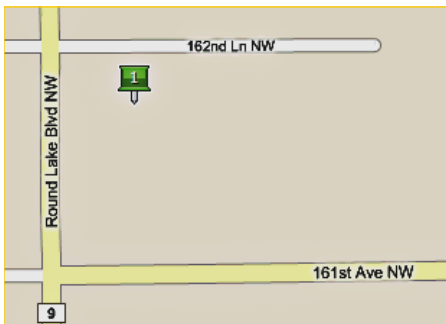


**For SALE 9136 SF on 1.34 Acres \$317,777**



**3138–162nd Lane  
Andover, MN**

## **Two Separate Buildings—Use One and Lease the Other!**



Industrial or warehouse with office, two heated shop areas and plenty of cold storage space.

Ideal setup for a contracting business, retail inventory office, sign maker or repair shop. The primary office space is located in the front building, with heated shop areas in both and cold storage in the rear structure. Nice property with large grassy areas perfect for relaxing breaks in the summer.

Great visibility, and easy access from Round Lake Boulevard, ample parking and an all-around driveway.

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Contact:

**Ron Touchette** Broker

**612.435.7777**

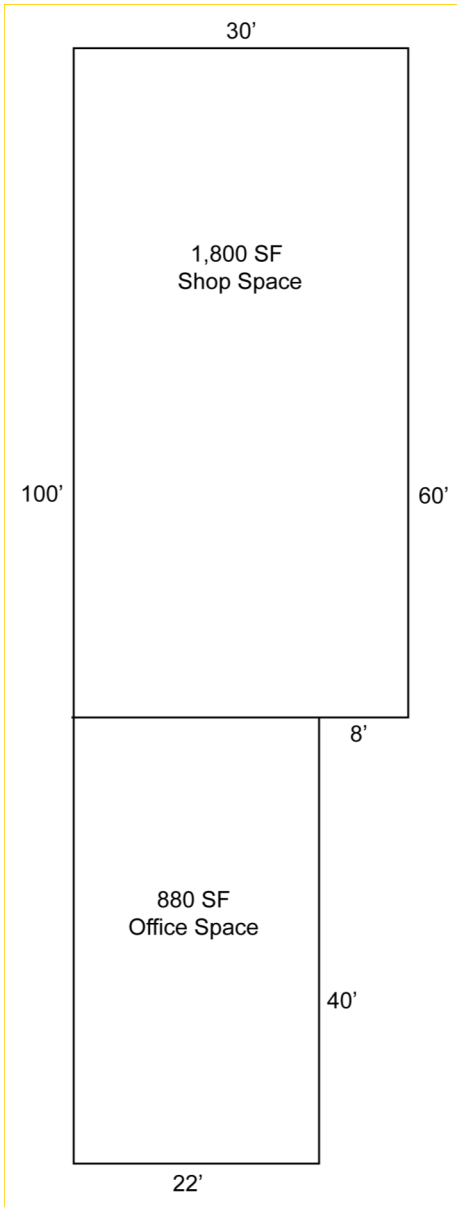
[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# For SALE 9136 SF on 1.34 Acres \$317,777

## 3138-162nd Lane Andover, MN

### Building 1: 2,680SF Total



Great configuration for a sign maker or repair shop.

Building One has a neatly finished exterior with direct access to 162nd Lane. The welcoming grounds are nicely covered with grass, shrubbery and trees; perfect for an outdoor break/lunch area. Barbecue, anyone?



There is ample parking for customers and employees adjacent to the building. The office space features carpet and tile flooring. A solid wall between the office and shop areas helps keep noise down in the office, and there is direct access to the shop via an interior door.

The heated rear shop area has an exterior entrance and drive-in overhead door in back. There are two and one-half baths in the shop area—use one for office staff and customers, and the other for shop personnel. **Great visibility from 162nd Lane!**



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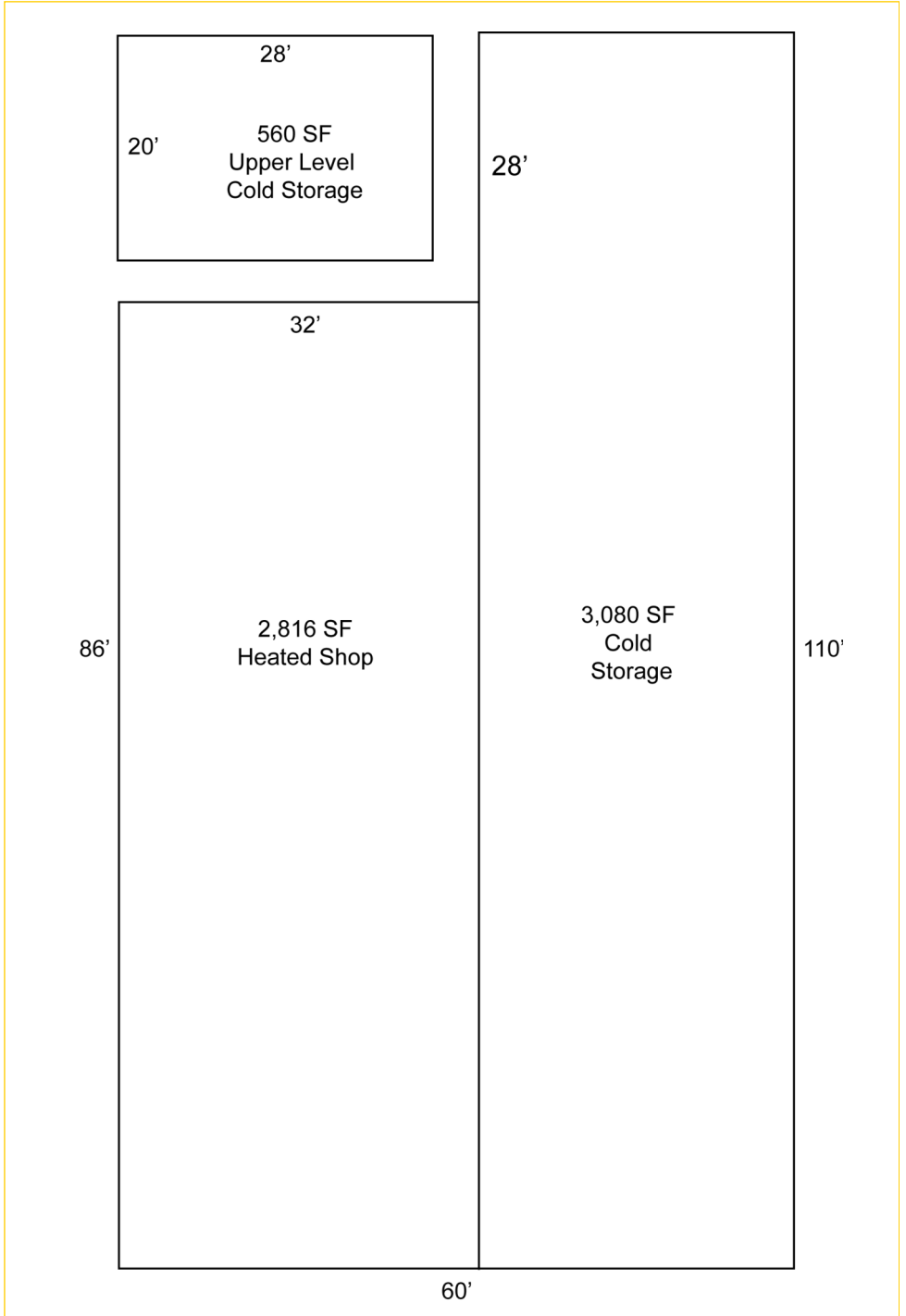
# Industrial/Warehouse with Office Space

**3138-162nd Lane  
Andover, MN**

**Building 2: 6,456SF Total**

Great setup for warehouse, light manufacturing, storage or parts distribution.

Building Two has private entrance and easy access from 162nd Lane . An all-around driveway for easy access to the drive in overhead door on each end. The exterior staircase provides separate, private access to the upper level cold storage area.



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# Industrial/Warehouse with Office Space

**3138-162nd Lane  
Andover, 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: Thursday, July 01, 2010

<b>Listing Price:</b>	\$317,777	
<b>Includes</b>	Buildings, land	
<b>Location:</b>	3138-162nd Lane, Andover, MN 55304	
<b>PID Number:</b>	163224230024	
<b>Legal Description:</b>	The E 150 Ft of W 400 Ft of S 433 Ft of N 2184.99 Ft of W/1/2 of NW 1/4 of Sec 16 TWO 32 Rge 24 Subj to Ease of Rec	
<b>Zoning:</b>	Business/Industrial	
<b>Topography:</b>	Parking lot level	
<b>Utilities:</b>	Water Sewer Fuel Heat DSL	Private well Private Septic Natural Gas Forced Air Available
<b>Number of Buildings:</b>	2	
<b>Number of Units:</b>	Commercial	Up to two
<b>Building Finished SF</b>	Building 1	880 SF Office 1800 SF Shop
	Building 2	2816 SF East unit heated shop 3080 SF West unit cold storage 560 SF Upper storage
	TOTAL	9,138 Total finished SF
<b>Lot Size</b>	1.34 Acres	
<b>Building Type:</b>	Building 1: Slab-stucco, vinyl-pitched asphalt roof Building 2: Slab-concrete block/metal siding-metal roof	
<b>Year Built:</b>	1965	
<b>Parking:</b>	Lot with 10+ spaces	
<b>Occupied:</b>	Part of building two has a tenant	
<b>Neighboring:</b>	Commercial and residential	
<b>General</b>	Building 1—2,690 SF office/shop. Building 2—6,456 SF heated shop/cold Storage/upper level storage. Great location for industrial business.	

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