



Plymouth Office Plaza

18215 45th Ave. N., Suite C

Plymouth, MN 55447

FOR SALE (INVESTMENT)
2,976 SF OFFICE CONDO



FEATURES:

- Beautiful Investment office condo available to purchase in Plymouth!
- 2 level unit which includes 7 offices, conf. room, kitchen area & 2 bathrooms.
- High end finishes throughout!
- Easy access off Hwy. 55 on Old Rockford Road near Wayzata HS.
- Long term tenant in place for great investment opportunity!

Sale Price:

\$475,000



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Arrow Companies

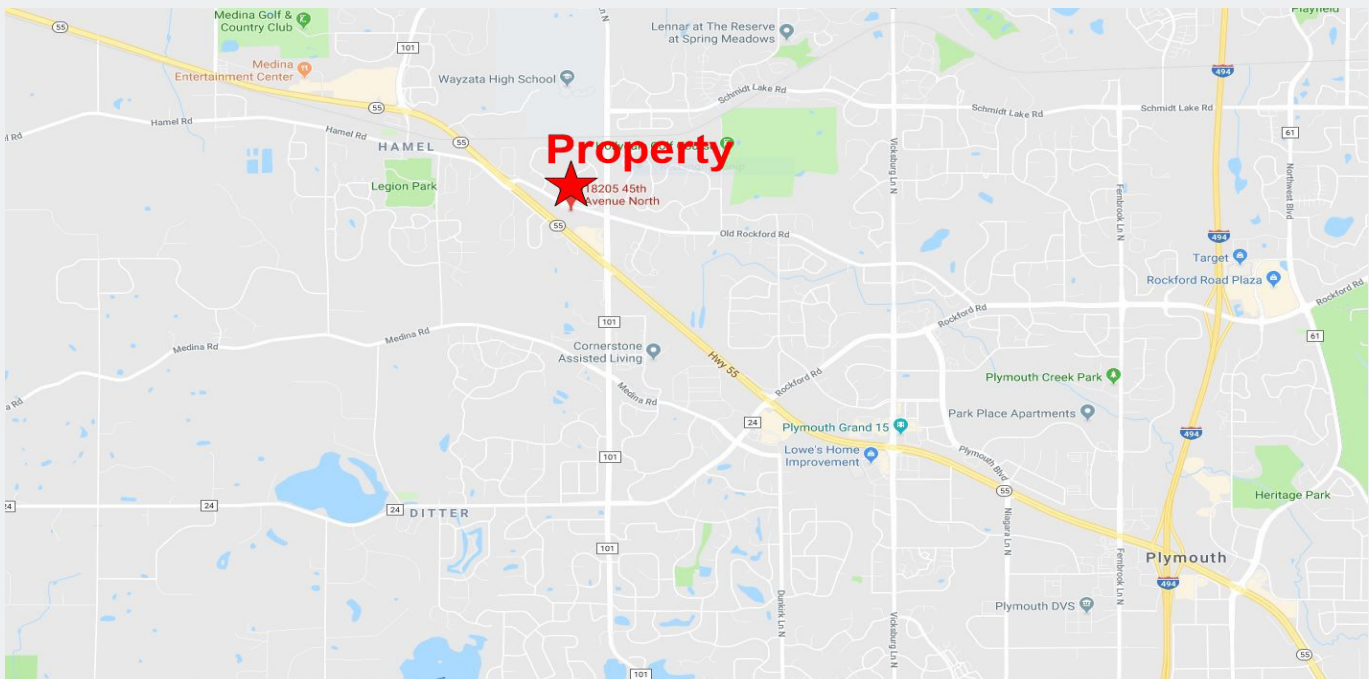
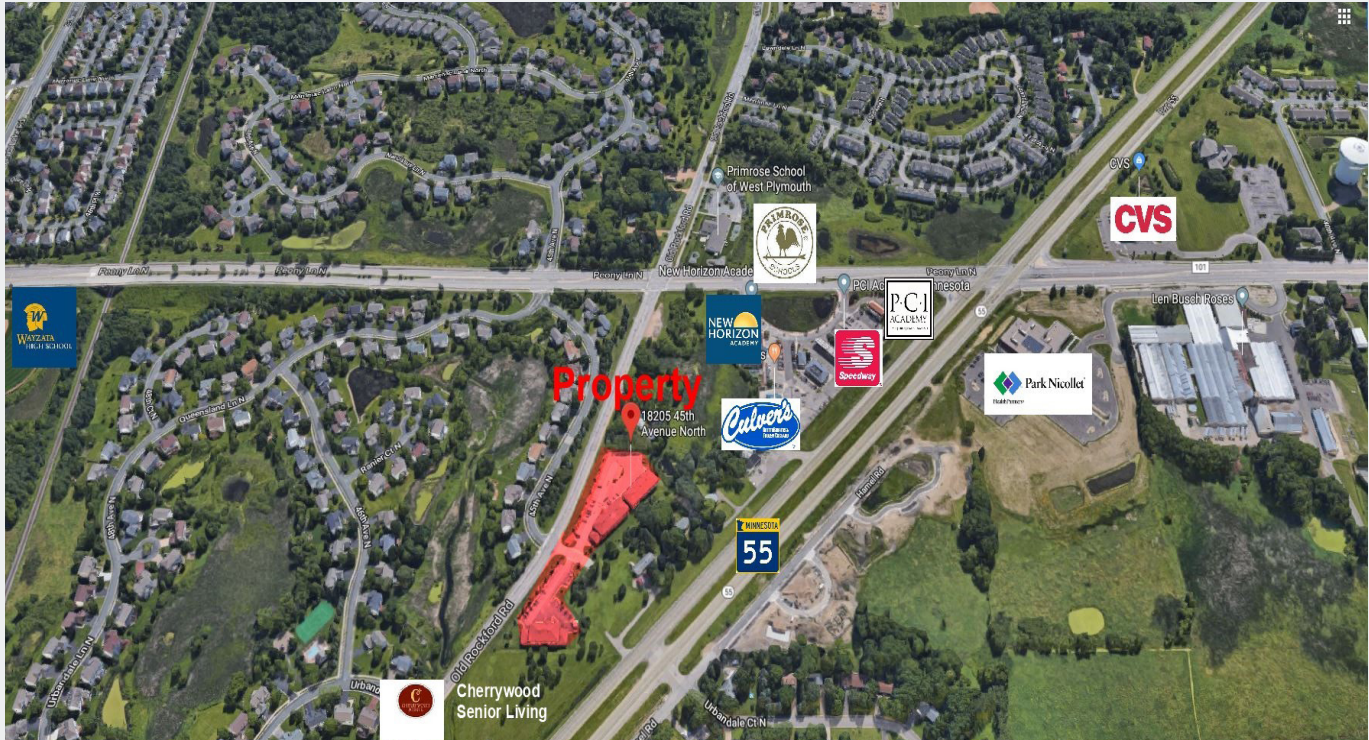
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Maple Grove, MN 55369

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AERIAL & MAP

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PROPERTY FACTS

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| | |
|------------------------|--|
| BUILDING SIZE | Suite C - 2,976 SF |
| YEAR BUILT | 2005 - Renovated in 2011 |
| ASSOCIATION | Plymouth Office Plaza II |
| 2020 REAL ESTATE TAXES | Suite C- \$12,369.40 (18-118-22-12-0033) |
| ASSOCIATION DUES | \$525 / month per suite. |
| SIGNAGE | Monument signage and building signage available. |
| PARKING | Ample Parking |
| RENT ROLL | Available Upon Request |

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SITE PLAN

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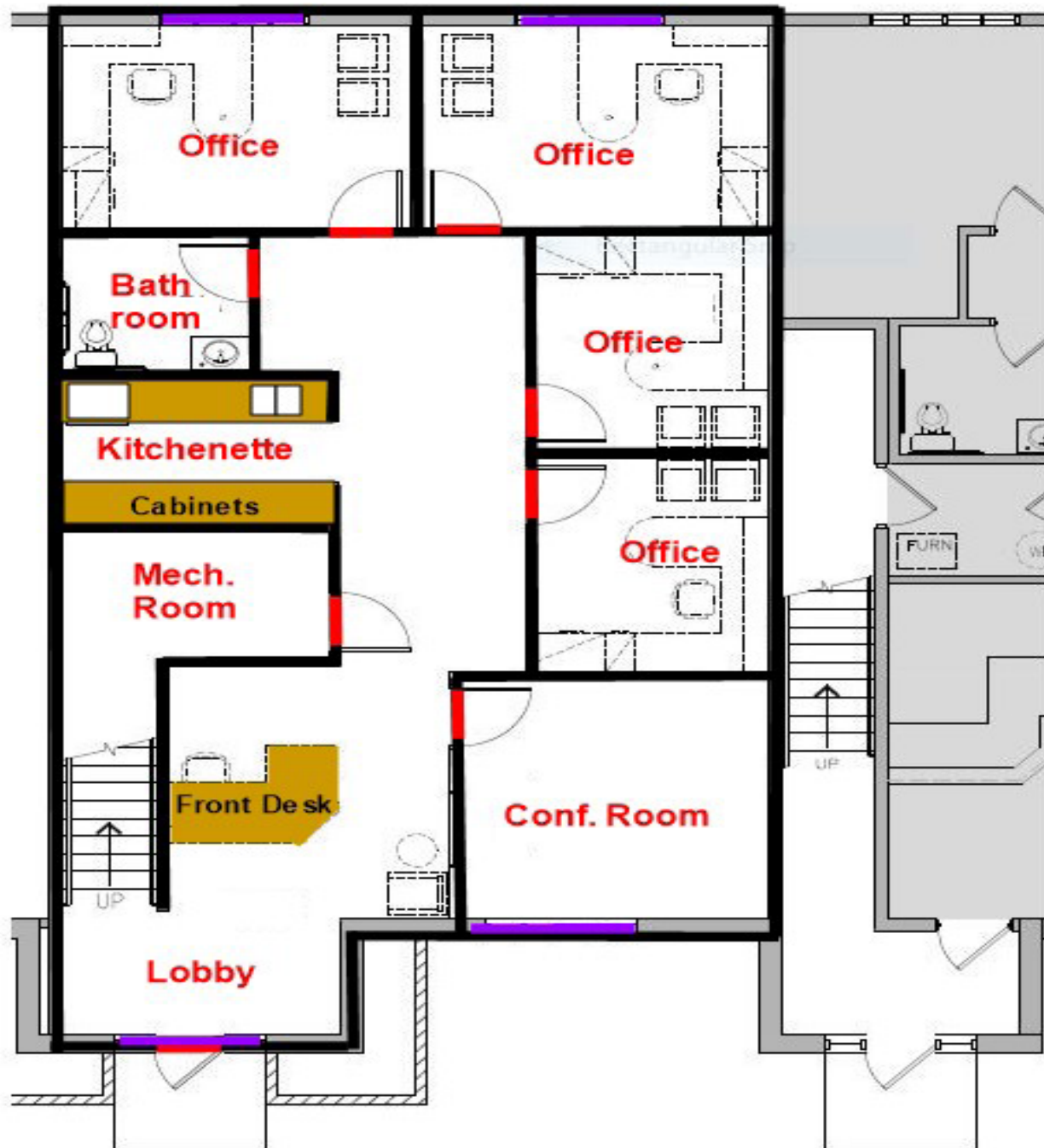
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**FLOOR PLAN
MAIN LEVEL**

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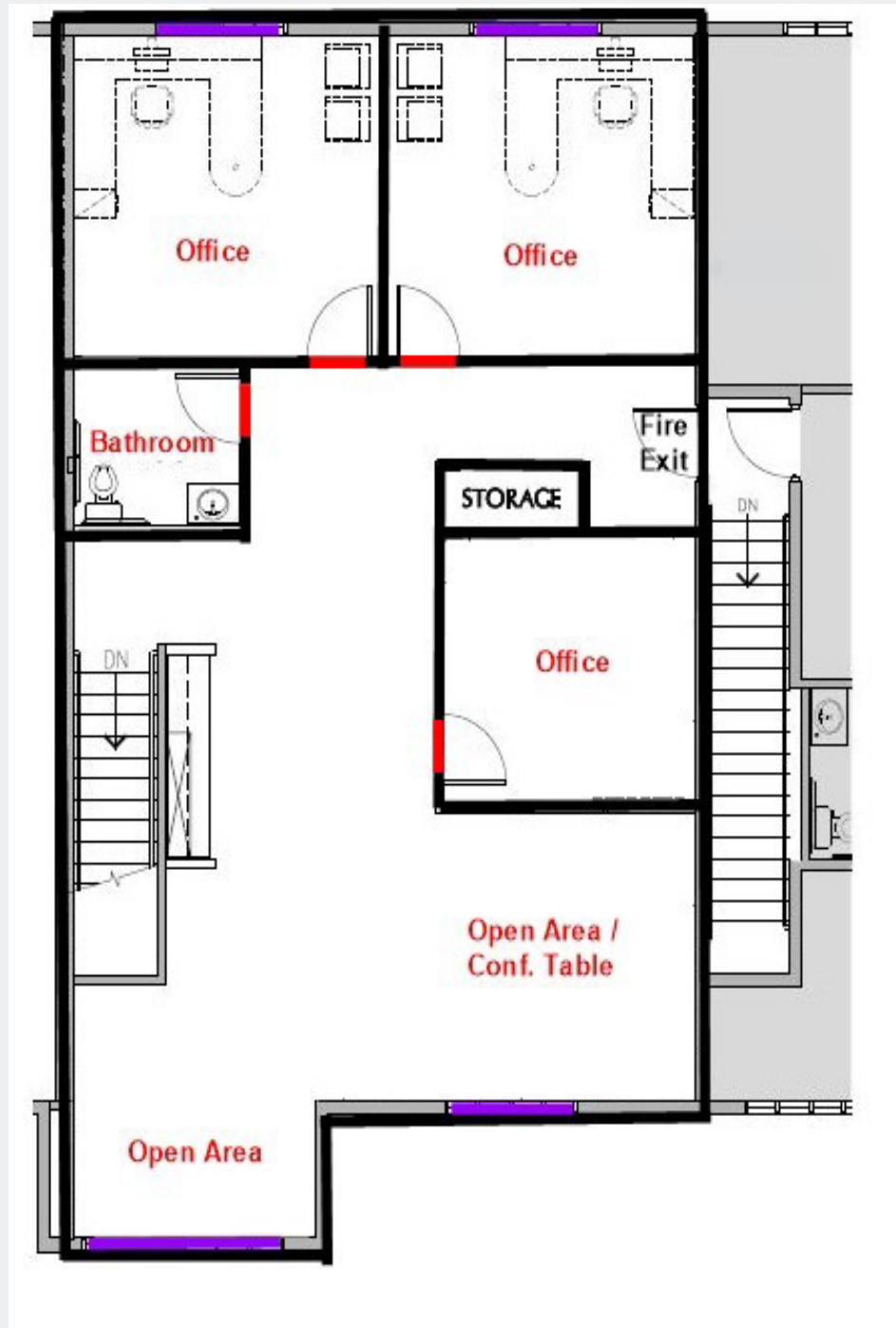
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FLOOR PLAN UPPER LEVEL

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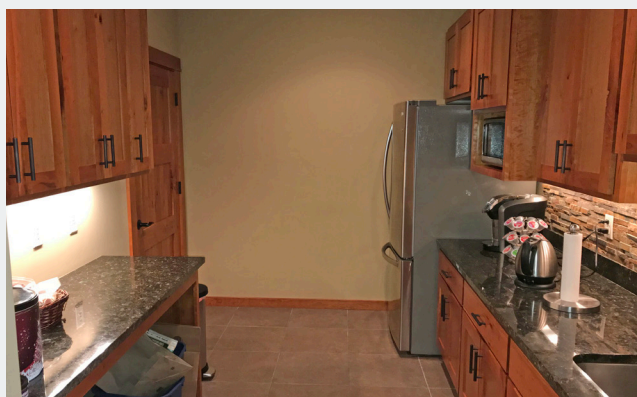
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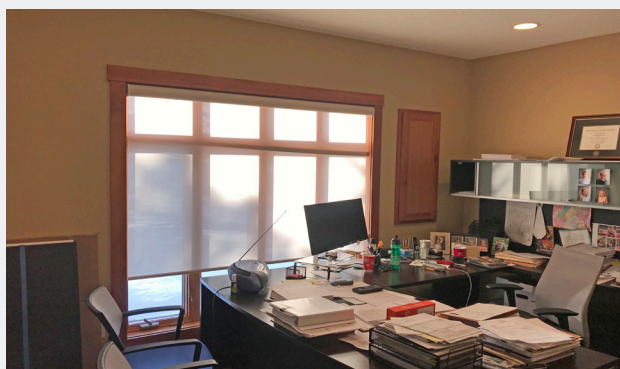
Front Reception Area



Conference Room



Kitchenette / Work Area



Back Office



Back Office



Upstairs Conf. Area

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CITY INFORMATION

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| | |
|---------------------------------------|---|
| POPULATION (5 MILE RADIUS) | 2010 Census - 130,548 2019 (Estimate) - 144,543 2023 (Projection) - 151,051 |
| AVERAGE HOUSEHOLD INCOME | 2019 (Estimate) - \$121,924 (5 Mile Radius) |
| TRAFFIC | Plymouth Blvd - 11,600 vehicles per day 494 & Hwy. 55 - 34,000 vehicles per day |
| CITY OF PLYMOUTH | <p><i>P</i>lymouth is home to a vibrant business community. From small start up companies to major corporations, you will find them in Plymouth. Our diverse economic base includes nearly 50,000 jobs. Major industries include insurance, high tech research, medical devices and light manufacturing as well as printing and publishing.</p> <p>Nationally recognized for its quality of life, Plymouth is located 12 miles northwest of Minneapolis. It offers:</p> <ul style="list-style-type: none">Extensive trails and parksPicturesque open spacesStrong neighborhoodsDiverse recreation programsHighly regarded school districtsA variety of local businessesNearby shopping and entertainment districtsEasy access to downtown Minneapolis and its wide array of cultural and sports venues. <p>Best Place to Live</p> <p>Plymouth was named Money magazine's number one Best Place to Live in 2008 for cities with populations of 50,000 to 300,000. The city stayed in the top dozen when the magazine repeated the rankings in 2010.</p> <p>Location, Location, Location</p> <p>Many major highways run through or are close to Plymouth, making it readily accessible to all within the metropolitan area. Interstate 494 runs through Plymouth as does Hwy. 55. Hwy. 169 is on the city's eastern border and I-394 is within four miles from the center of Plymouth.</p> |

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