PROSSER) Chalet Liquors Store closed its doors earlier this year and the building is set to be retrofitted for its new health care purpose in October. The new North clinic will now be located at 5109 36th Ave. N., in Crystal.

“Which is why retrofitting the building ended up being cheaper than a teardown,” Bruggeman said. “The site also allows North patients to have easier access than they do in Robbinsdale, and better branding opportunities for the clinic next to Cub.”

MSP Commercial Developers stepped in on the acquisition of the property. According to Steve Miller, vice president of acquisitions and asset management, with Chalet Liquors Store going out of business just this year, North took the opportunity to buy the 11,000 square-foot building.

“After we are done, it’ll be a building adapted to fit their long-term health care needs,” Miller said. “We aren’t just taking a retail building and throwing a clinic in it.”

The building will be expanded to 14,000 square feet, with a new roof, and updated electrical and water services. The exterior will be updated to a more modernized look. The building will have new mechanical and power systems for medical equipment.

“It’ll look like a new building,” Miller said. “In May, it won’t be recognizable as the liquor store it was. It’ll be completely transformed.”

MSP team will work with RJM construction and Mohagen Hansen Architect on the project. Building permits are still in process but general site work is expected to start in October. The project is privately funded with no city incentives.

Family medicine will come back to the new Crystal location, with extended hours and more convenient access to North Clinic’s specialty offerings with the new proximity to 36th and Highway 100.

“Being in the neighborhood for over 65 years, it’s important to us to remain and have a presence here,” said Joanne Stadnick, executive director of North Clinic, explained why North didn’t look at locations outside of the Robbinsdale and Crystal area, despite the limited site selections.

“Crystal will also provide a larger building, including larger exam rooms, suitable for North Clinic’s growth,” Stadnick said.

The new clinic will be only 1.4 miles away from the Robbinsdale location, which will close with the opening of the new location.

“The new location offers free and ample parking for patients,” Stadnick explained. “North Clinic is ecstatic about moving into a new community and the ability to continue providing a long tradition of high-quality care to the communities we serve.”

Twelve departments will be available at the new clinic including family medicine, obstetrics and gynecology, internal medicine, colon and rectal surgery, rheumatology, podiatry, hospitalist, diabetes education, nutrition counseling, lab, radiology, and hearing health screenings.

The first patient of the new clinic is scheduled for May 20, 2019.

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