

# XERXES COMMERCE CENTER

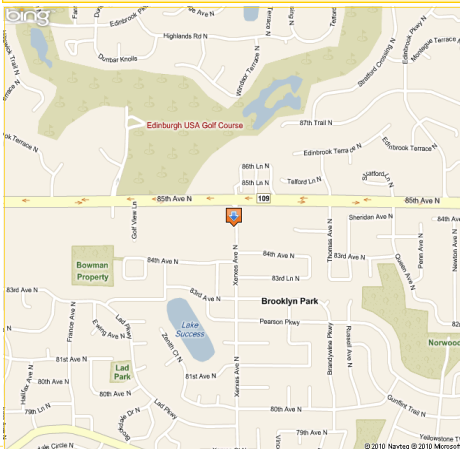


**8459 & 8463 Xerxes Ave  
Brooklyn Park, MN**

## Office/Warehouse Condominiums for Sale

### Centrally Located

Located just minutes from Hwy 252 and downtown Minneapolis these Office/warehouse/showroom spaces are tenant ready. High visibility at intersection of 85th and Xerxes. Ample parking available. Overhead door in back has 14' clearance. These spaces can easily be transformed to accommodate larger office space as well.



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**Ron Touchette** Broker

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

# Xerxes Commerce Center

## 8459 & 8463 Xerxes Ave Brooklyn Park, MN

### Site Data



<b>Listing Price:</b>	\$675,777	
<b>Includes:</b>	Price is for purchase of both condos	
<b>Location:</b>	8459 & 8463 Xerxes Ave, Brooklyn Park, MN	
<b>PID Number:</b>	2211921110071 2211921110070	
<b>Legal Description:</b>	CIC No. 1268 Xerxes Commerce Center Units 7 and 6	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water Sewer Fuel Heat DSL	City water, connected City Sewer, connected Natural Gas Forced Air Available
<b>Number of Bldgs:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	2
<b>Foundation Size:</b>	4244	Each Unit
<b>Total SF</b>	4244	Each Unit
<b>Office</b>	8459	703 SF
<b>Warehouse</b>	8459	3541SF
<b>Office</b>	8463	395 SF
<b>Warehouse</b>	8463	3849 SF
<b>Year Built:</b>	2003	
<b>Parking:</b>	Level lot in front and back. Warehouse has 14" overhead doors.	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Excellent location near Hwy 252, Hwy 610 and just minutes from DT Minneapolis. Security system installed in 8463. Managed by Xerxes Commerce Center Association.	

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## Demographics



## Community-at-a-Glance

County Seat:

**Hennepin**

Population:  
**67,388**

Median Age:  
**31.9**

Average Family Size:  
**3.26**

Median Single Family  
Home Value:  
**\$129,700**

Median Household Income:  
**\$56,572**

Commute Time (minutes):  
**23.9**

*\*2000 US Census Data*

General Characteristics	Number	Percentage
Total population	67,388	—
<i>Male</i>	33,473	49.7
<i>Female</i>	33,915	50.3
Median age (years)	31.9	
<i>Under 18 years</i>	19,430	28.8
<i>18 years and over</i>	47,958	71
<i>65 years and over</i>	3,785	.06
Average household size	2.75	—
Average family size	3.26	—
Total housing units	24,846	—
Social Characteristics	Number	Percentage
<i>HS graduate or higher</i>	10,400	15.4
<i>Bachelor's degree or higher</i>	11,277	16.7
Male, now married	13,943	20.6
Female, now married	13,786	20.4
Economic characteristics	Number	Percentage
In labor force	50,058	74.3
Mean travel time to work (minutes)	23.9	—
Median household income (dollars)	56,572	—
Median family income (dollars)	64,297	—
Per capita income (dollars)	24,387	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	17,923	—
<i>Median value (dollars)</i>	129,700	—

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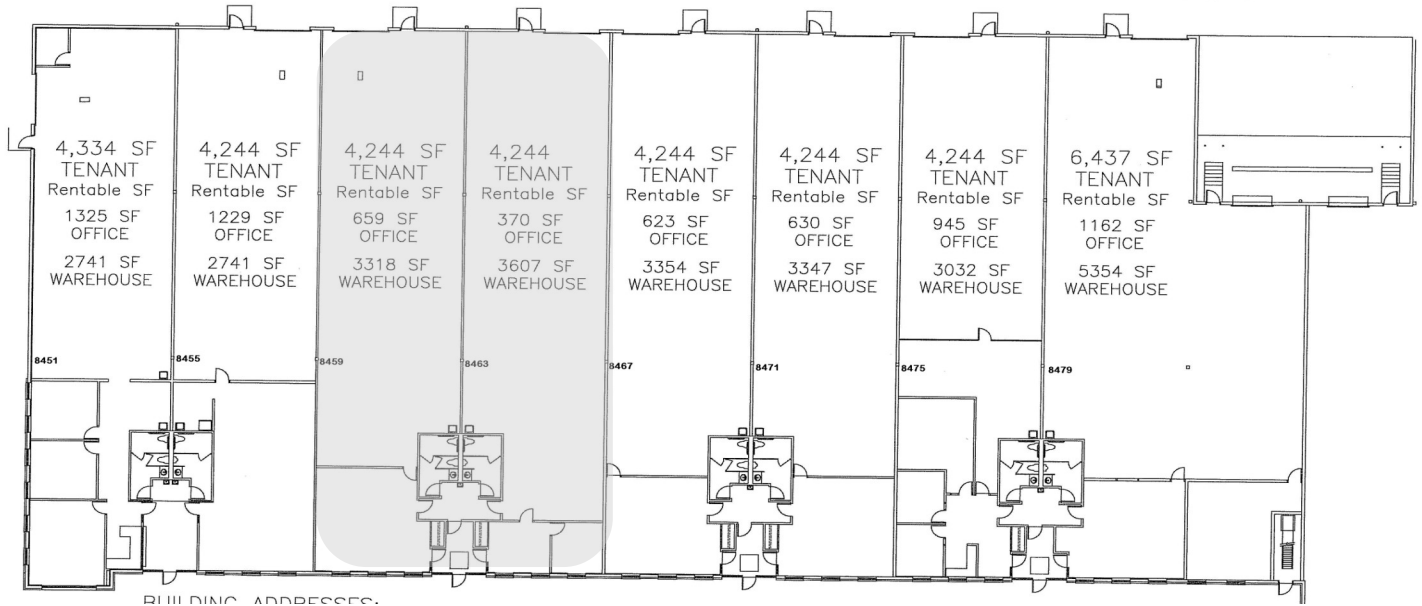
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## XERXES COMMERCE CENTER



### Building features and amenities include:

- 14' overhead drive in door in each unit
- Security system installed
- Association Managed
- Opportunity to have two units or combine to make one larger space
- Approved for retail, office or service businesses
- Current Tenants include Weller Truck, Sub Zero Sound, Venture Marketing and Allegra Printing

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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Last Updated: Wednesday, March 31, 2010

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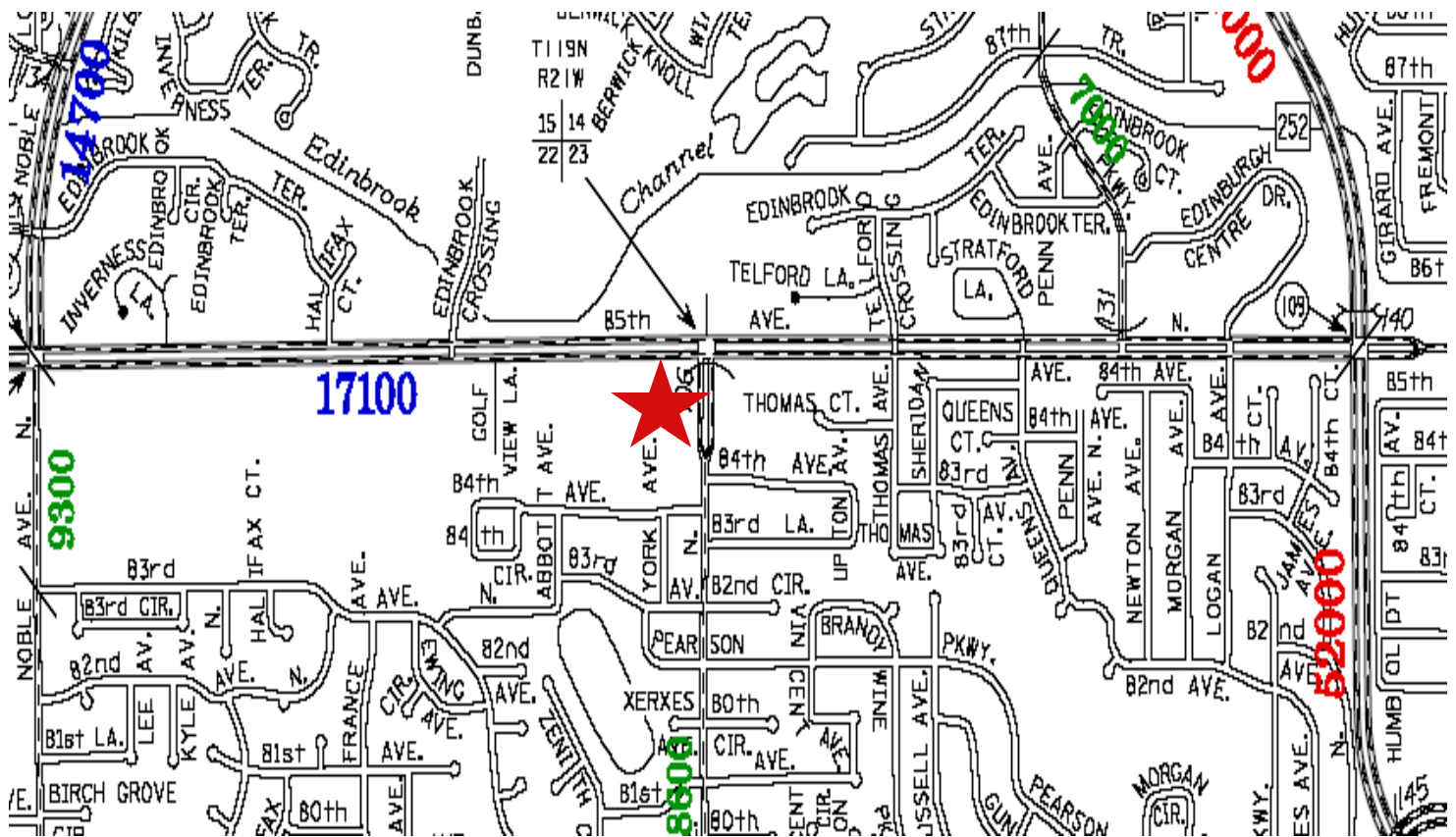
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**Don't let this one get away! Call today for your personal showing.**

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