

# Champlin Town Office for SALE \$194,777

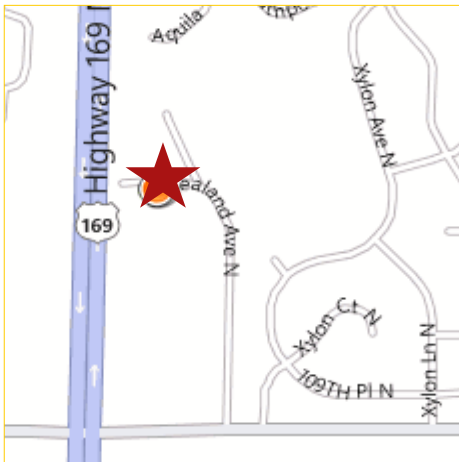


11149 Zealand Ave N  
Champlin, MN

## Vanilla Shell Waiting for Your Custom Buildout!

### Building features and amenities include:

- Single-level 1,536SF condominium
- Handicap accessible restrooms roughed in
- Drive-in door in the back of unit
- Financing and build-out packages available
- Walk-up from off-street asphalt surface parking lot
- Within walking distance to bus line
- Great visibility and access to Highway 169, only 1.5 miles from Highway 610
- Convenient location in a commercial/residential neighborhood
- Association maintained, including outside maintenance, snow and lawn care, and hazard insurance



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Licensed in Minnesota & Florida

Contact:

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**612.435.7777**

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7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612-435-7770 Fax: 613-435-7771

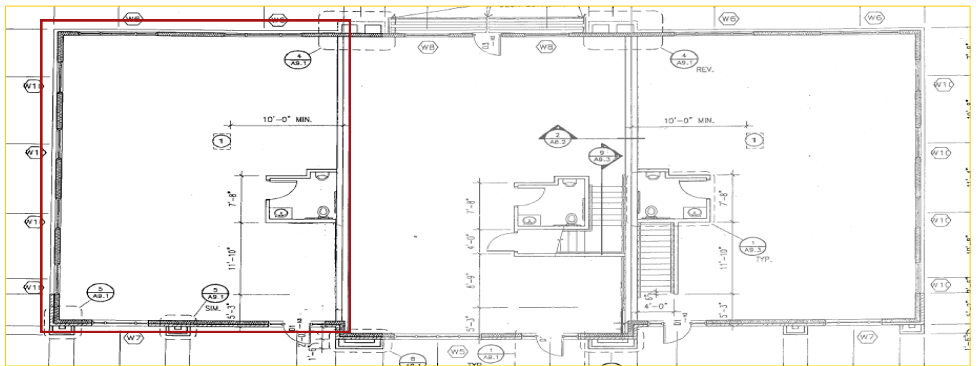
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**11149 Zealand Ave N  
Champlin, MN**

## Site Data



<b>Listing Price:</b>	\$194,777	
<b>Location:</b>	11149 Zealand Avenue N, Champlin, MN 55316	
<b>PID Number:</b>	3112021420081	
<b>Zoning:</b>	Commercial	
<b>Topography:</b>	Parking lot	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	1	
<b>Foundation Size:</b>	1,536 SF	
<b>Total SF</b>	1,536 SF	
<b>Building Type:</b>	Stick Built	
<b>Year Built:</b>	2003	
<b>Parking:</b>	Parking lot	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial, Residential	
<b>General:</b>	Office/warehouse space with visibility from Hwy. 169. Close to city bus line. Financing and build-out packages available. Drive-in door in back of unit.	



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Champlin, MN**

## Demographics

### Community-at-a-Glance

County Seat:

**Hennepin**

Population:

**22,422**

Median Age:

**11,284**

Average Family Size:

**3.35**

Median Single Family

Home Value:

**\$69,454**

Median Household Income:

**\$66,026**

Commute Time (minutes):

**28.0**

*\*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. Copyright 2011 ROCK SOLID Commercial.

*Last Updated: Monday, August 08, 2011*

General Characteristics	Number	Percentage
Total population	22,422	—
<i>Male</i>	11,284	50.3
<i>Female</i>	11,138	49.7
Median age (years)	32.1	—
<i>Under 5 years</i>	1,856	8.3
<i>18 years and over</i>	14,911	66.5
<i>65 years and over</i>	837	3.7
Average household size	2.99	—
Average family size	3.35	—
Total housing units	7,583	—
Social Characteristics	Number	Percentage
Population 25 years and over	13,416	—
<i>HS graduate or higher</i>	12,664	94.4
<i>Bachelor's degree or higher</i>	3,533	26.3
Male, now married	5,120	65.0
Female, now married	5,095	61.9
Economic characteristics	Number	Percentage
In labor force	13,304	84.8
Mean travel time to work (minutes)	28.0	—
Median household income (dollars)	66,026	—
Median family income (dollars)	69,454	—
Per capita income (dollars)	24,218	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,367	—
<i>Median value (dollars)</i>	138,000	—
Median of selected monthly owner costs with mortgage (dollars)	1,174	—

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