

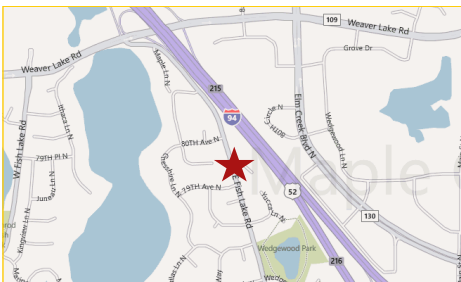
# Office Condo For SALE \$117,777



**13786 Reimer Drive N  
Maple Grove, MN**

## Prime Office Location in the Heart of Maple Grove!

**Great traffic exposure to over 8,800 vehicles per day!**



Located off busy East Fish Lake Road and adjacent to I-94, this office location makes for superb visibility and access. The property, located in Briar Bend office condominium complex, is sure to enhance your company's image while projecting style and quality through brick structure offering a strong design statement.

Open office floor plan maximizes useable area and is easily customizable to meet your specific needs! Experience the benefits of ownership with this great opportunity—stable costs, tax incentives and equity growth!

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.435.7777**

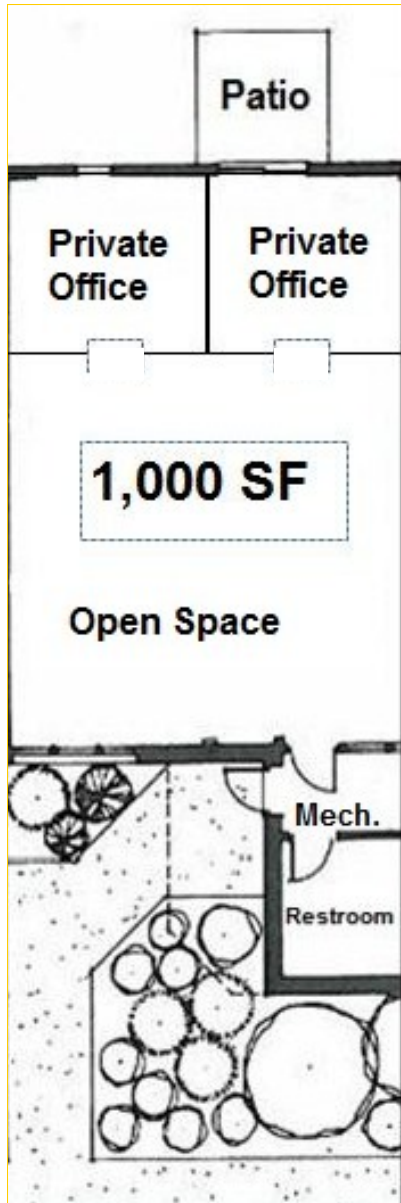
[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Office Condo For SALE \$117,777

**13786 Reimer Drive N  
Maple Grove, MN**

## Site Data and Floor Plan



<b>Listing Price:</b>	\$117,777	
<b>Includes:</b>	Building, land	
<b>Lease Rate:</b>	Please contact Ron Touchette, 612.435.7777	
<b>Location:</b>	13786 Reimer Drive North Maple Grove, MN 55311	
<b>PID Number:</b>	2211922310041	
<b>2011 Total Tax:</b>	\$3,401.32	
<b>Association Fee:</b>	\$185.00 per month	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	1
<b>Total SF:</b>	1,000 SF	
<b>Acres:</b>	.04	
<b>Building Type:</b>	Brick Exterior	
<b>Year Built:</b>	1985	
<b>Parking:</b>	Lot with multiple spaces, easy access	
<b>Occupied:</b>	Yes	
<b>Neighboring:</b>	Neighborhood Commercial	
<b>General:</b>	Prime location to own and operate your business!	

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
**Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Office Condo For SALE \$117,777

**13786 Reimer Drive N  
Maple Grove, MN**

## 55311 Demographics



## Community-at-a-Glance

County Seat:

**Hennepin**

Population:

**61,726**

Median Age:

**37.7**

Average Family Size:

**3.29**

Median Single Family

Home Value:

**\$106,483**

Median Household Income:

**\$95,705**

Commute Time (minutes):

**25.5**

\*2000 US Census Data

General Characteristics	Number	Percentage
Total population	61,726	—
<i>Male</i>	30,180	48.9
<i>Female</i>	31,546	51.1
Median age (years)	37.7	—
<i>Under 5 years</i>	5,482	8.9
<i>18 years and over</i>	43,538	70.5
<i>65 years and over</i>	3,500	5.7
Average household size	2.80	—
Average family size	3.29	—
Total housing units	23,041	—
Social Characteristics	Number	Percentage
Population 25 years and over	39,791	—
<i>HS graduate or higher</i>	—	95.9
<i>Bachelor's degree or higher</i>	—	47.8
Male, now married	15,114	66.0
Female, now married	14,710	61.6
Economic characteristics	Number	Percentage
In labor force	36,482	79.8
Mean travel time to work (minutes)	25.5	—
Median household income (dollars)	95,705	—
Median family income (dollars)	106,483	—
Per capita income (dollars)	39,995	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	20,153	—
<i>Median value (dollars)</i>	278,700	—
Median of selected monthly owner costs with mortgage (dollars)	1,830	—

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
**Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Office Condo For SALE \$117,777

**13786 Reimer Drive N  
Maple Grove, MN**

## Summary



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.

Copyright 2011 ROCK SOLID Commercial.

Last Updated: Friday, October 21, 2011

## Building features and amenities include:

- 1,000 SF one story office condominium
- Two private offices, open reception area and restroom
- Open floor plan to meet your office design needs
- GREAT exposure to highly traveled East Fish Lake Road
- 8,800 VPD passing by your office!
- Benefits include stable costs, equity growth and tax incentives!
- Space includes outdoor patio for staff use and recreation
- Located three minutes from I-94 in the heart of Maple Grove
- Just 20 minutes from downtown Minneapolis
- Prime location to own and operate your business!

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771