

Champlin Town Offices

Class A Two Story Unit

For SALE

For more information, contact:

Ron Touchette, Broker

612.685.0373

ron@rocksolidcommercial.com



\$244,777.00

Financing and build-out packages available!!

Kurt Nowacki
612.227.6163
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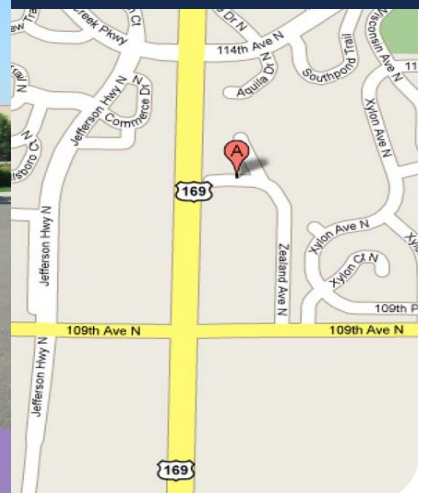
Matt Touchette
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ROCK SOLID Commercial
7044 E. Fish Lake Rd.
Maple Grove, MN 55311
Main: 763.786.7979
Fax: 763.416.7817



www.rocksolidcommercial.com

Rock Solid COMMERCIAL



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Site Data

List Price: \$244,777.00

Location: 11157 Zealand Ave. N, Champlin, MN 55316

PID No.: 3112021420082

Taxes (2008): \$6,374.50

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 Floors.: 2

Building SF: 2,096 SF

Unit Description: Two story vanilla shell unit 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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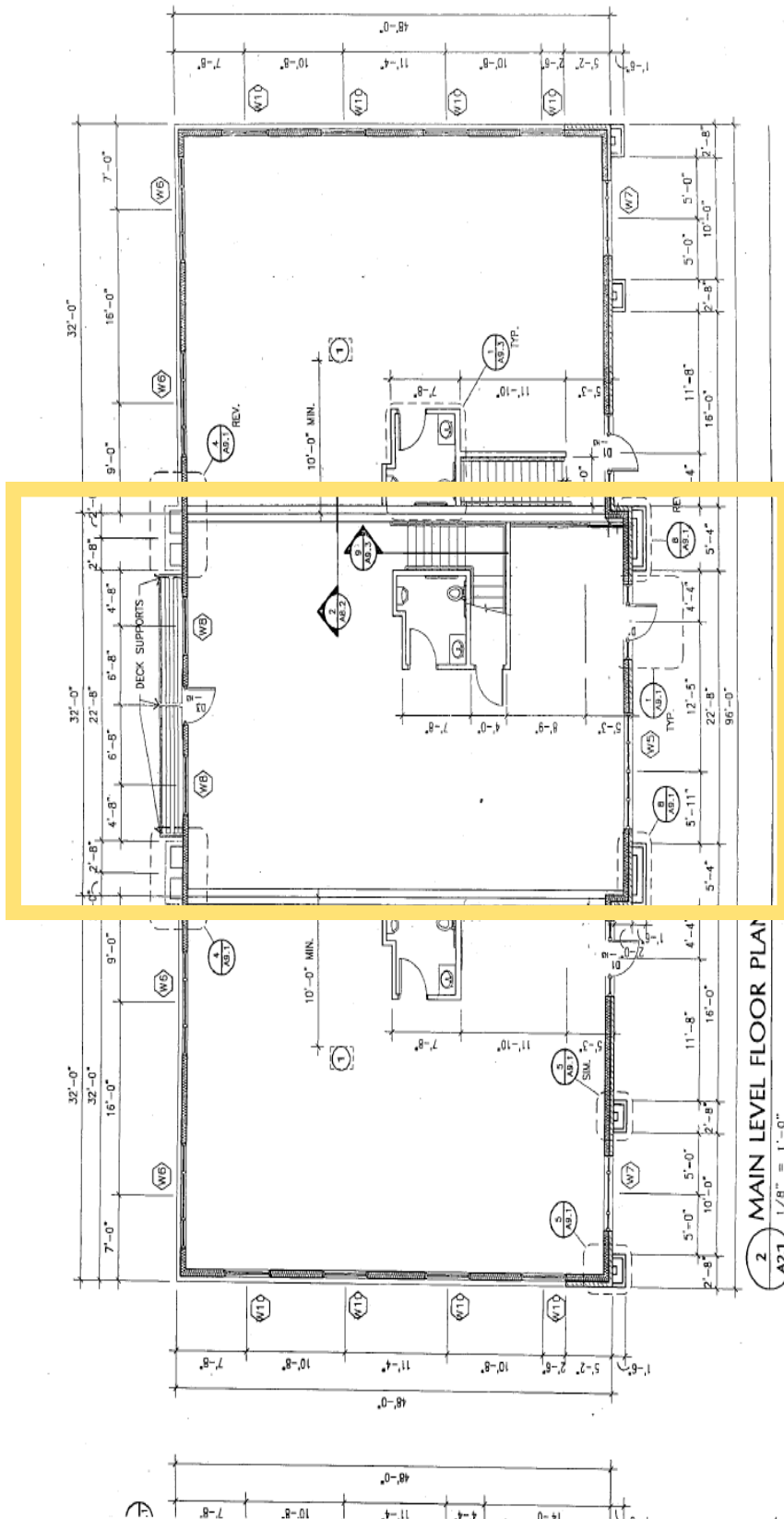
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Community-at-a-Glance

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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