



Champlin Business Park
11180 Zealand Ave. N.
Champlin, MN 55316

FOR SALE
3,826 SF Office Condo



FEATURES:

- 3,826 SF Three Level Office Condo - "FOR SALE" in Champlin, MN.
- Condo includes multiple offices, kitchens & open area for cubicles.
- Perfect for any small business looking to own!
- Scenic location with lake views and walking path in the backside of condo.
- Great location in Champlin off Hwy. 169 in a quiet neighborhood.

Sale Price
\$612,160



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Chad Weeks
612.619.9911
cweeks@arrowcos.com



Jeff Penfield
612.325.2067
jpenfield@arrowcos.com

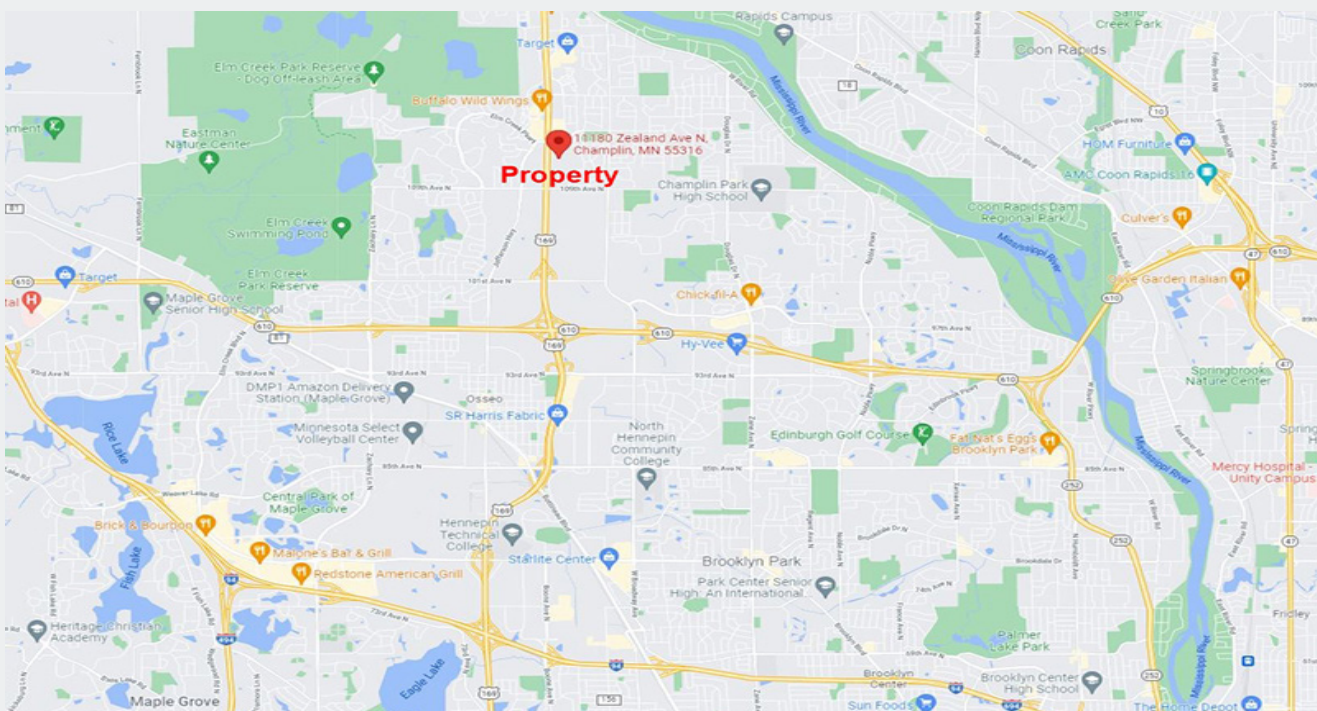
Contact
Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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AERIAL & MAP

FOR SALE
3,826 SF Office Condo



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SITE PLAN

FOR SALE
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PROPERTY FACTS

FOR SALE
3,826 SF Office Condo

BUILDING SIZE	1,457 SF - Main Level 1,457 SF - Lower Level <u>912 SF - Upper Level</u> 3,826 Total SF
YEAR BUILT	2003
ASSOCIATION	Champlin Business Park
PID #	31-120-21-42-0094 (Hennepin County)
ASSOCIATION DUES	\$322.28 per month
2021 PROPERTY TAXES	\$17,117.66
UTILITIES	Xcel (\$316 avg.) / Centerpoint (\$50 avg.)
HEATING & COOLING	Multiple zones for heating and cooling.
CONSTRUCTION	Wood Framed with Brick Accents
MAIN LEVEL HIGHLIGHTS	*Includes 2 large window offices, 1 private office, Open Area for Cubes & Cabinets for filing. *Reception Desk with waiting area in front. *Mens & Womens restroom.
LOWER LEVEL HIGHLIGHTS	*Includes 5 private offices (2 with windows), Kitchen Area & Restroom. *Walk out to scenic area on lake with walking path. *Kitchen includes dishwasher, sink, microwave & refrigerator.
UPPER LEVEL HIGHLIGHTS	*Includes large executive office with beautiful lake views. *Large kitchen / sitting area including sink & refrigerator. *2 private offices with hallway area for files & storage.

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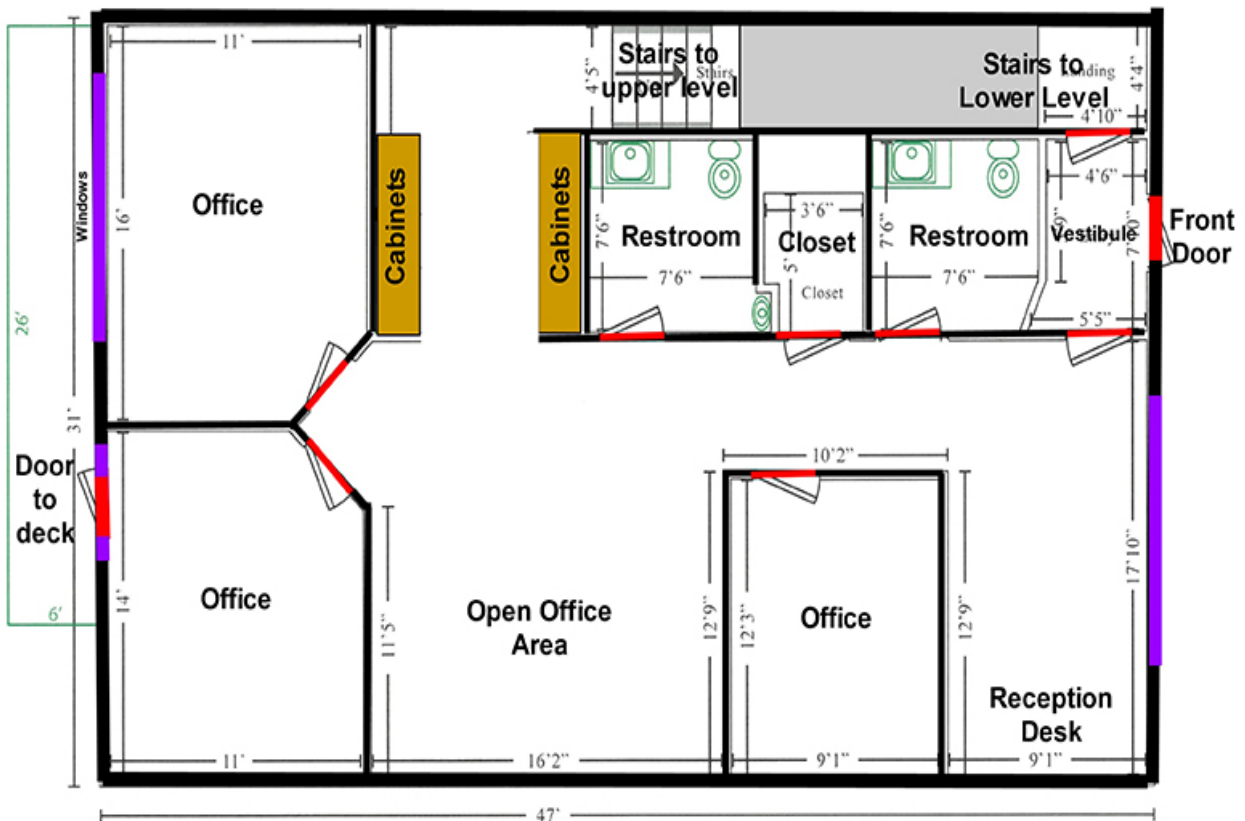
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**FLOOR PLAN
MAIN LEVEL**

**FOR SALE
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Main Level

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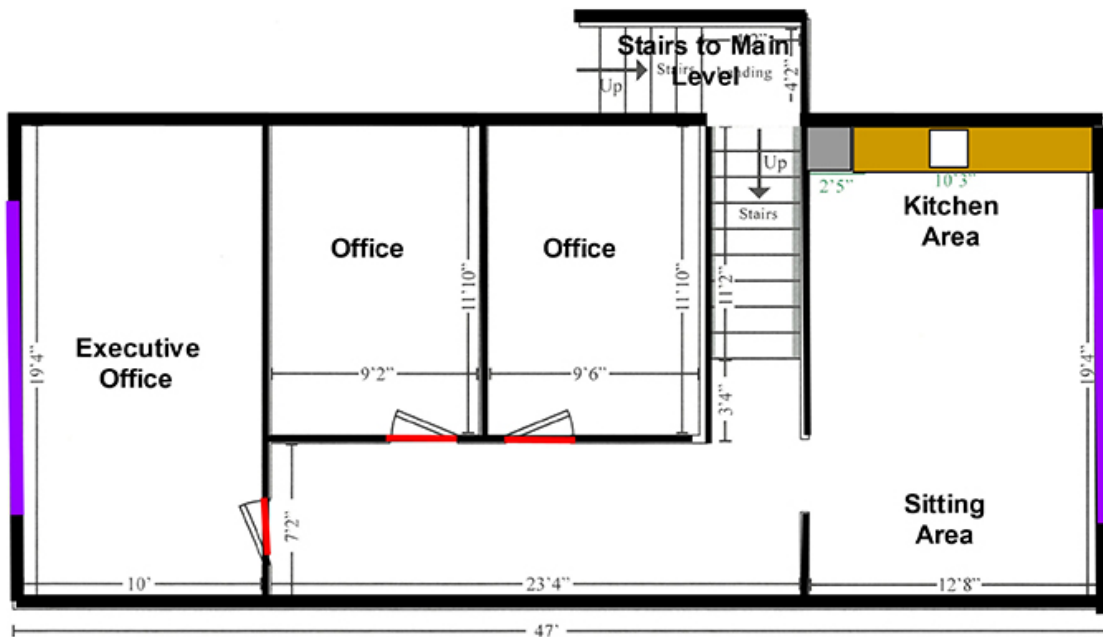
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**FLOOR PLAN
UPPER LEVEL**

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Top Floor - Upper Level

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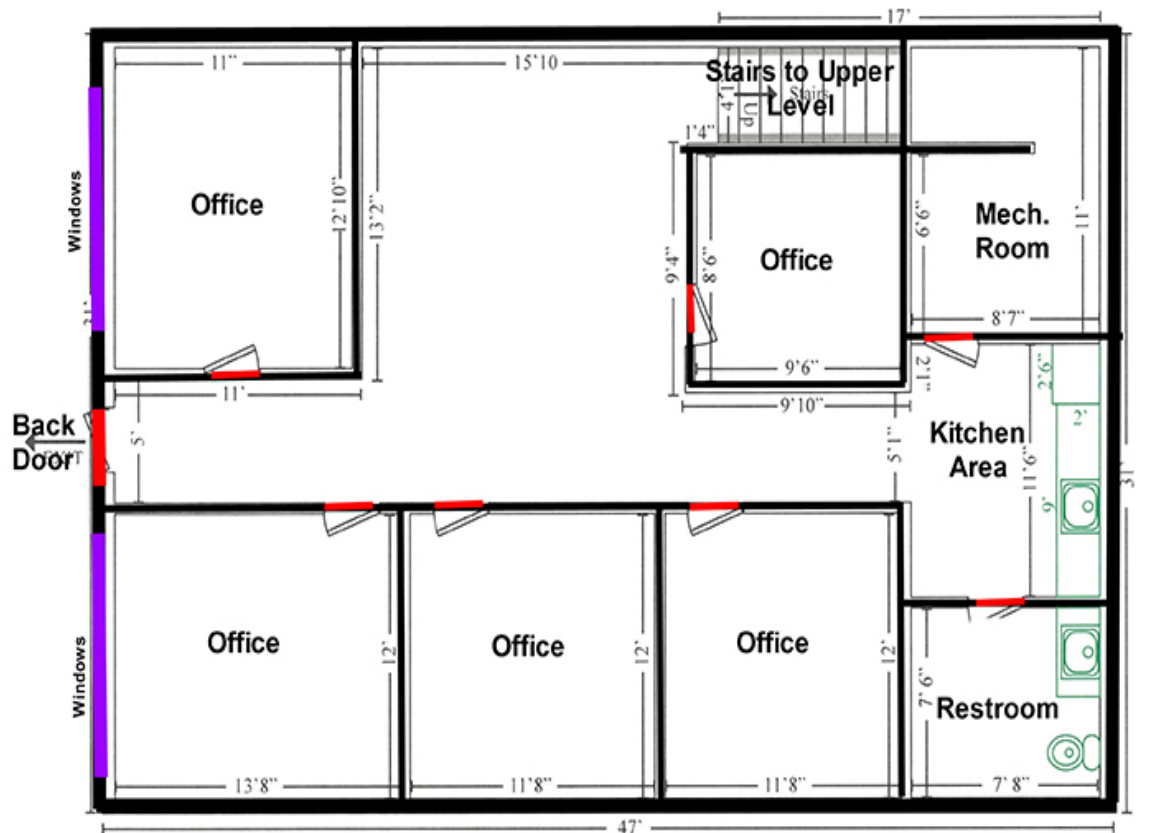
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**FLOOR PLAN
LOWER LEVEL**

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Lower Level

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**PHOTO GALLERY
MAIN LEVEL**

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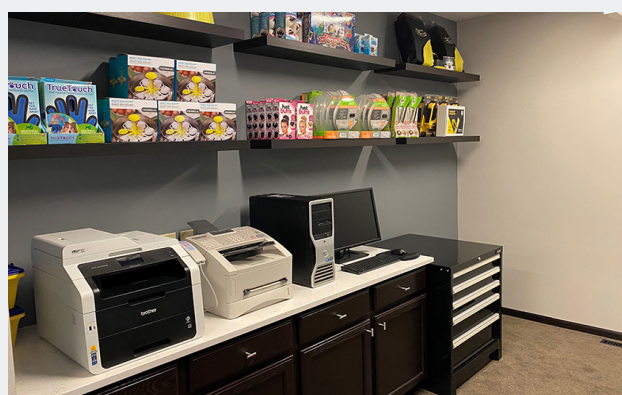
Reception Area



Open Office Area



Executive Office



File / Storage Area



Executive Office



Private Office

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**PHOTO GALLERY
UPPER LEVEL**

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Kitchen Sitting Area



Kitchen View



Large Executive Office



Large Executive Office



Hallway View



Middle Office

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**PHOTO GALLERY
LOWER LEVEL**

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Open Area



Back Office



Hallway View



Kitchen View



Back Pond View



Front View

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CITY INFORMATION

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CITY OF CHAMPLIN

Champlin is located in northern Hennepin County on the west bank of the Mississippi River, about 17 miles northwest of Minneapolis. The City is approximately 8 square miles in size with an estimated population of 25,346. Champlin is bounded by the Mississippi River on the east and north, Brooklyn Park on the south, and Dayton, Maple Grove and the Elm Creek Park Reserve on the west. The City is home to over 200 thriving businesses and has approximately 300 acres of City owned park land at 32 locations. Champlin has approximately 800 acres of the Elm Creek Park Reserve located within its boundaries.

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