

Retail Building For SALE \$59,900

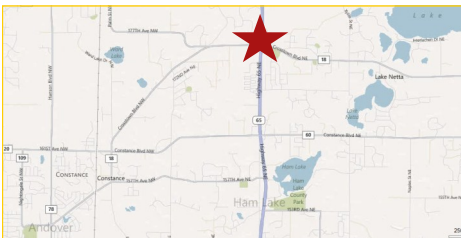


**17570 Highway 65
Ham Lake, MN**

High Visibility Retail Location

Completely renovated in 2003

This 1,368 SF brick and block retail building sits on 0.60 acres and is located just off of Highway 65 and Crosstown in Ham Lake. With high visibility from the highway, it makes for the perfect location for any retail business, including: a thrift store, gift shop, sporting goods store...it's a great opportunity for your dream business!



Completely renovated in 2003, this former beauty shop has a 33' x 18' detached garage and a 23' x 12' storage shed. With ample parking and 80,000 VPD traffic count, this location is sure to increase your business exposure.

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**17570 Highway 65
Ham Lake, MN**

Site Data



Listing Price:	\$59,900	
Includes:	Building, Land	
Location:	17570 Highway 65, Ham Lake, MN 55304	
PID Number:	053223310023	
2011 Total Tax:	\$4,546.77	
Legal Description:	THAT PRT OF NE1/4 OF SW1/4 OF SEC 5 TWP 32 RGE 23 DESC AS FOL, BEG AT A PT ON E LINE OF SD 1/4 1/4 639.26 FT NLY OF SE COR THEREOF (ASSD BRG OF SD E LINE IS N), TH W 280.50 FT, TH N 128 FT, TH E 280.50 FT TO SD E LINE, TH S ALG SD E LINE 128 FT TO POB, AKA PRT OF LOT 8 AUD SUB NO 61, EX RD, SUBJ TO EASE OF REC	
Zoning:	Business / Commercial	
Topography:	Parking Lot, Sidewalk	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	2	
Number of Floors:	1	
Storage Area:	33' x 18' Detached Garage; 23' x 12' Storage Shed	
Foundation Size:	1,368 SF	
Total SF:	1,368 SF	
Acreage:	0.60	
Building Type:	Brick and Block Exterior	
Year Built:	1950; Renovated in 2003	
Parking:	Ample surface parking	
Occupied:	No	
Neighboring:	Commercial surrounded by residential	
General:	Easy access and high visibility from Highway 65	

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**17570 Highway 65
Ham Lake, MN**

55113 Demographics

Community-at-a-Glance

County :

Anoka

Population:
12,710

Median Age:
34

Average Family Size:
3.33

Median Single Family
Home Value:
\$150,300

Median Household Income:
\$67,750

Commute Time (minutes):
30

General Characteristics	Number	Percentage
Total population	12,710	—
<i>Male</i>	6,636	52.2
<i>Female</i>	6,074	47.8
Median age (years)	34.0	—
<i>Under 5 years</i>	967	7.6
<i>18 years and over</i>	8,765	69.0
<i>65 years and over</i>	530	4.2
Average household size	3.07	—
Average family size	3.33	—
Total housing units	4,208	—
Social Characteristics	Number	Percentage
Population 25 years and over	7,782	—
<i>HS graduate or higher</i>	7,213	92.7
<i>Bachelor's degree or higher</i>	1,622	20.8
Male, now married	3,206	67.4
Female, now married	3,134	67.4
Economic Characteristics	Number	Percentage
In labor force	7,360	80.2
Mean travel time to work (minutes)	30	—
Median household income (dollars)	67,750	—
Median family income (dollars)	71,905	—
Per capita income (dollars)	24,329	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	3,239	—
<i>Median value (dollars)</i>	150,300	—
Median of selected monthly owner costs with mortgage (dollars)	1,175	—

*2000 US Census Data

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