

# County Hwy. 10 Commercial Automotive Approved

## For SALE or LEASE



For more information, contact:

**Ron Touchette**, Broker

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**List Price:  
\$327,777.00**

**Lease Rate:  
\$2,500.00 Gross**

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



## Rock Solid COMMERCIAL



[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

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### Site Data

**List Price:** \$327,777.00

**Lease Rate:** \$2,500.00 per month gross

**Location:** 1224 Highway 10, Spring Lake Park, MN 55432

**PID No.:** 013024210013

**Taxes (2008):** \$7,563.51

**Zoning:** C2 - Neighborhood & Service Center Commercial District

**Lot Size:** 0.3 acres

**Lot Dimensions:** Irregular - 110 x 198 x 67 x 140

**Topography:** Developed, level

**Utilities:** Electric: Xcel Energy  
Gas: Centerpoint Energy  
Sanitary Sewer: Municipal  
Water: Municipal

**Number of Bldgs.:** 2

**Building SF:** Main Shop - 2,232 SF = 3,068 Total SF  
Truck Shop - 836 SF

**Building Type:** Metal, steel

**Year Built:** 1972

**Parking:** Private lot

**General:** The property is located on the SW corner of the Hwy. 65 and County Hwy. 10 interchange. DIRECT frontage on Co. Hwy. 10, off service road. Conditional use permit in place for auto repair, towing, and storage. Back lot newly paved with curb & gutter, security fence, and drive gate.

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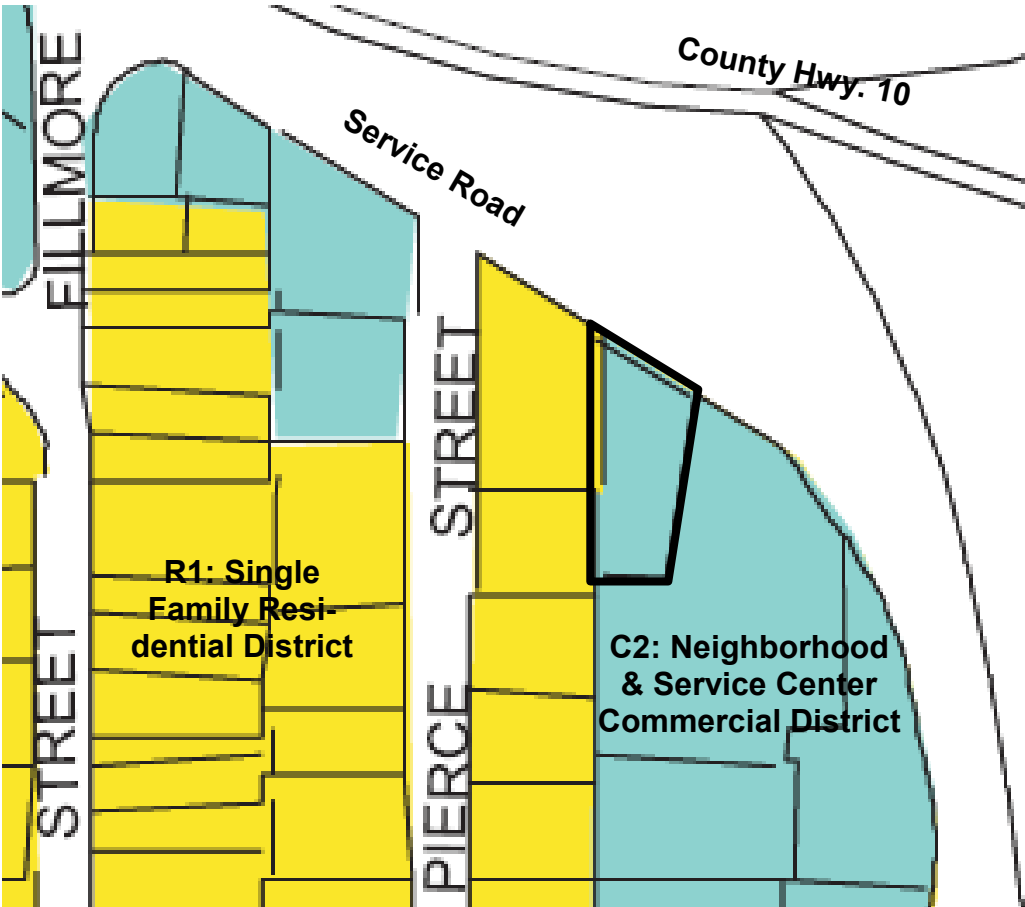
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Aerial Map



Zoning Map

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### Community-at-a-Glance

County Seat:	Anoka County
Population:	6,772
Median Age:	37.7
Average Family Size:	2.97
Median Home Value:	\$120,000.00
Median Household Income:	\$46,646.00
Unemployment Rate:	2.1%
Commute Time (minutes):	24

### Demographics

<i>General Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>Total population</i>	6,772	—
<i>Male</i>	3,242	47.9
<i>Female</i>	3,530	52.1
<i>Median age (Years)</i>	37.7	—
<i>Under 5 years</i>	389	5.7
<i>18 years and over</i>	5,243	77.4
<i>65 years and over</i>	824	12.2
<i>Average household size</i>	2.48	—
<i>Average family size</i>	2.97	—
<i>Total housing units</i>	2,756	—
<i>Social Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>Population 25 years and over</i>	4,595	—
<i>HS graduate or higher</i>	4,017	87.4
<i>Bachelor's degree or higher</i>	767	16.7
<i>Male, now married</i>	1,477	53.9
<i>Female, now married</i>	1,363	47.9
<i>Economic Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>In labor force</i>	4,018	73.1
<i>Mean travel time to work (minutes)</i>	24.3	—
<i>Median household income (dollars)</i>	\$46,646	—
<i>Median family income (dollars)</i>	\$56,922	—
<i>Per capita income (dollars)</i>	\$21,932	—
<i>Housing Characteristics</i>	<i>Number</i>	<i>Percentage</i>
<i>Single-family owner-occupied homes</i>	1,792	—
<i>Median value (dollars)</i>	\$120,000	—
<i>Median of selected monthly owner costs with mortgage (dollars)</i>	\$952	—

\*2000 US Census Data

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