

Champlin Town Office for SALE \$224,777

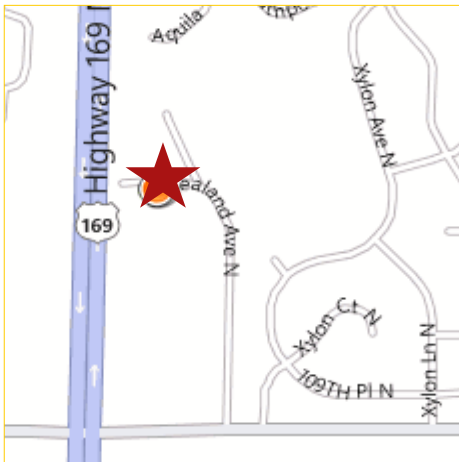


11157 Zealand Ave N
Champlin, MN

Vanilla Shell Waiting for Your Custom Buildout!

Building features and amenities include:

- Two-level 2,096 SF 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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Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

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

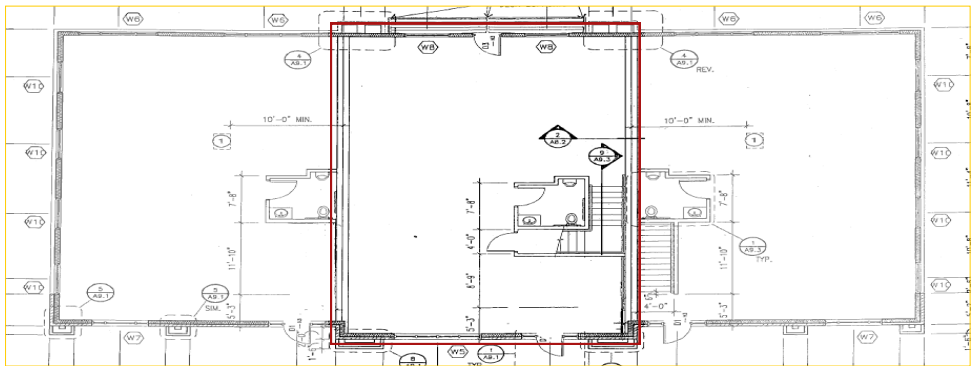
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**11157 Zealand Ave N
Champlin, MN**

Site Data



Listing Price:	\$224,777	
Location:	11157 Zealand Avenue N, Champlin, MN 55316	
PID Number:	3112021420082	
Zoning:	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:	2	
Number of Units:	1	
Foundation Size:	1,536 SF	
Total SF	2,096 SF	
Building Type:	Stick Built	
Year Built:	2003	
Parking:	Parking lot	
Occupied:	No	
Neighboring:	Commercial, Residential	
General:	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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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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