

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

Overview 1
 Aerial Maps / Site Plan 2-3
 Property Facts 4
 Floor Plans 5-7
 Photo Gallery 8-10
 City Information 11



Chad Weeks
612.619.9911
cweeks@arrowcos.com



Jeff Penfield
612.325.2067
jpenfield@arrowcos.com

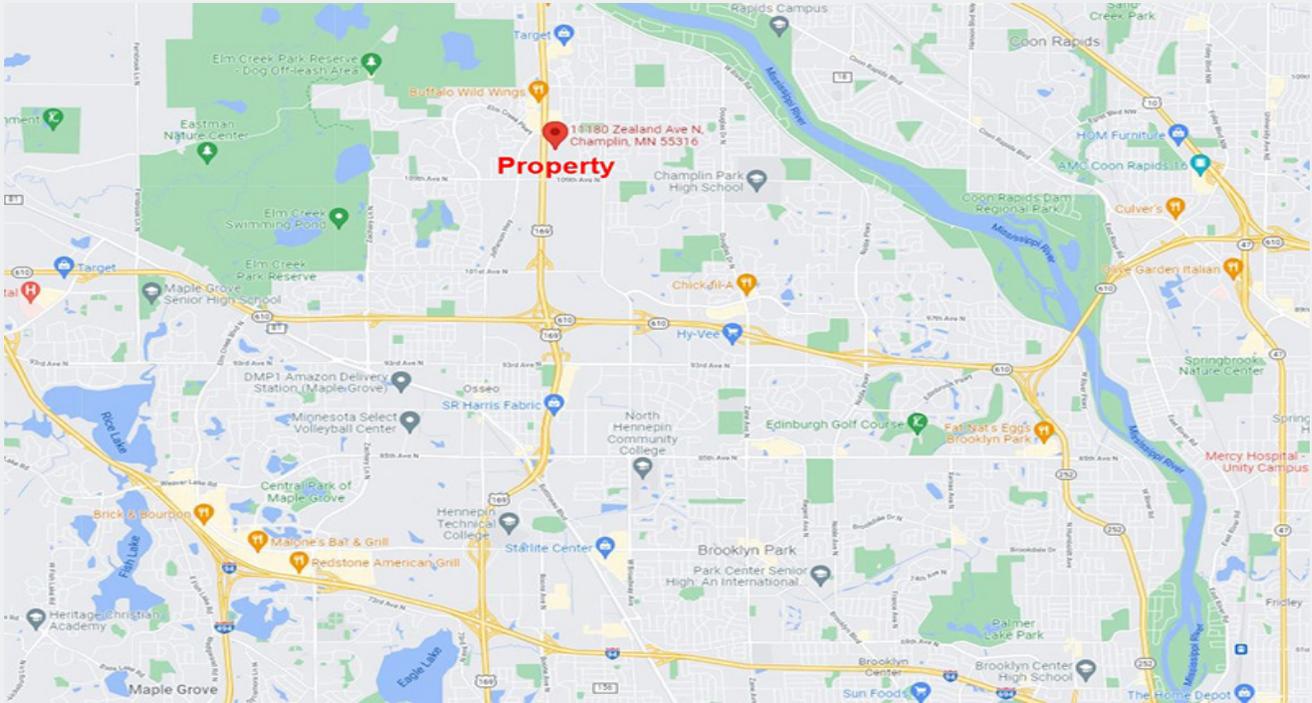
Contact

Phone: 763.424.6355
Fax: 763.424.7980

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

AERIAL & MAP

FOR SALE
3,826 SF Office Condo



SITE PLAN

FOR SALE
3,826 SF Office Condo



Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com



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.

Contact

Phone: 763.424.6355

Fax: 763.424.7980

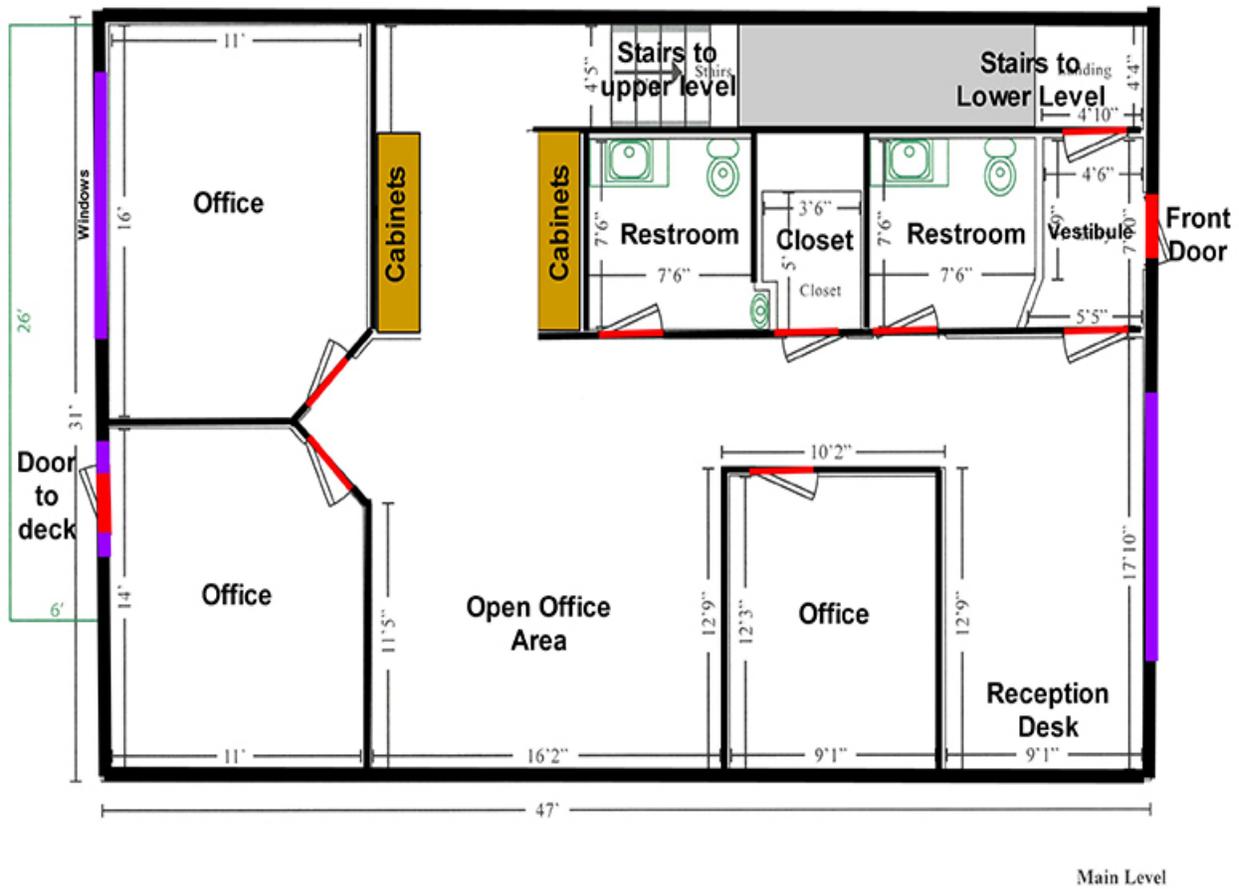
Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

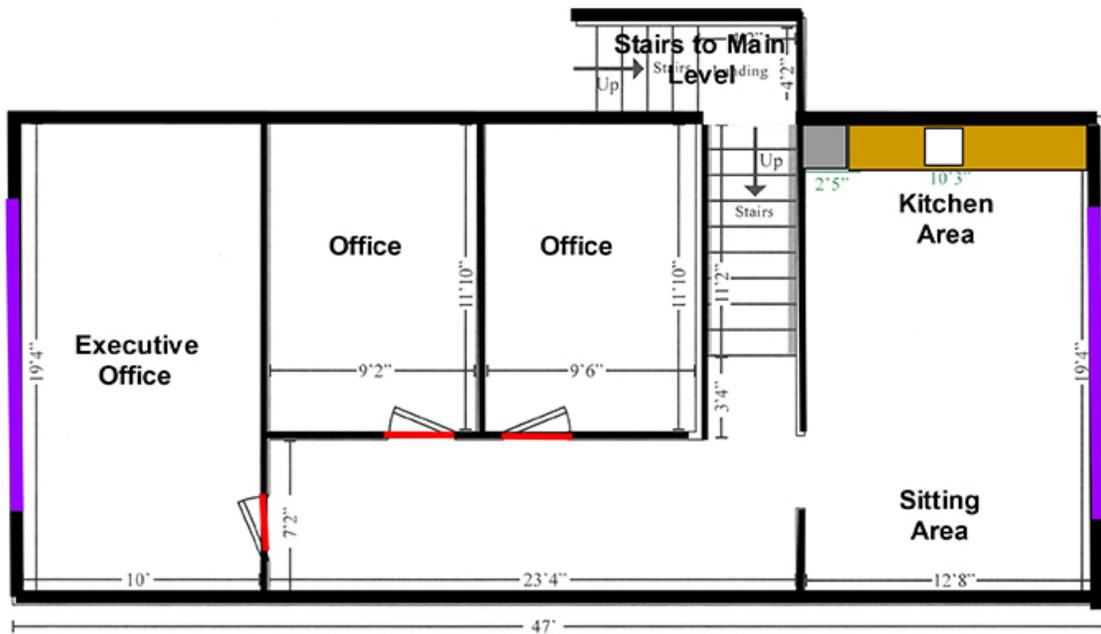
**FLOOR PLAN
MAIN LEVEL**

**FOR SALE
3,826 SF Office Condo**



**FLOOR PLAN
UPPER LEVEL**

**FOR SALE
3,826 SF Office Condo**



Top Floor - Upper Level

**FLOOR PLAN
LOWER LEVEL**

**FOR SALE
3,826 SF Office Condo**



Lower Level

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

**PHOTO GALLERY
MAIN LEVEL**

**FOR SALE
3,826 SF Office Condo**



Reception Area



Open Office Area



Executive Office



File / Storage Area



Executive Office



Private Office

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

**PHOTO GALLERY
UPPER LEVEL**

**FOR SALE
3,826 SF Office Condo**



Kitchen Sitting Area



Kitchen View



Large Executive Office



Large Executive Office



Hallway View



Middle Office

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

**PHOTO GALLERY
LOWER LEVEL**

**FOR SALE
3,826 SF Office Condo**



Open Area



Back Office



Hallway View



Kitchen View



Back Pond View



Front View

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com



CITY INFORMATION

FOR SALE
3,826 SF Office Condo

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.

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369