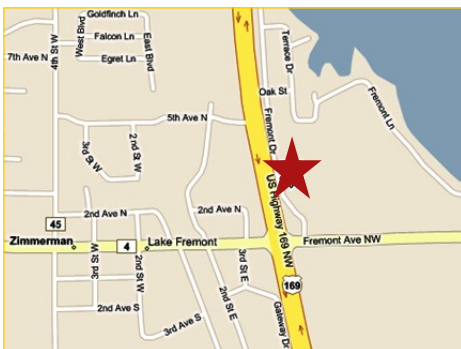


Commercial Building on Highway 169



**26219 Fremont Dr.
Zimmerman, MN**

3,750 Square Feet of High Visibility Office or Retail Space



Great investment opportunity on busy thoroughfare. Highly visible from Highway 169 just north of the Fremont Avenue stop lights in Zimmerman.

Features four office or retail suites. Perfect for use as art studio or merchandising business and showroom or a fitness studio. Fantastic location for a specialty shopping center. The possibilities are endless! Plenty of parking in front with extra parking in back of building. Pylon sign in front makes you easy to see from the busy highway!

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Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Commercial Building on Highway 169

**26219 Fremont Dr.
Zimmerman, MN**

Site Data



Close to residential, retail and other businesses.

Fabulous location on frontage road off Highway 169 in Zimmerman. This "up north" style building is currently 50% leased and ready for more! Build out includes offices and open areas.

Listing Price:	\$257,777	
Includes:	Building and Land	
Location:	26219 Fremont Drive, Zimmerman, MN 55398	
PID Number:	954220130	
Legal Description:	Lot 3 Block 1 Frontier Plaza	
Zoning:	Business/Commercial	
Topography:	Parking lot	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	4
Foundation Size:	3,750	
Total SF	3,750	
Acres	0.50 100 x 223	
Building Type:	Stick Built	
Year Built:	1998	
Parking:	Plenty of parking in front with extra parking in back	
Occupied:	yes	
Neighboring:	Commercial and residential	
General:	Fabulous location on 169 frontage road. High daily traffic-great building and signage visibility.	

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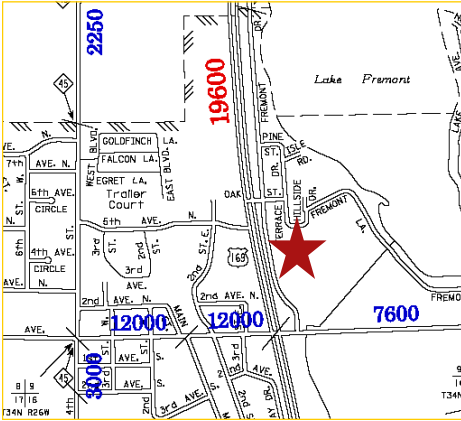
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Commercial Building on Highway 169

**26219 Fremont Dr.
Zimmerman, MN**

55398 Demographics



Community-at-a-Glance

County Seat:

Sherburne

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

*2000 US Census Data

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	5,675	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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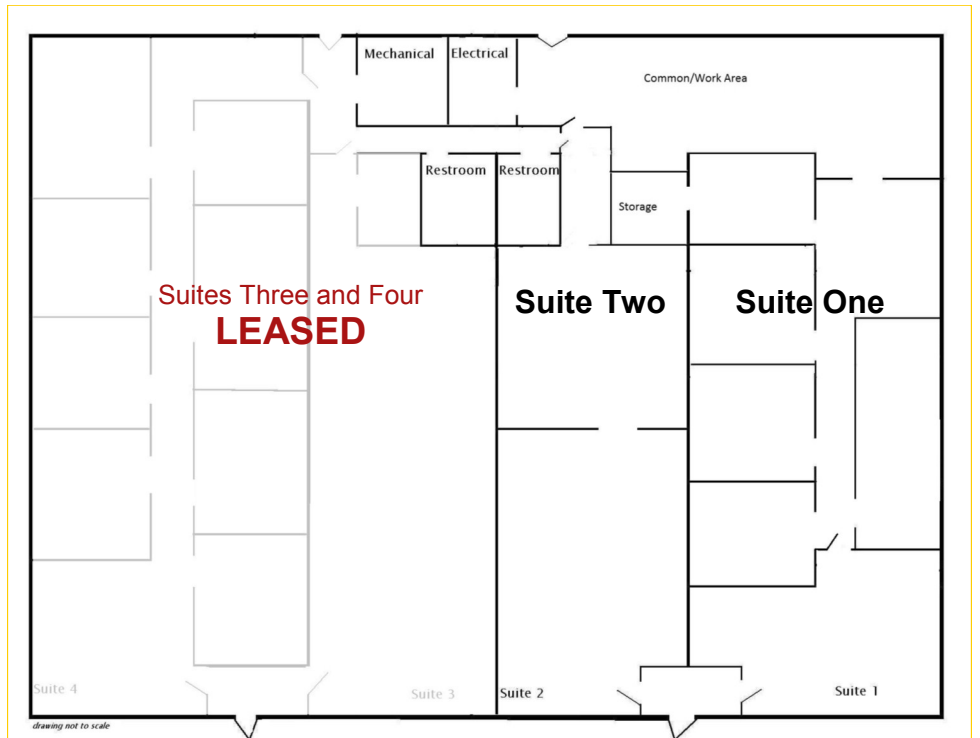
Leaseholds

Suites one and two are available for lease.

Suite one is approximately 938SF built out with plenty of private office space along a large open meeting area. Suite two is slightly smaller and divided into a front showroom-type area and back office.

The two suites share a front foyer and rear common area with outside doors for easy access to the back/employee parking area.

All suites have data connections in place.



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.

Last Updated: Monday, June 20, 2011

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