

Mini Strip Mall with Gas / C-Store \$697,777



**13374 Highway 10
Elk River, MN**

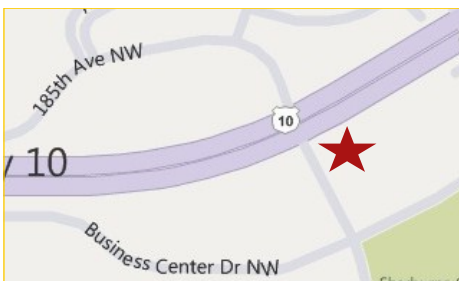
Investment Opportunity on Highway 10!

In-line retail strip mall anchored by an operating BP gas station and U-Haul business with a strong customer base. Currently configured as a convenience store with additional unoccupied space, which would be a great location for a retail or service business situated next to a thriving business with loyal customers. This multi-tenant layout supports up to three separate establishments and makes a great investment or owner-occupied income property.

***Accommodate your requirements and
lease the vacant space to cover your payments!***

High visibility with traffic counts of over 24,000 cars daily and easy access from a controlled intersection on Highway 10. Desirable ingress/egress for a retail space located on the west side of Elk River, near the Sherburne County Government Center, medical clinic, Orono Beach, county fairgrounds and the YMCA.

Scheduled updates for Fall 2011 include: a new roof, lighting, paint and glass panels. Don't miss the opportunity to position your business in a high traffic location to build your customer base. Make this premier location your own!



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Site Data

Centralized Commercial and Residential Neighborhood.

Neighbored by a Holiday Station, Subway and other well-known retail businesses as well as production, distribution, manufacturing, government and medical facilities enhancing daytime population. Close to Big Lake and the Northstar Commuter Rail.



Listing Price:	\$697,777	
Includes:	Building, Land	
Location:	13374 Hwy 10, Elk River, MN 55330	
PID Number:	27141751322426	
2010 Total Tax:	\$17,054.00	
Legal Description:	Lengthy	
Zoning:	Business / Commercial	
Topography:	Parking Lot, Sidewalk, Level	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Fuel Tanks	8 Fuel Pumps 4 Diesel Pumps	All Tanks and Lines in Full Compliance with Current Laws and Regulations
Foundation Size:	4,000 SF	
Total SF:	4,000 SF	
Acres:	1.8	
Building Type:	Block	
Year Built:	1960	
Parking:	20+	
Occupied:	Yes	Currently an operating Gas Station and Convenience Store
Neighboring:	Primarily Commercial; Residential	
General:	High traffic commercial location!	

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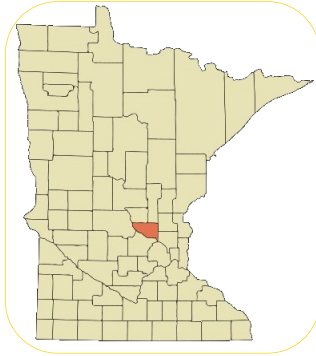
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55330 Demographics



Community-at-a-Glance

County Seat:

Sherburne

Population:

26,514

Median Age:

32.7

Average Family Size:

3.29

Median Single Family

Home Value:

\$142,100

Median Household Income:

\$58,869

Commute Time (minutes):

27.7

General Characteristics	Number	Percentage
Total population	26,514	—
<i>Male</i>	13,428	50.6
<i>Female</i>	13,086	49.4
Median age (years)	32.7	—
<i>Under 5 years</i>	2,118	8.0
<i>18 years and over</i>	18,156	68.5
<i>65 years and over</i>	1,792	6.8
Average household size	2.94	—
Average family size	3.29	—
Total housing units	9,119	—
Social Characteristics	Number	Percentage
Population 25 years and over	16,009	—
<i>HS graduate or higher</i>	14,430	90.1
<i>Bachelor's degree or higher</i>	3,118	19.5
Male, now married	6,371	64.6
Female, now married	6,261	64.5
Economic Characteristics	Number	Percentage
In labor force	14,696	77.2
Mean travel time to work (minutes)	27.7	—
Median household income (dollars)	58,863	—
Median family income (dollars)	63,636	—
Per capita income (dollars)	21,684	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,234	—
<i>Median value (dollars)</i>	142,100	—
Median of selected monthly owner costs with mortgage (dollars)	1,137	—

*2000 US Census Data

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Leaseholds

Retail A and the center convenience store space each have a private back office or inventory storage area. The convenience store has wall coolers and freezers. The smaller, Retail B space is currently vacant and the perfect location for a sandwich shop, coffee café or bakery.

Building features and amenities include:

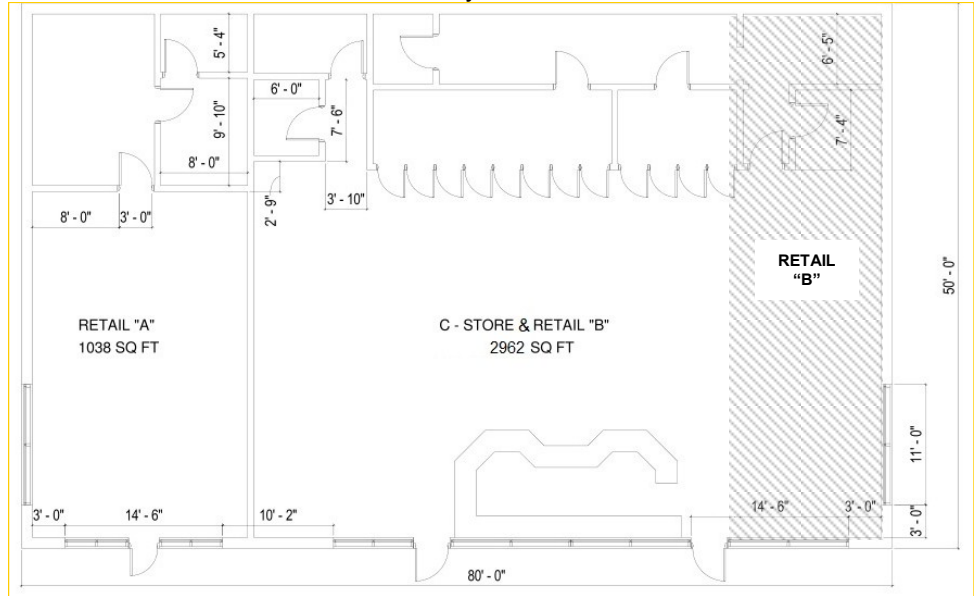
- Clean gas station and convenient store for your professional / retail business
- 4,000 Total SF — 1,038 SF (Retail A)
- 1.80 Acres
- Successful operating U-Haul business
- Common area retail space within convenience store
- Neighbored by residential homes, commercial and retail businesses
- Clean, private restrooms located inside
- 4 Fuel Pumps; 8 Diesel Pumps
- Convenient customer access
- Parking lot located in front of the building
- Located in a busy commercial area along a commuter corridor
- High visibility and easy access to Highway 10
- Traffic count of over 24,000 cars daily!



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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