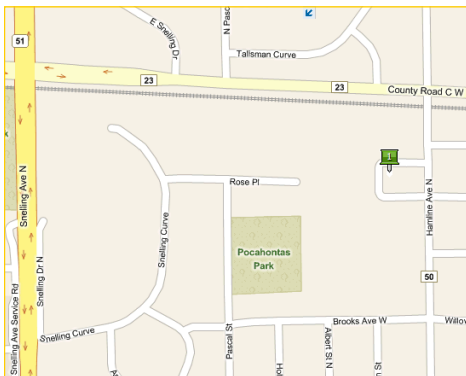


Two-Level Office Condo \$189,000



**2585 Hamline Ave
Suite C, Roseville**

Conveniently Located Between Minneapolis and St. Paul



Great location close to shopping and restaurants interspersed with many small communities. Building features include:

- Easy access to Hwy 36
- 2,000SF on two levels
- Lower level is completely finished
- Forced air heat
- Central Air
- Off street parking
- Easy walk-up access
- Attractive brick exterior
- Nicely landscaped lot, including shrubbery and flowering trees
- Sale price includes building and land

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Contact:

Kurt Nowacki Realtor®
612.227.6163

kurt@rocksolidcommercial.com

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

Property Name **\$227,777**

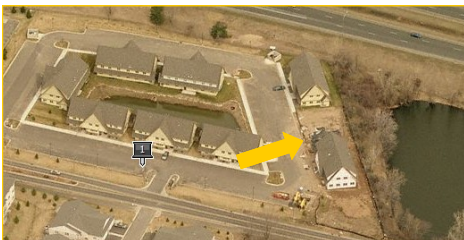
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**123 Street Name
City, MN**

Site Data

Listing Price:	\$249,900	
Includes:	Building, land	
Location:	2127 County Road D E, Unit A, Maplewood, MN 55109	
PID Number:	353022430041	
Legal Description:	CIC No. 585 Harbor Pointe Office Unit No. 1	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	DSL	Available
Number of Buildings:	1	
Number of Floors:	2	
Number of Units:	Commercial	Up to two
Foundation Size:	1,040SF	
Total SF	2,080	
Acres	0.040	
Building Type:	Stick Built / Stucco / Brick Exterior	
Year Built:	2006	
Parking:	Lot with six spaces	
Occupied:	No	
Neighboring:	Commercial and residential	
General:	Excellent location just east of Maplewood Mall. Bank owned two-story office condo for sale.	



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Property Name **\$227,777**

**123 Street Name
City, MN**

Demographics

Community-at-a-Glance

County Seat:

Ramsey

Population:

34,947

Median Age:

37.8

Average Family Size:

3.04

Median Single Family

Home Value:

\$132,200

Median Household Income:

\$51,596

Commute Time (minutes):

22.6

General Characteristics	Number	Percentage
Total population	34,947	—
<i>Male</i>	16,695	47.8
<i>Female</i>	18,252	52.2
Median age (years)	37.8	—
<i>Under 5 years</i>	2,278	6.5
<i>18 years and over</i>	26,303	75.3
<i>65 years and over</i>	5,257	15.0
Average household size	2.48	—
Average family size	3.04	—
Total housing units	14,004	—
Social Characteristics	Number	Percentage
Population 25 years and over	23,676	—
<i>HS graduate or higher</i>	21,323	90.1
<i>Bachelor's degree or higher</i>	6,050	25.6
Male, now married	7,708	59.7
Female, now married	7,742	52.4
Economic characteristics	Number	Percentage
In labor force	18,950	69.4
Mean travel time to work (minutes)	22.6	—
Median household income (dollars)	51,596	—
Median family income (dollars)	63,049	—
Per capita income (dollars)	24,387	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	8,962	—
<i>Median value (dollars)</i>	132,200	—
Median of selected monthly owner costs with mortgage (dollars)	1,092	—

*2000 US Census Data

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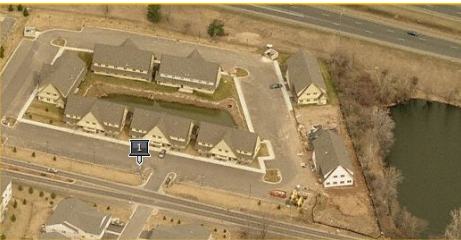
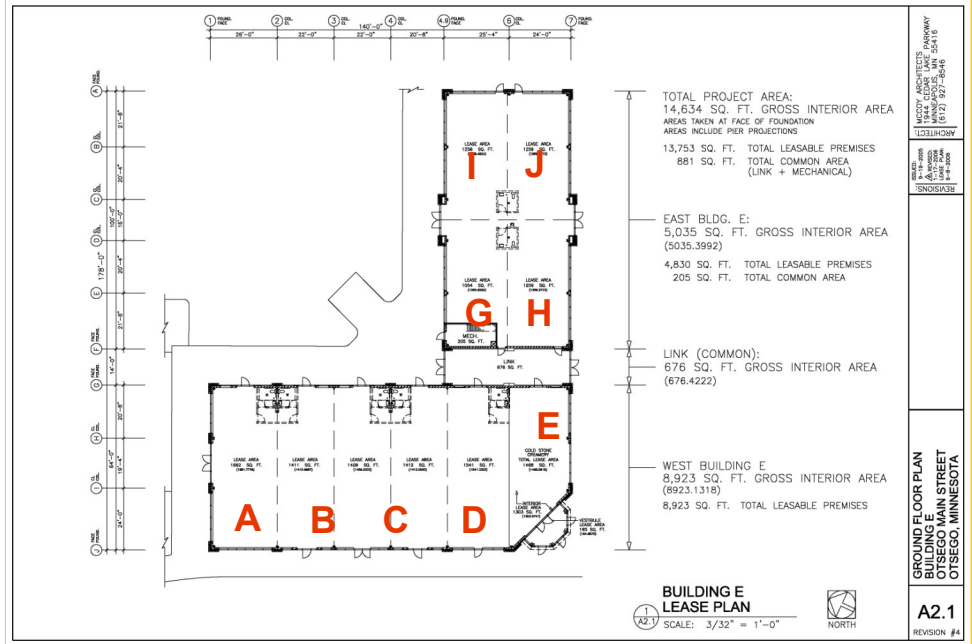
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**123 Street Name
City, MN**

Leasing Info



Unit Number	SF	Lease Rate (NNN)	Est. CAM & Taxes	Monthly Payment
Suite A	1783		\$1133.69	
Suite B	1496		\$951.21	
Suite C	1493		\$949.30	
Suite D	1497		\$951.84	
Suite E	1633		\$1038.32	
Suite F	1556	LEASED!		
Suite G		LEASED!		
Suite H		LEASED!		
Suite I		LEASED!		
Suite J		LEASED!		

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Building features and amenities include:

- **Two stories**—each with a separate entrance, restroom, break area and thermostat
- **3-panel doors, 1-3 windows in every office**
- **2,080 SF total occupancy area; great for your spacious office, or divide for extra rental revenue**
- **Off street parking**
- **Within walking distance to bus line, and Maplewood Mall; close to other shopping, entertainment and business hubs**
- **Easy access to I-694 via County Road D E and White Bear Avenue**
- **Scenic views of a quiet, relaxing wildlife adjacent to property**
- **Nice, clean location in a commercial/residential neighborhood**
- **Association maintained, including outside maintenance, snow and lawn care, and hazard insurance**
- **Qwest DSL available**
- **Fully sprinkled, handicap accessible restrooms**

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

Contact Kurt Nowacki at 612.227.6163.

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: Tuesday, June 15, 2010

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