

Two Office/Warehouse Condos for SALE



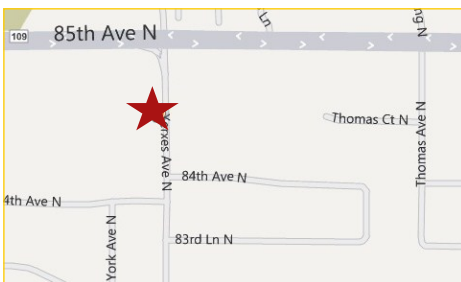
8459 & 8463 Xerxes Ave N
Brooklyn Park, MN

Own a Warehouse/Office Condo in Xerxes Commerce Center!

Owner Financing Available

Two newly constructed warehouse with office or showroom condos that are tenant ready and in great condition. These condos are spacious and can easily be transformed to accommodate larger office space. An overhead 14' clearance door accompanies both bays, along with a common area and unisex restrooms.

Located in the northwest metro area just minutes away from Highway 252 and downtown Minneapolis. Great warehouse center that ensures high visibility from the busy intersection and large traffic counts at 85th Ave. N and Xerxes Ave. N.



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Contact:

Ron Touchette Broker

612.435.7777

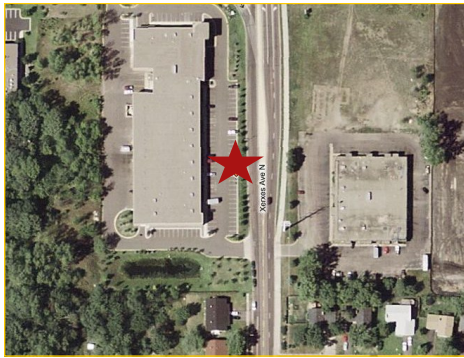
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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Two Office/Warehouse Condos for SALE

**8459 & 8463 Xerxes Ave N
Brooklyn Park, MN**

Site Data



Listing Price:	\$247,777 ea. (8459 PENDING)	
Location:	8459 & 8463 Xerxes Avenue N Brooklyn Park, MN 55443	
PID Number:	8459 — 2211921110071 8463 — 2211921110070	
Legal Description:	Lot 000 Block 000 CIC NO 1268 XERXES COMMERCE CENTER UNIT NO 7	
2010 Total Tax:	8459 — \$11,370.66 8463 — \$12,612.88	
Association Fee:	\$328.35 per side per month	
Zoning:	Business/Commercial	
Topography:	Level, drive-in bay with 14' clearance	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	Up to two
Foundation Size:	8,488 SF	
Total SF	8459 — 4,244 SF 8463 — 4,244 SF	PENDING \$58.38 psf
Acres	1.0 +/-	
Building Type:	Brick Exterior	
Year Built:	2003	
Parking:	Lot with multiple	
Occupied:	No	
Neighboring:	Commercial and residential	
General:	Nice double unit with 14' overhead doors. Drive in—small common area with RR. Great location for warehouse/office!	

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55443 Demographics



Community-at-a-Glance

County Seat:

Hennepin

Population:
70,729

Median Age:
32.7

Average Family Size:
3.38

Median Single Family
Home Value:
\$72,227

Median Household Income:
\$62,098

Commute Time (minutes):
23.9

General Characteristics	Number	Percentage
Total population	70,729	—
<i>Male</i>	35,442	50.1
<i>Female</i>	35,287	49.9
Median age (years)	32.7	—
<i>Under 5 years</i>	6,688	9.5
<i>18 years and over</i>	50,123	70.9
<i>65 years and over</i>	4,921	7.9
Average household size	2.85	—
Average family size	3.38	—
Total housing units	26,558	—
Social Characteristics	Number	Percentage
Population 25 years and over	43,754	—
<i>HS graduate or higher</i>	—	89.7
<i>Bachelor's degree or higher</i>	—	28.1
Male, now married	14,433	55.8
Female, now married	13,874	50.6
Economic characteristics	Number	Percentage
In labor force	40,439	77.4
Mean travel time to work (minutes)	23.9	—
Median household income (dollars)	62,098	—
Median family income (dollars)	72,227	—
Per capita income (dollars)	26,232	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	18,314	—
<i>Median value (dollars)</i>	228,600	—
Median of selected monthly owner costs with mortgage (dollars)	1,719	—

*2000 US Census Data

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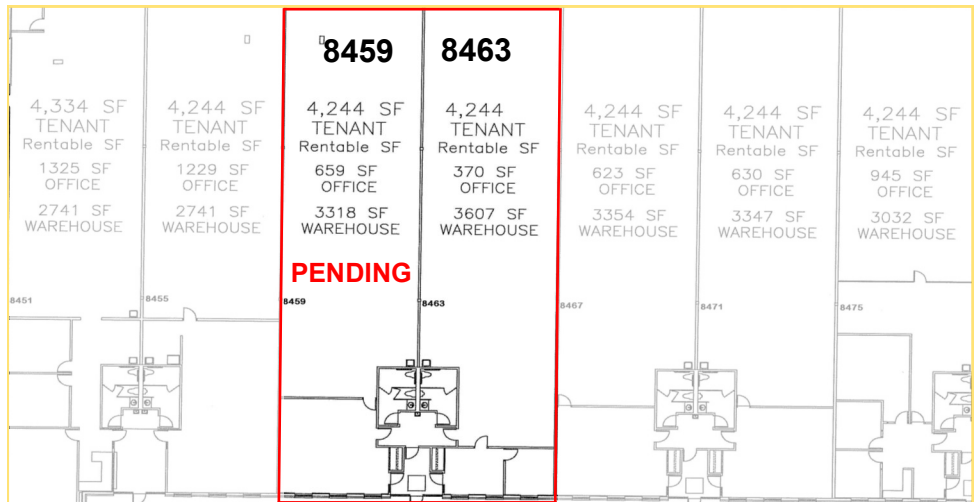
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Summary

Building features and amenities include:

- Two newly constructed warehouse/office condos in great condition
- 8,488 Total SF; 4,244 SF ea.
- \$58.38 per square foot (8459 PENDING)
- Small common area with private restrooms
- One 14' clearance drive in door in each bay
- Phase 3 electric power
- Flammable waste traps
- Located minutes away from Highway 252 and downtown Minneapolis
- High traffic count at intersection of 85th and Xerxes Ave. ensures great visibility
- Great location for your showroom/warehouse/office condo!



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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