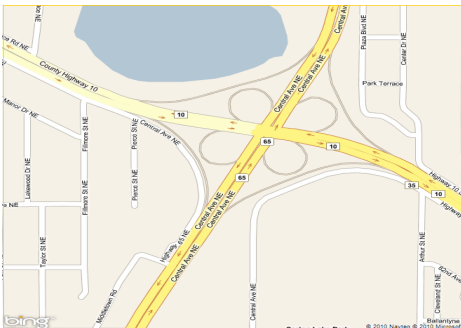


HWY 65-SPRING LAKE PARK



FOR SALE OFFICE COMPLEX SPRING LAKE PARK

**8338 Hwy 65
Spring Lake Park,
MN**



Superior Build-Outs

Conveniently located on the corner of Hwy 65 and Hwy 10 in Spring Lake Park.

These beautiful office condominiums were built in 2005 and have a total of 8,203 finished square feet. Everything is on one level, there is natural light, 9' doors, high ceilings and fabulous floor plans.

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Contact:

Ron Touchette Broker

612.685.0373

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

Hwy 65 in Spring Lake Park

**8338 Hwy 65
Spring Lake Park,
MN**

Site Data



Listing Price:	\$1,467,777	
Includes:	Building, land	
Location:	8338 Hwy 65, Spring Lake Park, MN 55432	
PID Number:	013024210041 013024210040 013024210042	
2010 Total Tax:	013024210041 — \$23,270.35 013024210040 — \$12,515.29 013024210042 — \$11,205.45	
Legal Description:	Unit 1 & 2 & 3 CIC No 223 Laddie Office Condominiums	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
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	
Total SF:	013024210041 — 4,096 SF 013024210040 — 2,048 SF 013024210042 — 2,048 SF	
Acres:	013024210041 — 0.09 013024210040 — 0.05 013024210042 — 0.05	
Building Type:	Stick Built / Stucco / Brick Exterior	
Year Built:	2005 — all	
Parking:	Parking lot in front and in back of building	
Occupied:	Yes	
Neighboring:	Commercial and residential	
General:	Excellent location SW corner of Hwy 10 and Hwy 65. Three condominiums included in the sale.	

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Hwy 65 in Spring Lake Park

**8338 Hwy 65
Spring Lake Park,
MN**

Demographics

Community-at-a-Glance

County Seat:

Anoka

Population:

30,576

Median Age:

36.4

Average Family Size:

2.93

Median Single Family

Home Value:

\$120,400

Median Household Income:

\$48,370

Commute Time (minutes):

22.2

**2000 US Census Data*

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, March 04, 2011

General Characteristics	Number	Percentage
Total population	30,576	—
<i>Male</i>	14,982	49.0
<i>Female</i>	15,594	51.0
Median age (years)	36.4	—
<i>Under 5 years</i>	1,956	6.4
<i>18 years and over</i>	23,654	77.4
<i>65 years and over</i>	3,604	11.8
Average household size	2.43	—
Average family size	2.93	—
Total housing units	12,712	—
Social Characteristics	Number	Percentage
Population 25 years and over	20,570	—
<i>HS graduate or higher</i>	18,346	89.2
<i>Bachelor's degree or higher</i>	4,777	23.2
Male, now married	6,568	54.1
Female, now married	6,248	49.6
Economic characteristics	Number	Percentage
In labor force	18,002	74.3
Mean travel time to work (minutes)	22.2	—
Median household income (dollars)	48,370	—
Median family income (dollars)	56,118	—
Per capita income (dollars)	22,883	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	7,605	—
<i>Median value (dollars)</i>	120,400	—
Median of selected monthly owner costs with mortgage (dollars)	983	—

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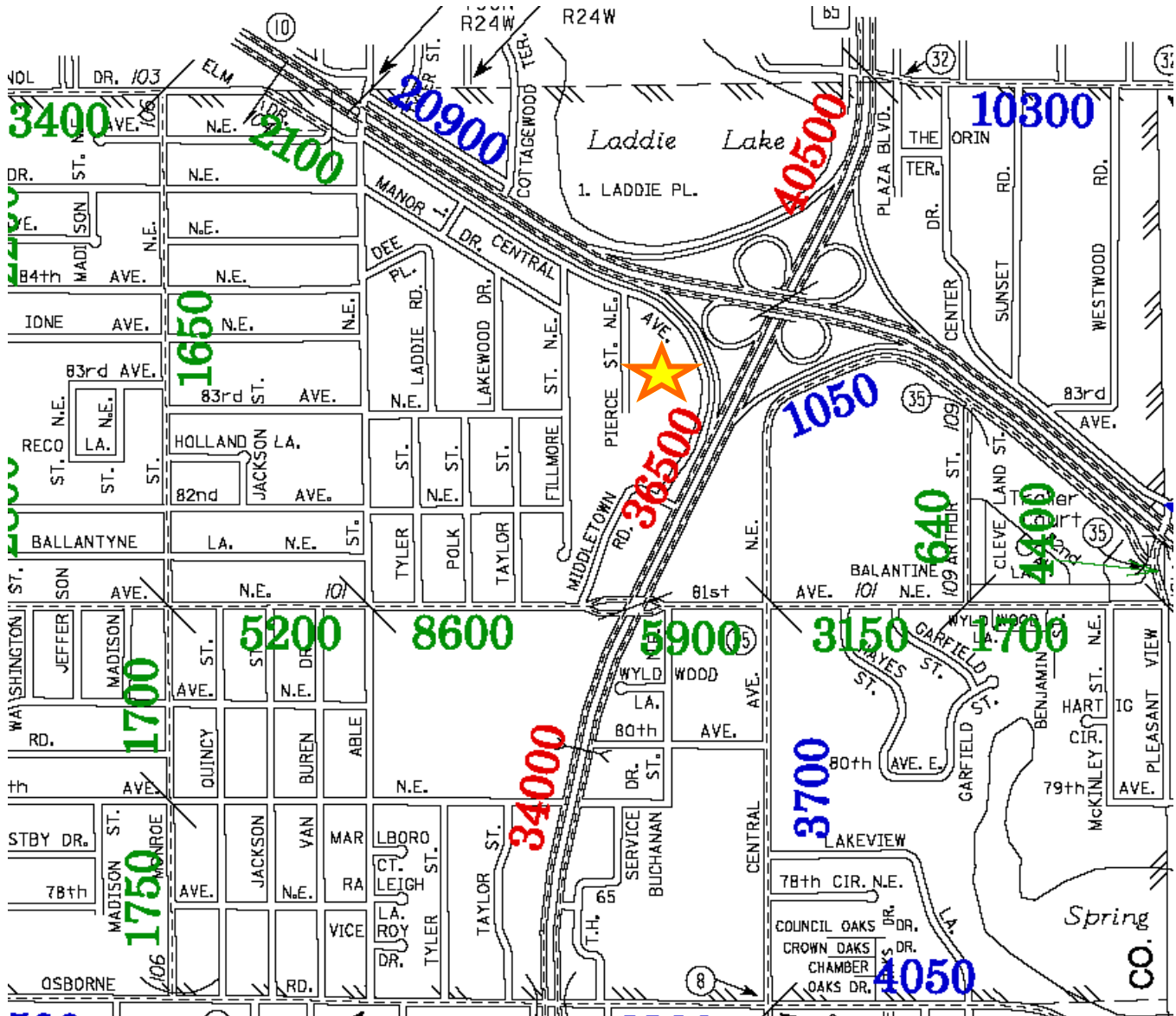
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Traffic Counts



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