

# Office Condo For SALE \$139,777



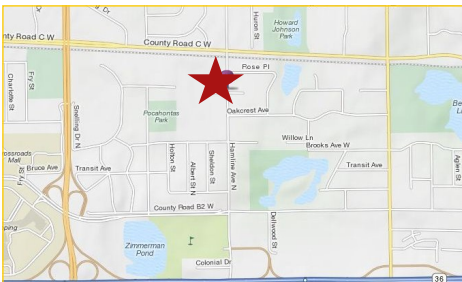
2585 Hamline Ave N, Ste. E  
Roseville, MN

## Great Office Condo Location in Roseville!

Great for any professional or small business.

Nicely finished 2,000 SF office condo conveniently located just off Highway 36 in Roseville in close proximity to regional shopping, restaurants and entertainment. Functional layout includes walk up access, welcoming reception area, main floor restrooms and outdoor seating area. 9' ceilings add to the spacious feel.

Priced to compete with distressed listings but this condo is superior in layout, build out and condition to other recently sold adjacent units. Opportunity to enhance the professional image of your business.



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Roseville, MN**

## Site Data



<b>Listing Price:</b>	\$139,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	2585 Hamline Avenue N , Roseville, MN 55113	
<b>PID Number:</b>	102923210085	
<b>2010 Total Tax:</b>	\$5,538.00	
<b>Legal Description:</b>	Hamline Townoffice Plaza, Lot 25, Block 1	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	2	
<b>Number of Units:</b>	Commercial	Up to two
<b>Foundation Size:</b>	1,000 SF	
<b>Total SF:</b>	1,000 SF common/office areas 1,000 SF finished lower level	
<b>Acres:</b>	0.04	
<b>Building Type:</b>	Brick Exterior	
<b>Year Built:</b>	1998	
<b>Parking:</b>	Lot with 10 spaces	
<b>Occupied:</b>	Yes	
<b>Neighboring:</b>	Commercial surrounded by residential	
<b>General:</b>	Prime Roseville location to own and operate your business!	

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• BRIGHT RECEPTION AREA



• EXECUTIVE OFFICE VIEWS



• NICELY FINISHED LOWER LEVEL



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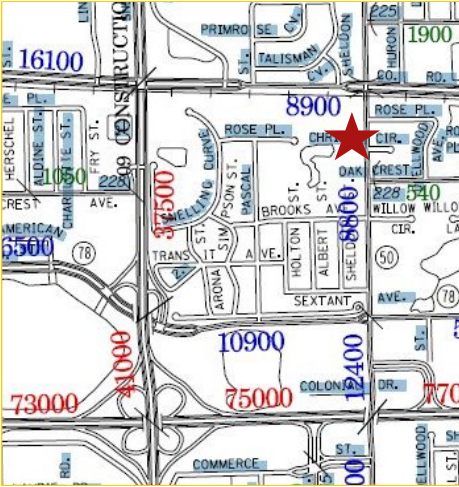
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## 55113 Demographics



## Community-at-a-Glance

County Seat:

**Ramsey**

Population:

**34,947**

Median Age:

**37.8**

Average Family Size:

**3.04**

Median Single Family

Home Value:

**\$132,200**

Median Household Income:

**\$51,596**

Commute Time (minutes):

**22.6**

*\*2000 US Census Data*

General Characteristics	Number	Percentage
Total population	34,947	—
<i>Male</i>	16,695	47.8
<i>Female</i>	18,252	52.2
Median age (years)	37.8	—
<i>Under 5 years</i>	2,278	6.5
<i>18 years and over</i>	26,303	75.3
<i>65 years and over</i>	5,257	15.0
Average household size	2.48	—
Average family size	3.04	—
Total housing units	14,004	—
Social Characteristics	Number	Percentage
Population 25 years and over	23,676	—
<i>HS graduate or higher</i>	21,323	90.1
<i>Bachelor's degree or higher</i>	6,050	25.6
Male, now married	7,708	59.7
Female, now married	7,742	52.4
Economic Characteristics	Number	Percentage
In labor force	18,950	69.4
Mean travel time to work (minutes)	22.6	—
Median household income (dollars)	51,596	—
Median family income (dollars)	63,049	—
Per capita income (dollars)	24,387	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	8,962	—
<i>Median value (dollars)</i>	132,200	—
Median of selected monthly owner costs with mortgage (dollars)	1,092	—

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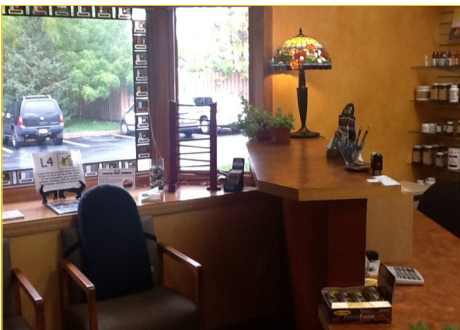
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## Summary

### Building features and amenities include:

- Welcoming reception area and main level restrooms
- 2,000 SF total occupancy area with 1,000 SF on the main level and 1,000 SF on the lower level
- Ample parking with 10+ shared spaces
- 8,800 VPD passing by the association, monument signage
- Outdoor patio with natural views
- Great location, close to shopping and restaurants
- Minutes to both downtown St. Paul and Minneapolis
- Easy access to I-35W via Hamline Ave N and County Road C W
- Quiet spot to relax, scenic 1.5 acre pond adjacent to property
- Nice, clean location in a commercial/residential neighborhood
- Association maintained including exterior maintenance, snow and lawn care



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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