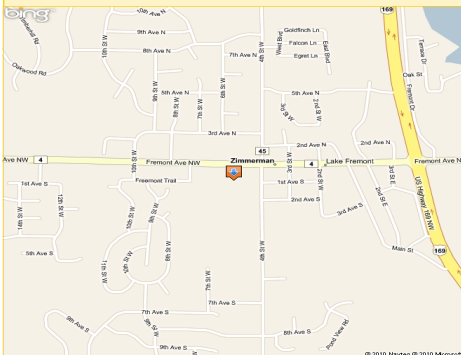


Retail/Office Space for SALE and LEASE



**12844 Fremont Ave
Zimmerman, MN**



Newly Remodeled Retail and Office Spaces for Sale

RETAIL OR OFFICE this is a great location for your business. Ample parking-easy access-newly remodeled-variety of sizes from 775 square feet to 3300 square feet (+/-).

Located on a high traffic corner with great visibility. The building is attractively built out into five retail and office spaces. Finished nicely and ready to be leased. The sale includes a neighboring land parcel for a total of approximately 2 acres.

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Contact:

Ron Touchette Broker

612.435.7777

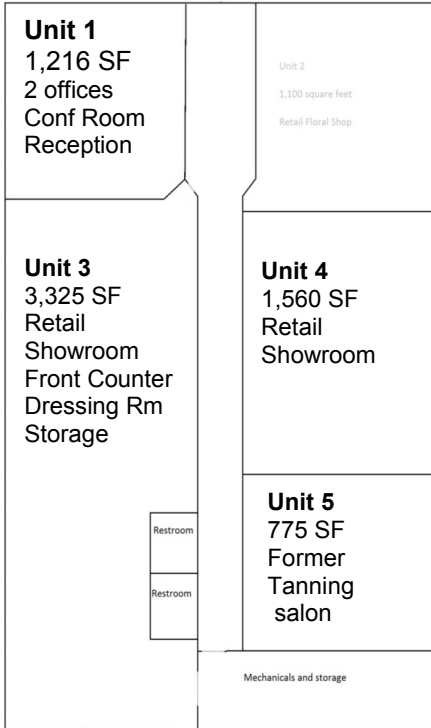
ron@rocksolidcommercial.com

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Retail/Office Space for SALE and LEASE

**12844 Fremont Ave
Zimmerman, MN**

Site Data



Floor plan not to scale



Listing Price:	\$877,7777	Entire building and lot next door
Lease Rates:	\$8- \$15 NNN	
Location:	21844 Fremont Ave., Zimmerman, MN 55398	
PID Number:	95-475-0001,2,3,4,5 95-017-1101-vacant land	
2010 Total Tax:	\$2,714.00	
Legal Description:	CIC #79 Raelee Units 1-5	
Zoning:	Business/Commercial	
Topography:	Parking lot	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	Up to five
Foundation Size:	10,530 SF	Entire building
Unit sizes:	Unit 1-1216 SF	Unit 2-1100SF Leased
	Unit 3-3325 SF	Unit 4-1560 SF
	Unit 5-775 SF	
Building Type:	Stick Built	
Year Built:	1975— Remodeled in 2008	
Parking:	50+/-	
Occupied:	Floral & gift shop in front	
Neighboring:	Commercial and residential	
General:	Located on busy corner with great visibility. Outside monument signage and building signage available. Great investment or owner occupied business location. Sale includes the .78 acre vacant lot to west	

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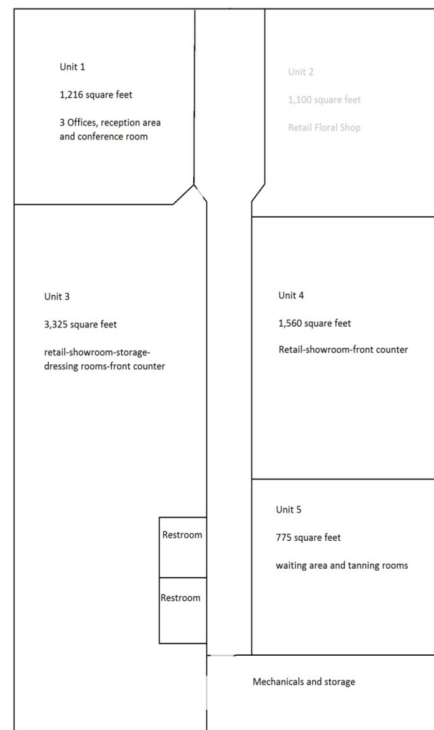
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Retail/Office Space for SALE and LEASE

**12844 Fremont Ave
Zimmerman, MN**

Leaseholds

Unit	SF	Availability	Lease Rate (NNN)	Est. CAM & Taxes	Monthly TOTAL
1	1,216	Available	Negotiable	TBD	TBD
2	1,100	Leased	Leased	TBD	TBD
3	3,325	Available	Negotiable	TBD	TBD
4	1,560	Available	Negotiable	TBD	TBD
5	775	Available	Negotiable	TBD	TBD



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Retail/Office Space for SALE and LEASE

12844 Fremont Ave Zimmerman, MN

Demographics



Community-at-a-Glance

County Seat:

Sherburne

Population:

10,172

Median Age:

31.5

Average Family Size:

3.33

Median Single Family

Home Value:

131,900

Median Household Income:

57,220

Commute Time (minutes):

37.8

General Characteristics	Number	Percentage
Total population	10,172	—
<i>Male</i>	5,220	51.3
<i>Female</i>	4,952	48.7
Median age (years)	31.5	—
<i>Under 5 years</i>	866	8.5
<i>18 years and over</i>	6,823	67.1
<i>65 years and over</i>	470	4.6
Average household size	2.99	—
Average family size	3.33	—
Total housing units	3,587	—
Social Characteristics	Number	Percentage
Population 25 years and over	6,018	—
<i>HS graduate or higher</i>	5,338	88.7
<i>Bachelor's degree or higher</i>	795	13.2
Male, now married	2,365	61.3
Female, now married	2,318	65.5
Economic characteristics	Number	Percentage
In labor force	5,675	78.7
Mean travel time to work (minutes)	37.8	—
Median household income (dollars)	57,220	—
Median family income (dollars)	60,157	—
Per capita income (dollars)	21,357	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	2,484	—
<i>Median value (dollars)</i>	131,900	—
Median of selected monthly owner costs with mortgage (dollars)	1,102	—

*2000 US Census Data

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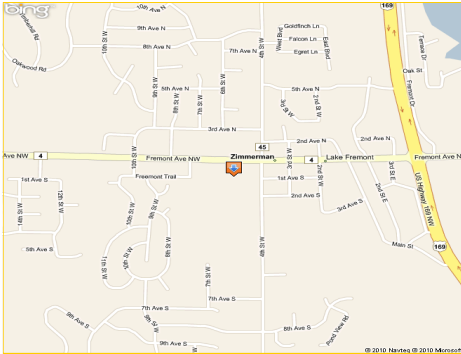
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Zimmerman, MN**

INCLUDED IN SALE

.78 Acres located between Hardware Store and Retail Center in Zimmerman.



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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