



## Weaver Lake Office Park

11322 86th Ave. N.  
Maple Grove, MN 55369

**FOR SALE - 3,696 SF Office Condo**



### FEATURES:

- 3,696 SF Office Condo includes two levels.
- 1,848 SF Main Level includes 5 Offices, Conf. Room, Work Room & Reception Area.
- 1,848 SF Lower Level includes 5 Offices, Conf. Room, 2 Bathrooms & Storage Room.
- Walkout area to quiet & scenic pond / nature area
- Perfect for any small company looking to own!

**Sale Price:**  
**\$460,000**



### FACTS:

- ▲ Many high end finishes throughout!
- ▲ Convenient Location off Zachery Lane & Weaver Lake Rd minutes away from 694
- ▲ Many restaurants & retail in close proximity
- ▲ Association Dues: \$495 per month.
- ▲ 2017 Property Taxes: \$11,519.06

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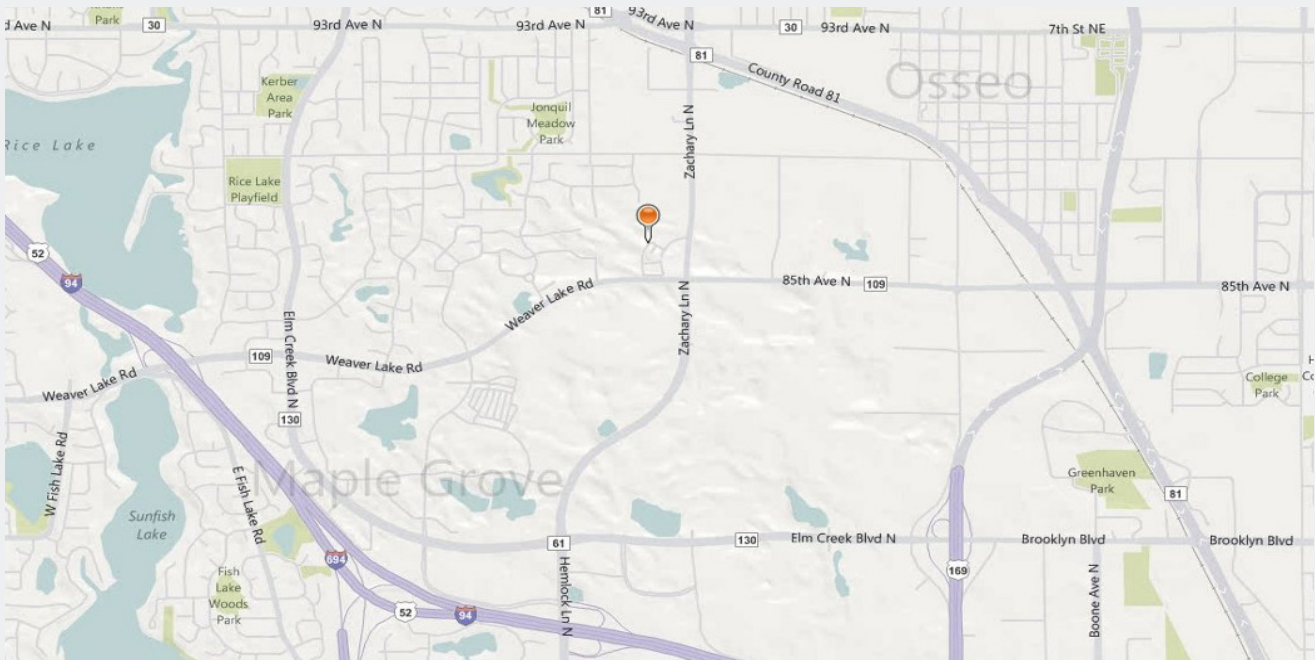
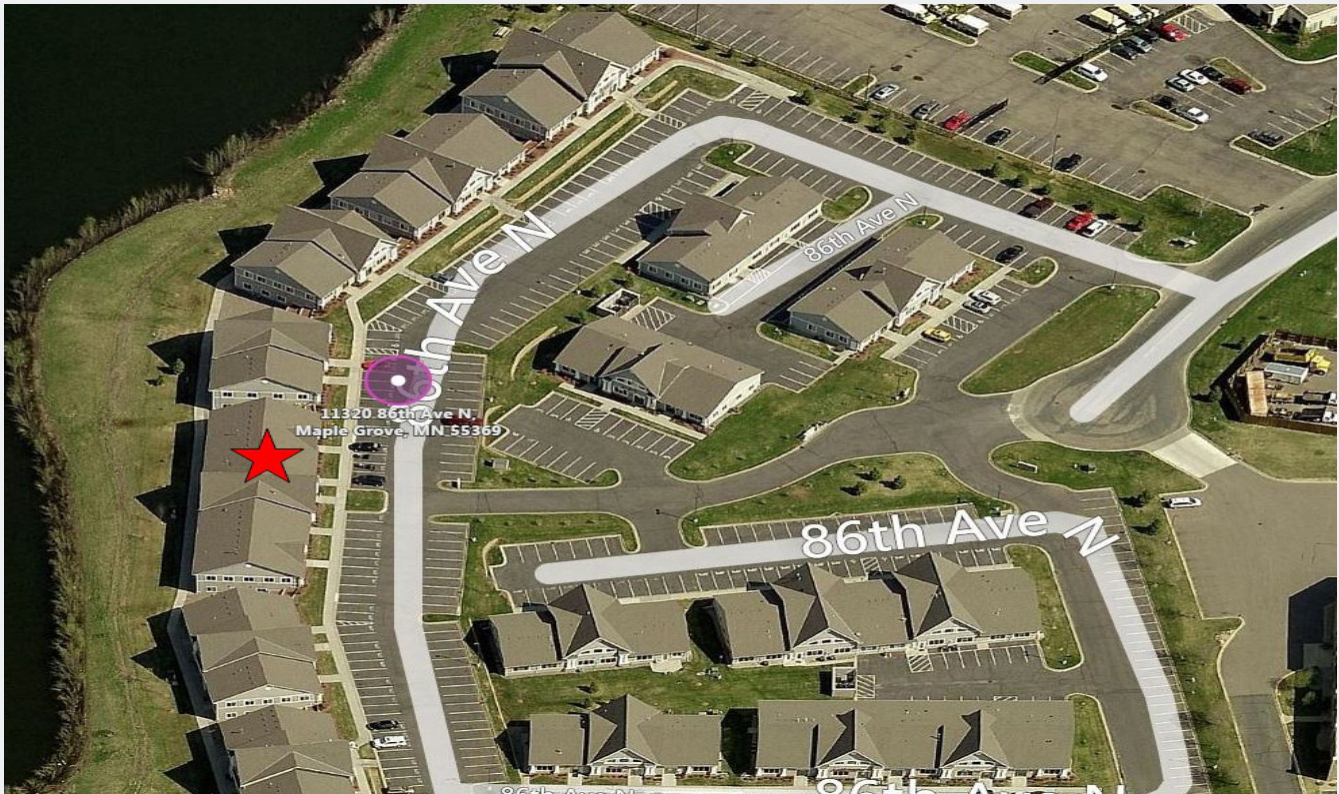


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**AERIAL & MAP**

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### PROPERTY FACTS

**FOR SALE - 3,696 SF Office Condo**

BUILDING SIZE	1,848 SF - Main Level <u>1,848 SF - Lower Level</u> 3,696 Total SF
YEAR BUILT	2003
ASSOCIATION	Weaver Lake Office Park
PID #	14-119-22-44-0081
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed with Brick
ASSOCIATION DUES	\$495 per month
2017 REAL ESTATE TAXES	\$11,519.06

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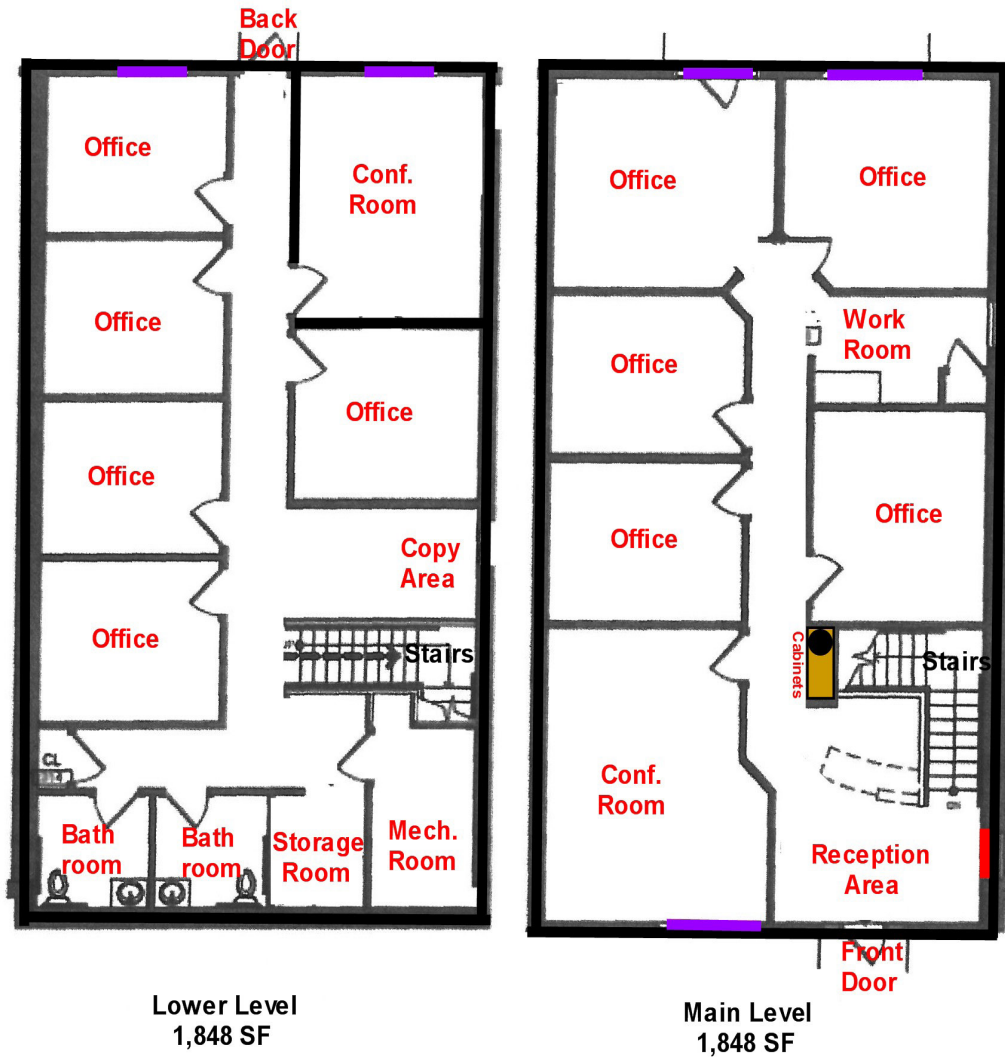
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11322 86th Ave. N.  
3,696 SF

### FLOOR PLAN

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**PHOTO GALLERY**

**FOR SALE - 3,696 SF Office Condo**



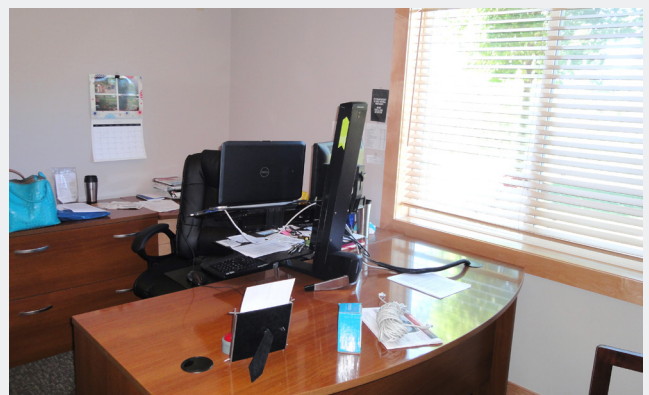
Reception Area



Conference Room



Office



Office



Office



Office

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**OUTSIDE GALLERY**

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### CITY INFO

### FOR SALE - 3,696 SF Office Condo

POPULATION (5 MILE RADIUS)	2010 Census - 162,868 2015 (Estimate) - 174,473 2020 (Projection) - 185,342 <i>*CoStar Data</i>
AVERAGE HOUSEHOLD INCOME	2015 (Estimate) - \$94,575 <i>*CoStar Data</i>
TRAFFIC	Zachary Lane - 14,533 vehicles per day 85th Ave N. - 12,584 vehicles per day <i>*CoStar Data</i>
CITY OF MAPLE GROVE	<p>Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town.</p> <p>Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality health-care, year-round recreational activities, and an excellent standard of living.</p> <p>Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor play-grounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.</p> <p>Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.</p> <p>Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.</p>

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