

# Champlin Town Offices

## Class A End Unit

# For SALE

For more information, contact:

**Ron Touchette**, Broker

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ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

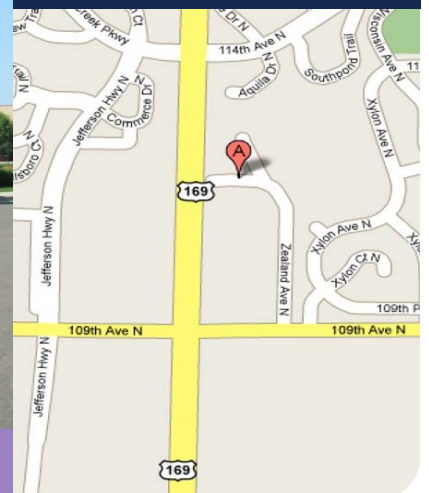
Main: 763.786.7979

Fax: 763.416.7817

**\$194,777.00**

Financing and build-out  
packages available!!

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### Site Data

**List Price:** \$194,777.00

**Location:** 11149 Zealand Ave. N, Champlin, MN 55316

**PID No.:** 3112021420081

**Taxes (2008):** \$4,340.68

**Zoning:** Commercial

**Lot Size:** CIC Condo unit.

**Topography:** Developed, curb and gutter, urban landscaping

**Utilities:** Electric: Xcel Energy  
Gas: Centerpoint Energy  
Sanitary Sewer: Municipal  
Water: Municipal

**General Prop. Type:** Office, Retail, and Warehouse

**Property Class:** A

**Number of Bldgs.:** 1

**Building SF:** 1,536 SF

**Unit Description:** End unit vanilla shell waiting for your build-out.

**Year Built:** 2003

**Parking:** Asphalt surface lot

**General:** Good visibility from Hwy. 169, just 1.5 miles south to Hwy. 610, and close to the city bus line. Financing and build-out packages available.



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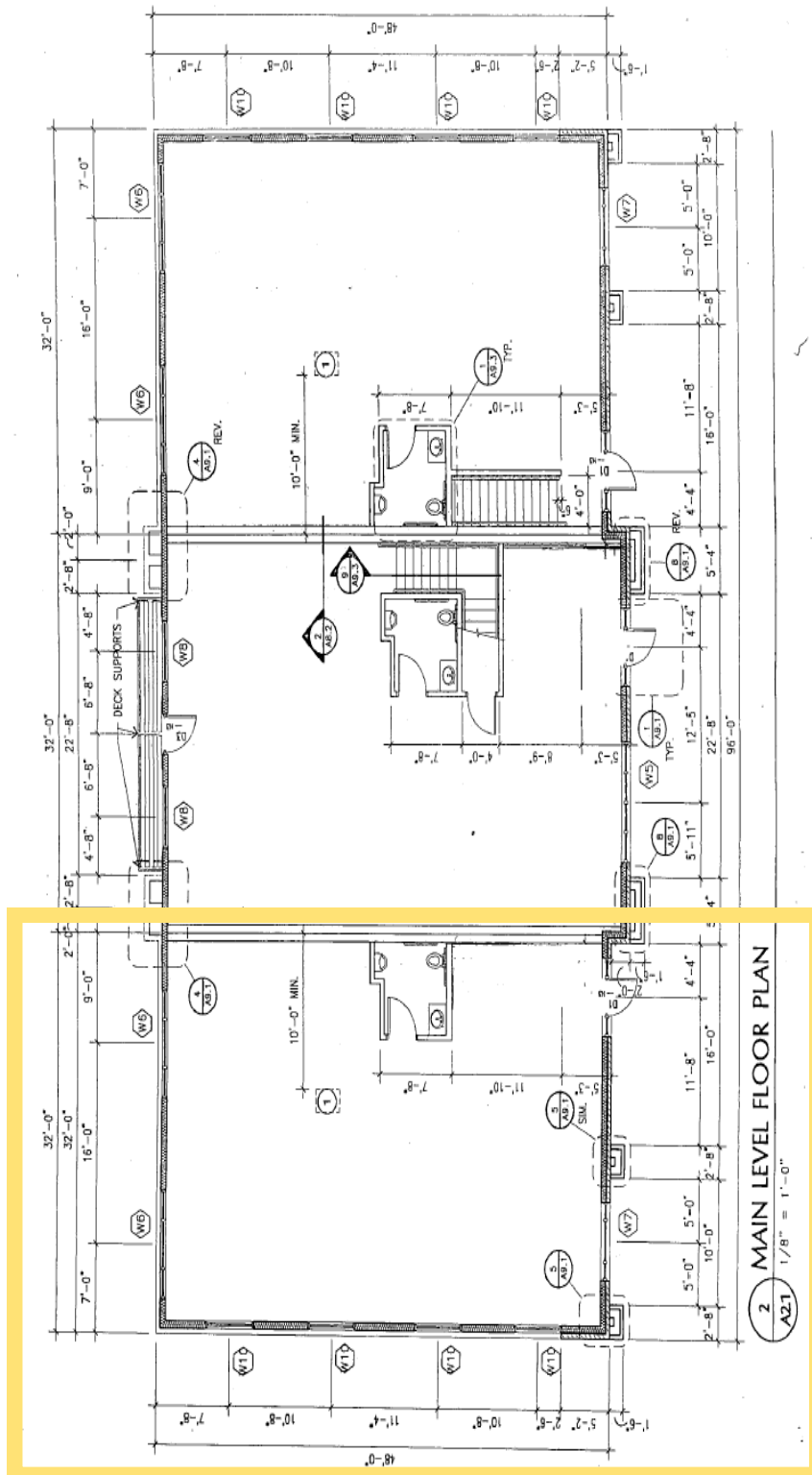
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### Community-at-a-Glance

|                          |                 |
|--------------------------|-----------------|
| County Seat:             | Hennepin County |
| Population:              | 22,193          |
| Median Age:              | 32.0            |
| Average Family Size:     | 3.35            |
| Median Home Value:       | \$137,600       |
| Median Household Income: | \$65,831        |
| Unemployment Rate:       | 2.8%            |
| Commute Time (minutes):  | 28.2            |

### Demographics

| <i>General Characteristics</i>  | <i>Number</i> | <i>Percentage</i> |
|---|---------------|-------------------|
| <i>Total population</i>   | 22,193        | —                 |
| <i>Male</i>   | 11,178        | 50.4              |
| <i>Female</i>   | 11,015        | 49.6              |
| <i>Median age (years)</i>   | 32.0          | —                 |
| <i>Under 5 years</i>  | 1,862         | 8.4               |
| <i>18 years and over</i>  | 14,746        | 66.4              |
| <i>65 years and over</i>  | 815           | 3.7               |
| <i>Average household size</i>   | 2.99          | —                 |
| <i>Average family size</i>  | 3.35          | —                 |
| <i>Total housing units</i>  | 7,514         | —                 |
| <i>Social Characteristics</i>   | <i>Number</i> | <i>Percentage</i> |
| <i>Population 25 years and over</i>                                   | 13,334        | —                 |
| <i>HS graduate or higher</i>  | 12,574        | 94.3              |
| <i>Bachelor's degree or higher</i>                                    | 3,501         | 26.3              |
| <i>Male, now married</i>  | 5,109         | 65.0              |
| <i>Female, now married</i>  | 5,062         | 62.4              |
| <i>Economic Characteristics</i>                                       | <i>Number</i> | <i>Percentage</i> |
| <i>In labor force</i>   | 13,219        | 84.9              |
| <i>Mean travel time to work (minutes)</i>                             | 28.2          | —                 |
| <i>Median household income (dollars)</i>                              | 65,831        | —                 |
| <i>Median family income (dollars)</i>                                 | 68,890        | —                 |
| <i>Per capita income (dollars)</i>                                    | 24,041        | —                 |
| <i>Housing Characteristics</i>  | <i>Number</i> | <i>Percentage</i> |
| <i>Single-family owner-occupied homes</i>                             | 6,318         | —                 |
| <i>Median value (dollars)</i>   | 137,600       | —                 |
| <i>Median of selected monthly owner costs with mortgage (dollars)</i> | 1,168         | —                 |

\*2000 US Census Data

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