

Two Champlin Town Offices for SALE



**11149 and 11157
Zealand Ave. N
Champlin, MN**

Great Opportunity to Create your Custom Office Suite

Direct visibility and easy access from Highway 169

Two vanilla shell office spaces are waiting for your custom buildout. Each suite has plenty of windows to let in natural light, restroom areas, and drive-in overhead doors in back. Choose from a single level end suite with windows on two sides, or a two level center location with an impressive A-frame roof, and curved, recessed second level windows framed by double pillar sets—or take them both! Occupy one and lease the other for extra income.

Convenient location just 1.5 miles north of Highway 610 with ample of-street parking and a city bus line within walking distance. Perfect opportunity to build your custom office suite. Financing and buildout packages are available.



Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

**ROCK SOLID Companies
is Your FULL SERVICE
Real Estate Brokerage**

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612-435-7770 Fax: 613-435-7771

Two Champlin Town Offices for SALE

**11149 and 11157
Zealand Ave. N
Champlin, MN**

Site Data



Listing Price:	\$194,777—11149 Zealand Ave. N \$224,777—11157 Zealand Ave. N	
Includes:	Building	
Location:	11149 and 11157 Zealand Ave. N, Champlin, MN 55316	
PID Number:	3112021420081 (11149) 3112021420082 (11157)	
Legal Description:	Available	
Zoning:	Commercial	
Topography:	Parking lot, sidewalk, urban landscaping	
Utilities:	Electric Gas Water Sewer Fuel Heat DSL	Xcel Energy Centerpoint Energy City water, connected City Sewer, connected Natural Gas Forced Air Available
Number of Buildings:	1	
Number of Floors:	1 (11149) 2 (11157)	
Number of Units:	Commercial	Up to two
Foundation Size:	1,536SF (11149) 2,096SF (11157)	
Total SF	3,632SF	
Acres	—	
Building Type:	Stick Built	
Year Built:	2003	
Parking:	Shared lot	
Occupied:	No	
Neighboring:	Commercial	
General:	Office/warehouse space with visibility from Hwy. 169. Close to city bus line. Financing and build-out packages available. Two drive-in doors in back of each unit.	

Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

ROCK SOLID Companies
is Your **FULL SERVICE**
Real Estate Brokerage

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612-435-7770 Fax: 613-435-7771

Two Champlin Town Offices for SALE

**11149 and 11157
Zealand Ave. N
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

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	—

*2000 US Census Data

Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

ROCK SOLID Companies
is Your **FULL SERVICE**
Real Estate Brokerage

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

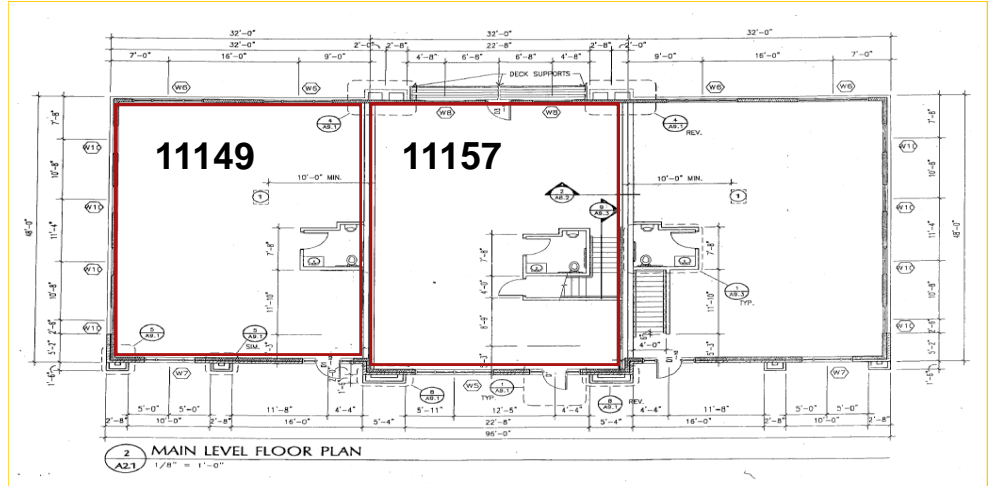
ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612-435-7770 Fax: 613-435-7771

Two Champlin Town Offices for SALE

**11149 and 11157
Zealand Ave. N
Champlin, MN**

Floor Plans



Summary

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 2008 ROCK SOLID Commercial.

Building features and amenities include:

- Two adjoining units
- 3,632SF total occupancy area; 1,536SF on single level (11149), and 2,096SF on two levels (11157)
- Overhead doors in back
- Great visibility and access from Highway 169—over 36,000 commuter cars per day
- Attractive craftsman style architecture
- Nicely landscaped with sidewalks, curbs, grass, shrubs and trees
- Ample off-street parking
- Natural setting with quiet, relaxing wildlife areas adjacent to property
- Convenient location in a commercial/residential neighborhood
- Walk to city bus line
- DSL available
- Association maintained, including outside maintenance, snow and lawn care, and hazard insurance



Financing and build-out packages are available. Call today for your personal showing.

Last Updated: Tuesday, October 26, 2010

Rock Solid
COMMERCIAL

Providing Exceptional Personal Service

www.rocksolidcommercial.com

Delivering Exceptional Positive Results

ROCK SOLID Companies
is Your **FULL SERVICE**
Real Estate Brokerage

Commercial, Property Management,
Troubled Assets, Court Receivership,
Investment/Equity, 1031 Exchange
Residential, Property Development
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

Ron Touchette Broker

612.435.7777

ron@rocksolidcommercial.com

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612-435-7770 Fax: 613-435-7771