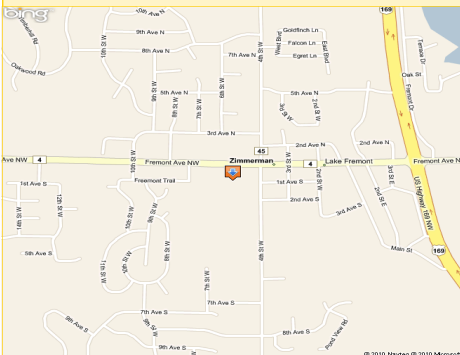


12844 Fremont Ave.



**12844 Fremont
Zimmerman, MN**



Newly Remodeled Retail and Office Spaces for Sale

RETAIL OR OFFICE this is a great location for your business. Ample parking-easy access-newly remodeled-variety of sizes from 775 square feet to 3300 square feet (+/-).

Located on a high traffic corner with great visibility. Current Tenants include a Dollar Store, Tanning Salon, Sporting Goods Store, Floral Shop and Business Office. Two land parcels for a total of approximately 2 acres of land.

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Contact:

Ron Touchette

Broker

612.685.0373

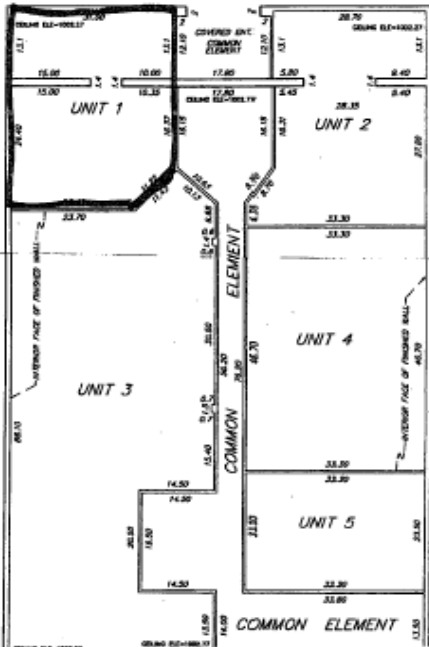
ron@rocksolidcommercial.com

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

12844 Fremont Ave.

12844 Fremont Ave Zimmerman, MN

Site Data



Listing Price:	\$877,7777	Entire building and Lot next door
Location:	21844 Fremont Ave., Zimmerman, MN 55398	
PID Number:	95-475-0001,2,3,4,5 95-017-1101-vacant land	
Legal Description:	CIC #79 Raelee Units 1-5	
Zoning:	Business/Commercial	
Topography:	Parking lot	
Utilities:	Water Sewer Fuel Heat DSL	City water, connected City Sewer, connected Natural Gas Forced Air Available
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	Up to five
Foundation Size:	10,530 SF	Entire building
Unit sizes:	Unit 1-1216 SF	Unit 2-1100SF
	Unit 3-3325 SF	Unit 4-1560 SF
	Unit 5-775 SF	
Building Type:	Stick Built	
Year Built:	1975— Remodeled in 2008	
Parking:	50+/-	
Occupied:	yes	
Neighboring:	Commercial and residential	
General:	Located on busy corner with great visibility. Outside monument signage and building signage available. Great investment or owner occupied business location. Sale includes the .78 acre vacant lot to west	

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Demographics



Community-at-a-Glance

County Seat:

Sherburne

Population:

10,172

Median Age:

31.5

Average Family Size:

3.33

Median Single Family

Home Value:

131,900

Median Household Income:

57,220

Commute Time (minutes):

37.8

General Characteristics	Number	Percentage
Total population	10,172	—
<i>Male</i>	5,220	51.3
<i>Female</i>	4,952	48.7
Median age (years)	31.5	—
<i>Under 5 years</i>	866	8.5
<i>18 years and over</i>	6,823	67.1
<i>65 years and over</i>	470	4.6
Average household size	2.99	—
Average family size	3.33	—
Total housing units	3,587	—
Social Characteristics	Number	Percentage
Population 25 years and over	6,018	—
<i>HS graduate or higher</i>	5,338	88.7
<i>Bachelor's degree or higher</i>	795	13.2
Male, now married	2,365	61.3
Female, now married	2,318	65.5
Economic characteristics	Number	Percentage
In labor force	5,675	78.7
Mean travel time to work (minutes)	37.8	—
Median household income (dollars)	57,220	—
Median family income (dollars)	60,157	—
Per capita income (dollars)	21,357	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	2,484	—
<i>Median value (dollars)</i>	131,900	—
Median of selected monthly owner costs with mortgage (dollars)	1,102	—

*2000 US Census Data

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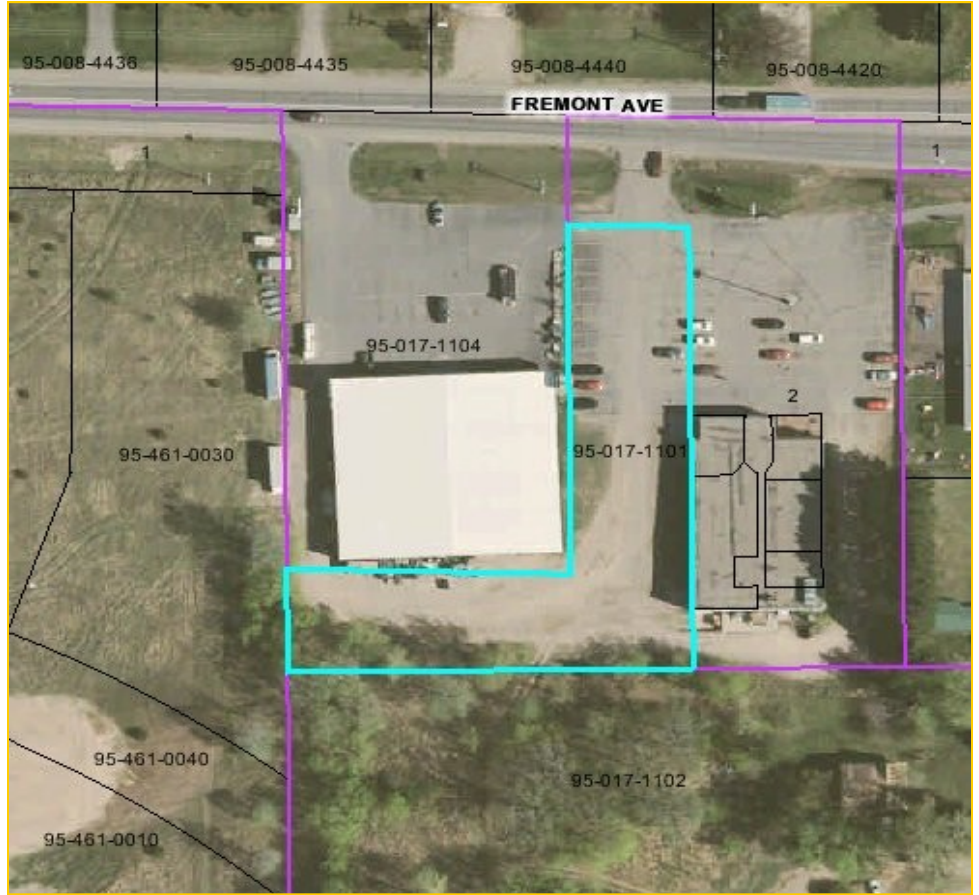
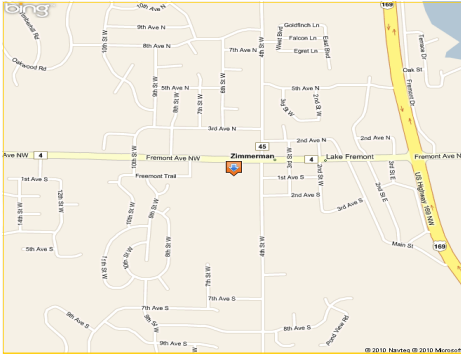
12844 Fremont Ave.

Vacant Land

12844 Fremont Ave Zimmerman, MN

INCLUDED IN SALE

.78 Acres located between Hardware Store and Retail Center in Zimmerman.



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.



Don't let this one get away! Call today for your personal showing.

Contact Ron Touchette at 612.685.0373.

Last Updated: Tuesday, April 20, 2010

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