

Office / Warehouse Building \$1,697,777



**19950 177th St NW
Big Lake, MN**

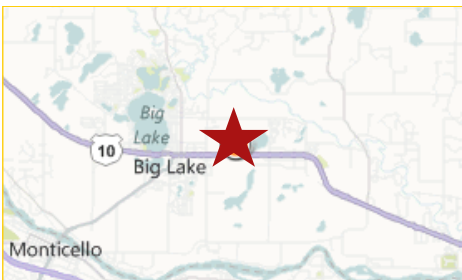
Great Investment Opportunity!

Conveniently located in a prominent industrial park, this one-story commercial building is a great owner / user / investor opportunity with many local amenities.

Geothermal heating and cooling system throughout the building and a fully air-conditioned warehouse / production space.

Property includes six dock doors and six drive-in doors; plenty of room for a large truck turn-around. Easy access from Highway 10 and ample parking on-site.

A portion of the warehouse space is currently being leased to an existing tenant. Immediate income potential!



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Contact:

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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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**19950 177th St NW
Big Lake, MN**

Site Data



Listing Price:	\$1,697,777	
Includes:	Building, Land	
Location:	19950 177th Street NW, Big Lake, MN 55309	
PID Number:	655050110	
2011 Total Tax:	\$67,818.00	
Legal Description:	LOT 2, BLK 1 SUBJ TO DRIVEWAY & ACCESS EASEMENT	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City-connected
	Sewer	City-connected
	Fuel	Natural Gas
	Heat	Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	Up to 7
Foundation Size:	39,000 SF	
Total SF:	39,000 SF	
Acres:	4.01	
Building Type:	Stucco / Brick Exterior	
Year Built:	2006	
Neighboring:	Commercial	
General:	Convenient industrial park location! Business park zoning: office, warehouse, distribution and manufacturing.	



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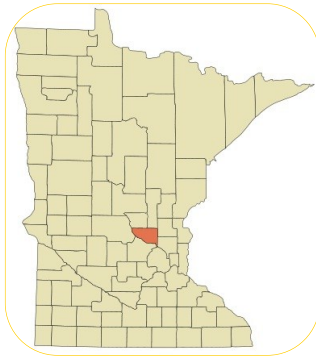
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55309 Demographics



Community-at-a-Glance

County Seat:

Sherburne

Population:

12,295

Median Age:

29.9

Average Family Size:

3.34

Median Single Family

Home Value:

\$59,728

Median Household Income:

\$51,476

Commute Time (minutes):

31.8

General Characteristics	Number	Percentage
Total population	12,295	—
<i>Male</i>	6,278	51.1
<i>Female</i>	6,017	48.9
Median age (years)	29.8	—
<i>Under 5 years</i>	1,295	10.5
<i>18 years and over</i>	8,160	66.4
<i>65 years and over</i>	578	4.7
Average household size	3.03	—
Average family size	3.34	—
Total housing units	4,405	—
Social Characteristics	Number	Percentage
Population 25 years and over	7,125	—
<i>HS graduate or higher</i>	6,458	90.6
<i>Bachelor's degree or higher</i>	1,093	15.3
Male, now married	2,879	65.3
Female, now married	2,838	65.4
Economic Characteristics	Number	Percentage
In labor force	6,923	81.6
Mean travel time to work (minutes)	31.8	—
Median household income (dollars)	51,476	—
Median family income (dollars)	59,728	—
Per capita income (dollars)	20,010	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	3,067	—
<i>Median value (dollars)</i>	136,400	—
Median of selected monthly owner costs with mortgage (dollars)	1,078	—

*2000 US Census Data

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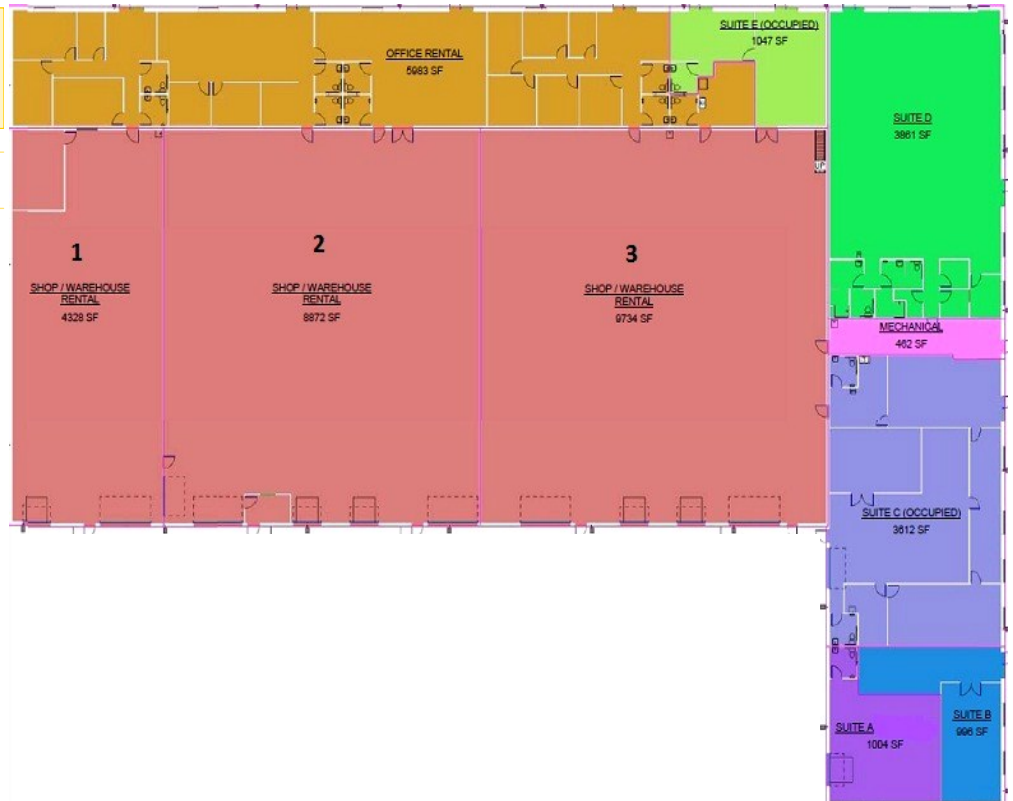
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Floor Plan



Building features and amenities include:

- One-story retail/office/warehouse space in excellent condition
- 39,000 SF total occupancy area
- Five retail/office suites; can be contiguous for larger space requirements
- Three warehouse/shop units each with drive-ins and/or docks
- Geo-thermal heat throughout building
- Parking lot with easy semi truck turn around
- Easy access to Highway 10
- Nice, clean location in a commercial/industrial neighborhood
- Excellent location for your corporate office

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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