

Mixed-Use Building and Acreage For SALE



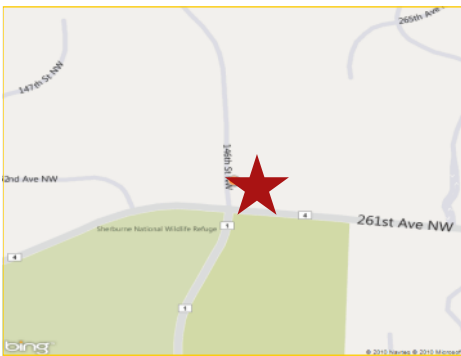
**26137 Cty Rd 1
(146th Street)
Zimmerman, MN**

Price Reduced - \$177,777

Live and Work — Residential Unit & Home Business Compound

This rustic style mixed-use property includes a two bedroom upper level apartment for office space, extra income, caretakers quarters—or even your own home! A detached two car garage and pole barn round out the facility amenities already in place.

Locals, hunters, and day trippers are all familiar with this former popular dining and entertainment facility located at the gateway to the Sherburne National Wildlife Refuge and other vacation and hunting areas. The idyllic three acre wooded property has plenty of room for your business or a non-profit use. This is a great opportunity to build out 6,800 SF of shell condition space for your home business use and conveniently live upstairs.



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Mixed-Use Building and Acreage For SALE

**26137—146th St
Zimmerman, MN**

Site Data



Cabin Style Location in Zimmerman

Large main level with an upper level apartment, detached garage and pole barn on three wooded acres. This property borders the Sherburne National Wildlife Refuge at the gateway to several area lakes including Ann Lake, Elk Lake, Lake Fremont, Blue Lake, Caitlin Lake and Hunter Lakes.

Listing Price:	\$177,777	
Includes:	Buildings, Land	
Location:	26137 146th Street, Zimmerman, MN 55398	
PID Number:	350124141	
2012 Total Tax:	\$6,174.00 (amount while this was an operating restaurant)	
Legal Description:	Lengthy	
Zoning:	Commercial / Residential	
Topography:	Parking Lot, Sidewalk, Sloped	
Utilities:	Water Sewer Fuel Heat	City water, connected Septic Propane-Natural Gas into bldg. Hot water
Number of Buildings:	3	Main Building, Garage, Pole Barn
Number of Floors:	2	
Foundation Size:	6,800 SF	
Total SF:	8,700 SF	
Acres:	3	
Building Type:	Stick Built — Cedar Siding	
Year Built:	1960s	
Parking:	Asphalt Parking Lot	
Occupied:	No	
Neighboring:	Rural Residential — 4 Miles West of Zimmerman	
General:	Up north style living and business potential— Great location for your home business compound in northern Sherburne County.	

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**26137—146th St
Zimmerman, MN**

55398 Demographics



Community-at-a-Glance

County Seat:

Sherburne County

*Population:
15,540

*Median Age:
33.1

*Average Family Size:
3.28

**Median Single Family
Home Value:
\$131,900

**Median Household Income:
\$57,220

**Commute Time (minutes):
37.8

*2010 US Census Data

**2000 US Census Data

*General Characteristics	Number	Percentage
Total population	15,540	—
<i>Male</i>	7,978	51.3
<i>Female</i>	7,562	48.7
Median age (years)	33.1	—
<i>Under 5 years</i>	689	4.4
<i>18 years and over</i>	5,464	35.2
<i>65 years and over</i>	496	3.2
Average household size	2.95	—
Average family size	3.28	—
Total housing units	5,707	—
**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	—

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Upstairs Living with Private Entrance and Deck

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Zimmerman, MN**

Living Area

Upper level living quarters with a welcoming cabin feel

This quaint second level apartment has a private entrance, eat in kitchen, large living room and two bedrooms. Space features include ample windows for plenty of natural light and knotty pine woodwork. Walk in closets and a washer / dryer hookup make this space as convenient as it is cozy.



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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Last Updated: Friday, April 20, 2012

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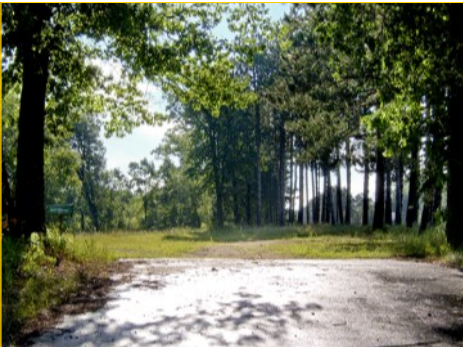
Cozy, Welcoming Up North Style Decor

**26137—146th St
Zimmerman, MN**

Main Level

Main Level — 6,800 SF

This spacious layout includes a large kitchen, formal dining room, three bars, banquet room and dance hall. The upper level two bedroom apartment adds 1,900 SF of additional space for an office or on-site living quarters.



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