

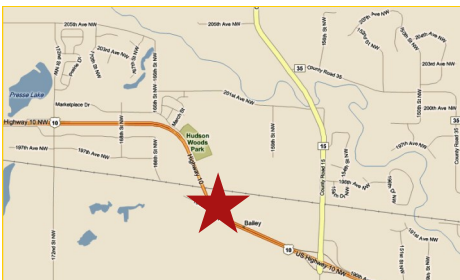
Professional Office Building \$377,777



**16150 Hwy 10 NW
Elk River, MN**

Landmark Lodge Style Office Building on 16+ Acres

Conveniently located on Highway 10 between Elk River and Big Lake



Interior "Up North" décor with ten spacious offices and large tinted windows that yield panoramic views. Interior accents include pine woodwork and rails. Property includes lunch room, conference room and men's and women's restrooms with lower level restroom complete with bath and shower. This unit makes for a great space for your company office!

Call today for your personal showing!

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Contact:

Ron Touchette Broker

612.435.7777

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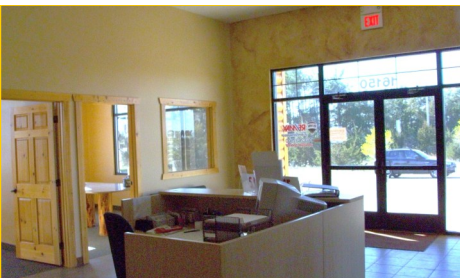
7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612-435-7770 Fax: 613-435-7771

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**16150 Hwy 10 NW
Elk River, MN**

Site Data

Listing Price:	\$377,777	
Includes:	Building, land	
Location:	16150 Highway 10 NW Elk River, MN 55330	
PID Number:	101271400	
2011 Total Tax:	\$8,738.00	
Legal Description:	Lengthy	
Zoning:	Business/Commercial	
Topography:	Parking lot	
Utilities:	Water Sewer Fuel Heat DSL	Well City Sewer, connected Natural Gas Forced Air Propane
Number of Buildings:	1	
Number of Floors:	2	
Number of Units:	Commercial	1
Foundation Size:	Main — 2,208SF Lower — 1,416SF	
Total SF	3,624SF	
Acres	16.22	
Building Type:	Stick Built / Stucco / Wood Exterior	
Year Built:	2006	
Parking:	Lot with 20 spaces	
Occupied:	No	
Neighboring:	Commercial	
General:	Excellent location between Elk River and Big Lake on US Highway 10.	



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**16150 Hwy 10 NW
Elk River, MN**

55330 Demographics



Community-at-a-Glance

County Seat:

Sherburne County

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	5,674	78.7
Mean travel time to work (minutes)	37.8	—
Median household income (dollars)	57,220	—
Median family income (dollars)	60,057	—
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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Summary



Building features and amenities include:

- Two-story building with finished lower level
- 10 spacious offices with 1-3 tinted windows in every office
- Upper and lower level conference/lunch rooms
- Men and women's restrooms on main level
- Lower level bathroom with shower
- 3,624 SF total area; plenty of room for your spacious office, or sub-divide for extra rental revenue
- Direct Highway 10 access
- Land is high and dry
- Scenic views of a quiet, relaxing wildlife adjacent to property
- Nice, clean location in a open setting
- Fully sprinkled
- Handicap accessible restrooms

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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