

Northridge Business Park



**1639 Main Street
Pine City, MN**

Adjacent to the New Pine County Government Center

An exceptional investment opportunity in a bustling community just minutes off Interstate 35.

This Main Street location is the perfect spot for your business or service. The property has one vacant office space and a vacant garage/flex space due to the former owner/occupant vacating. The remaining suites are fully leased at favorable market rates. Here are a few of the property features:

- Multi tenant office building; several suites have private entrances
- Ideal for service, retail, commercial, technology or office
- Light, airy interior spaces
- Detached, four bay garage /flex space outbuilding
- 20-vehicle parking lot
- Gentle urban landscaping with sidewalks, tall pine trees along the road and smaller trees scattered throughout



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Northridge Business Park

Beautiful, clean property on a nicely landscaped lot with ample parking and lots of trees.

The primary building on this property is a 1997 structure with a welcoming, attractive exterior with stone wainscoting on the lower half topped by easy care, durable vinyl siding. The interior spaces are light and airy with plenty of room to move. The secondary structure is a garage/flex space outbuilding with four bays. The property is fronted by a 20 vehicle parking lot.

**1639 Main Street N
Pine City, MN**

Site Data

Listing Price:	\$447,777	
Includes:	Building, land, leases	
Location:	1639 Main Street N, Pine City, MN 55063	
PID Number:	27115425987000	
Legal Description:	Sect-21 Twp-039 Range-021 NORTHRIDGE BUSINESS PARK Lot-001 Block-001 MICEO #447026	
Zoning:	Business/Commercial	
Topography:	Parking lot, light tree coverage	
Utilities:	Heat	Forced air, heat pump, in-floor
	Fuel	Electric
	Air Conditioning	Central
	Water	Private Well
	Sewer	City Sewer, in street
	Cable	Yes
	Phone	Yes
Number of Buildings:	2	
Number of Units:	Commercial	8
Foundation Size:	5,599SF	
Finished SF	5,599SF	
Accessibility:	Hallways/doors, no stairs, ramp, switches/outlets	
Building Type:	Stick built wood structure; brick/stone, metal/vinyl exterior	
Year Built:	1997	
Parking:	Four bay garage/flex space outbuilding and 20 vehicle lot	
Occupied:	Partially	
Neighboring:	Commercial and residential	
General:	Visible corner location on a busy street. Great for service, retail, commercial, technology or office occupancy.	



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Leaseholds

Great investment property in a high visibility location.

Suites one through six are leased at favorable market rates. Tenants include the State of Minnesota as the anchor tenant with a new five-year lease. The building is also home to a land surveyor and law offices, both with new one-year leases. The overall leasing history is stable with several of the original building tenants.

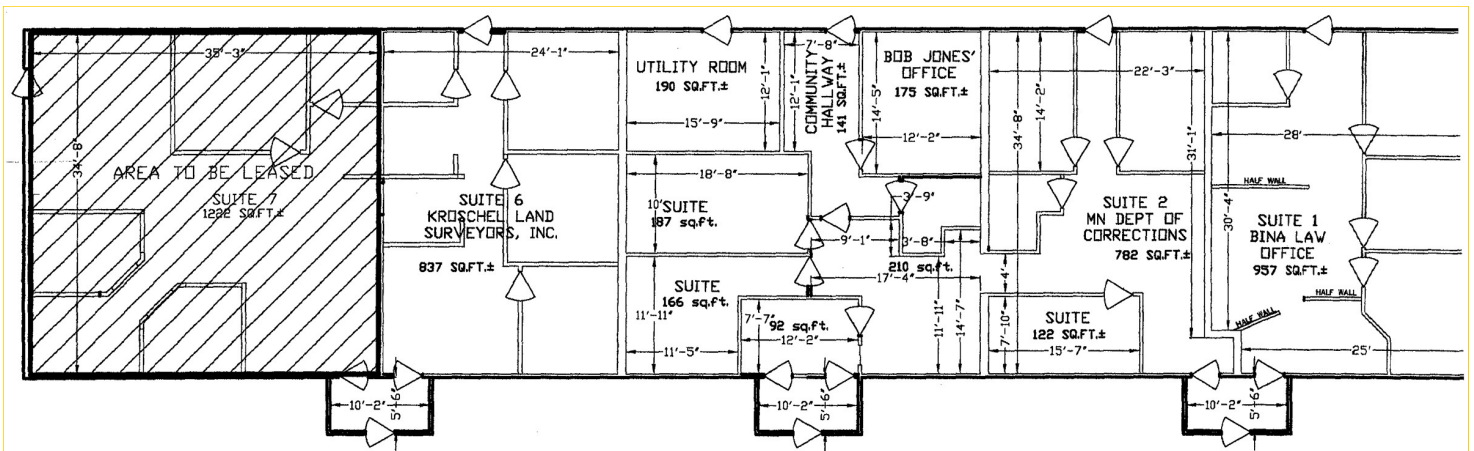
Suite seven has 1,222 SF and is available for immediate occupancy. Also available for immediate occupancy is a second garage/flex space outbuilding.

Suites one, two, six, and seven enjoy private front and back entrances. Suites four and five share a common hallway also with front and back entrances. The interiors are light, airy and modern, with private offices and common areas suitable for a variety of operations. The private, 20 vehicle parking lot ensures plenty of convenient parking space for employees and customers alike.

The property sits adjacent to the newly-built 28 million-dollar Pine County Government Center. The Pine County Government Center was completed in October, 2007 and is now home to several governing departments including the Assessor, Attorney, Auditor, Court Administration, Coordinators, Extension, Health and Human Services, Homeland Security, Human Resources, Probation, Recorder, Sheriff, and the treasurer's Office.*

*source: <http://co.pine.us>

Suite	SF	Availability
One	937	Leased
Two	782	Leased
Three	175	Leased
Four	166	Leased
Five	187	Leased
Six	837	Leased
Seven	1,222	Available



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Great Location in an Established Community

**1639 Main Street N
Pine City, MN**

Demographics

Community-at-a-Glance

County Seat:
Pine City

Population:
3,043

Median Age:
37.2

Average Family Size:
3.04

Median Single Family
Home Value:
\$84,400

Median Household Income:
\$29,118

Commute Time (minutes):
24.8

General Characteristics	Number	Percentage
Total population	3,043	—
<i>Male</i>	1,426	46.9
<i>Female</i>	1,617	53.1
Median age (years)	37.2	—
<i>Under 5 years</i>	182	6.0
<i>18 years and over</i>	2,272	74.7
<i>65 years and over</i>	647	21.3
Average household size	2.38	—
Average family size	3.04	—
Total housing units	1,275	—
Social Characteristics	Number	Percentage
Population 25 years and over	1,941	—
<i>HS graduate or higher</i>	1,403	72.3
<i>Bachelor's degree or higher</i>	226	11.6
Male, now married	523	47.7
Female, now married	569	43.1
Economic characteristics	Number	Percentage
In labor force	1,388	58.7
Mean travel time to work (minutes)	24.8	—
Median household income (dollars)	29,118	—
Median family income (dollars)	37,639	—
Per capita income (dollars)	16,802	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	653	—
<i>Median value (dollars)</i>	84,400	—
Median of selected monthly owner costs with mortgage (dollars)	831	—

*2000 US Census Data

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Don't Miss This Exceptional Opportunity!

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Investment property. Great location just east of Interstate 35 on Main street in Pine City.

Timing is everything—now is the time to take your business to the next level. Invest in your own commercial property and capitalize on the lease revenue of the remaining suites.

- **Multi tenant office building; many suites have private entrances**
- **Four-bay garage/flex space outbuilding.**
- **Six of the eight suites are leased at favorable market rates**
- **Stable lease history, many tenants are original occupants (10+ years)**
- **Welcoming exterior and a light, airy interior**
- **Private parking, the property includes a 20 vehicle lot**
- **Mixed-use corner location; perfect for service, retail, commercial, technology or office use**
- **Immediately adjacent to the new \$28M Pine County Government Center**

In addition to the Pine County Government Center the property is neighbored by a mix of retail and residential; including a fitness center, beauty shop, car wash, hardware store and apartment building.

Don't miss out on this exceptional opportunity to make a solid real estate investment. Call now for your personal showing and cash in on this versatile property!

Contact Ron Touchette at 612.685.0373.

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.

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