

# Professional Office Building



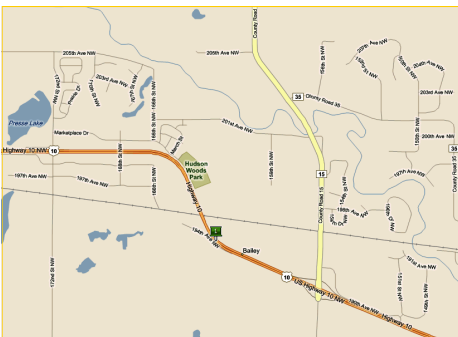
**16150 Hwy 10  
Elk River, MN**

## Landmark Lodge Style Office Building on 16+ Acres

Conveniently located on Highway 10 between Elk River and Big Lake. This newer office building has ten spacious offices with large tinted windows yielding panoramic views.

The interior has an "Up North" décor including pine woodwork and rails. There is a lunch room, conference room, men's and women's restrooms, and a lower level bath complete with a shower!

The entire property includes 16.22 acres of high and dry cleared land with great development potential!



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Contact:

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

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

# Professional Office Building

**16150 Hwy 10  
Elk River, MN**

## Site 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 2008 ROCK SOLID Commercial.

Last Updated: Monday, April 12, 2010

<b>Listing Price:</b>	\$797,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	16150 Hwy 10, Elk River, MN 55330	
<b>PID Number:</b>	27141101271400	
<b>Legal Description:</b>	Lengthy	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water Sewer Fuel Heat DSL	Well City Sewer, connected Propane Forced Air Available
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	2	
<b>Number of Units:</b>	Commercial	10
<b>Foundation Size:</b>	2304	
<b>Total SF</b>	<b>3824</b>	
<b>Acres</b>	16.22	
<b>Building Type:</b>	Stick Built / Brick, Stone, Wood Exterior	
<b>Year Built:</b>	2006	
<b>Parking:</b>	20	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Excellent location between Elk River and Big Lake on US Highway 10.	



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