

**FOR SALE - 7,040 SF Office Condo
REDUCED PRICE!!!**



FEATURES:

- 7,040 SF End Cap Office Condo - FOR SALE.
- High end upgrades throughout including wood floors & crown molding.
- Unique office condo with abundant amount of window & light.
- Kitchenette includes oven, dishwasher, fridge & microwave.
- Great location near I-94 & Hemlock in Maple Grove, MN.

REDUCED SALE PRICE!!!

\$949,000

Association Dues - \$1,026.89/month
Taxes - \$23,633.84 (2017)

Main Level:

- ▲ 9 offices with windows, bathrooms, kitchen, reception area, work, storage and conference room
- ▲ Small deck in back overlooking nature area
- ▲ Wood floors & vaulted ceilings in reception area.

Lower Level:

- ▲ 9+ offices, lobby area with reception desk, copy room, kitchenette and two bathrooms
- ▲ Tenants occupy lower level (Rent Roll Available)
- ▲ Private back door to nature area



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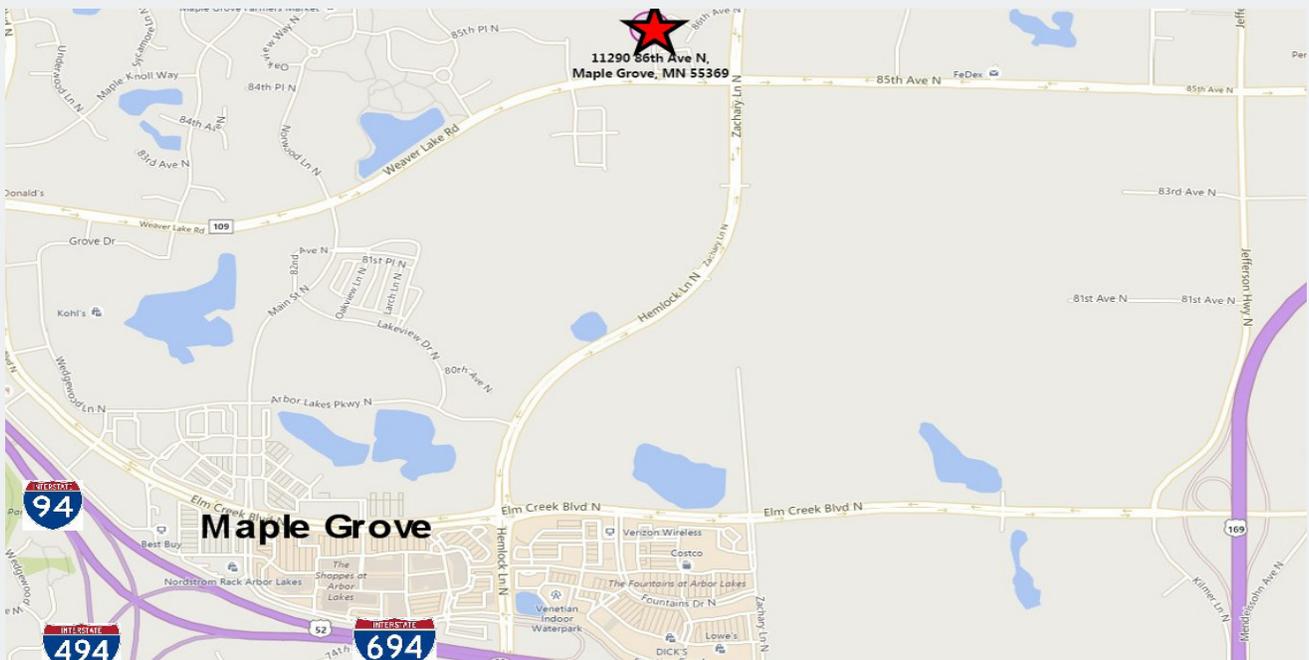


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Weaver Lake Office Park

11290-11292 86th Ave N

Maple Grove, MN 55369

PROPERTY FACTS

FOR SALE - 7,040 SF Office Condo

BUILDING SIZE	3,520 SF - Main Level <u>3,520 SF - Lower Level</u> 7,040 Total SF
YEAR BUILT	2003
ASSOCIATION	Weaver Lake Office Park
PID #	14-119-22-44-0057
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed with Brick
HEATING & COOLING	Multiple zones for heating & cooling (WiFi System)
RENT ROLL	Available upon request (Entire Lower Level is leased).
ASSOCIATION DUES	\$1,026.89 per month
2016 REAL ESTATE TAXES	\$24,233.08
COUNTER TOPS	Granite Counter tops in reception area, Conference. Room, Training Rooms & Bathrooms
MAIN LOBBY UPGRADES	Built-in Fireplace, Vaulted Ceilings, Hardwood Floors & Sun Screened Windows
MAIN FLOOR CONF. ROOM	Ceiling fan with dimmable lights, Wipe board & Hardwood Floors
MAIN LEVEL KITCHEN	Double oven with full size stove, refrigerator, added water filter under sink, Full Size Dishwasher, Built in Microwave, Built in Cabinets & Instant Hot / Cold Water Dispenser
LOWER LEVEL TRAINING ROOM	Includes granite counter tops, cabinets, big screen TV & speakers in ceiling for meetings.
UPGRADES THROUGHOUT CONDO	Each office door has high tech push code locks, LED lights, blinds & dark wood trim.
SECURITY SYSTEM	Several indoor/outdoor camera's for security showing live video available on smartphone

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FLOOR PLAN

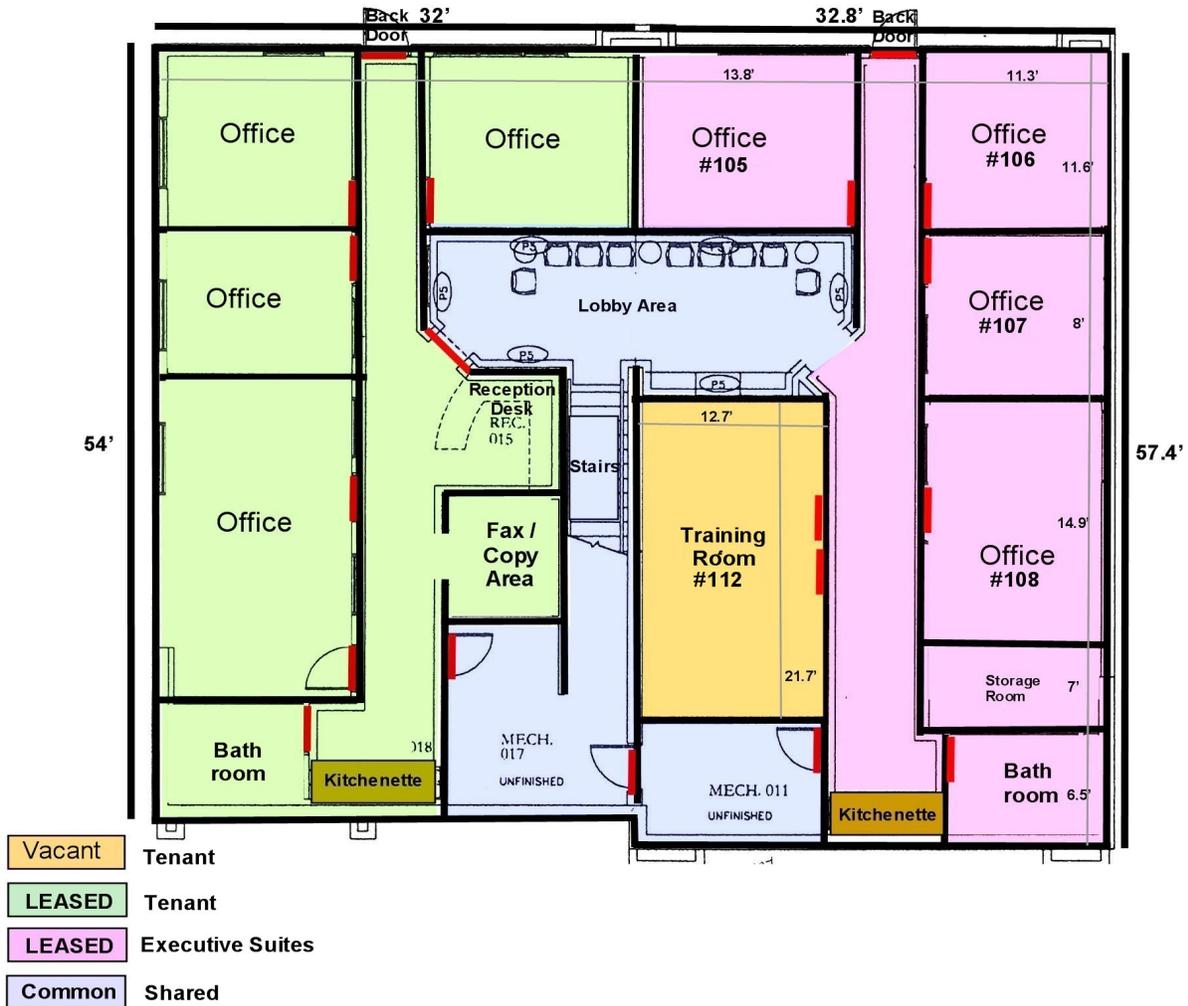
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MAIN LEVEL

FLOOR PLAN

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LOWER LEVEL

**MAIN LEVEL
PHOTO GALLERY**

FOR SALE - 7,040 SF Office Condo



Conference Room



Front Desk Area



Kitchenette (Oven/ Dishwasher/Fridge)



Office



Office



Office

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**LOWER LEVEL
PHOTO GALLERY**

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Reception Desk



Lobby Area



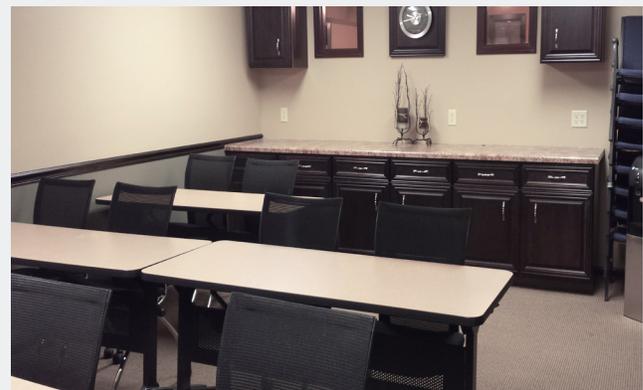
Office



Office



Training Room



Training Room

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CITY INFORMATION

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<p>POPULATION (5 MILE RADIUS)</p>	<p>2010 Census - 162,868 2015 (Estimate) - 174,473 2020 (Projection) - 185,342 <i>*CoStar Data</i></p>
<p>AVERAGE HOUSEHOLD INCOME</p>	<p>2015 (Estimate) - \$94,575 <i>*CoStar Data</i></p>
<p>TRAFFIC</p>	<p>Zachary Lane - 14,533 vehicles per day 85th Ave N. - 12,584 vehicles per day <i>*CoStar Data</i></p>
<p>CITY OF MAPLE GROVE</p>	<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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