

**FOR
SALE**

12644 FREMONT BLDG

12644 Fremont Ave.
Zimmerman, MN 55398



8,006 SF RETAIL BUILDING - FOR SALE IN ZIMMERMAN MN



SALES PRICE:
\$194,900.00

Presented By:



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Arrow Companies

7365 Kirkwood Court N. Suite 335
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FEATURES

- 8,006 SF Commercial Building - FOR SALE in Zimmerman, Minnesota.
- Located minutes away from 169 on Fremont Ave in Downtown setting.
- Excellent visibility for any retail or commercial use.
- Two level building with 4,000 sf per floor.

FACTS

- \$4,164.00 2015 Property Taxes
- PID's # - (Sherburne County) 95-402-0320 and 95-402-0335

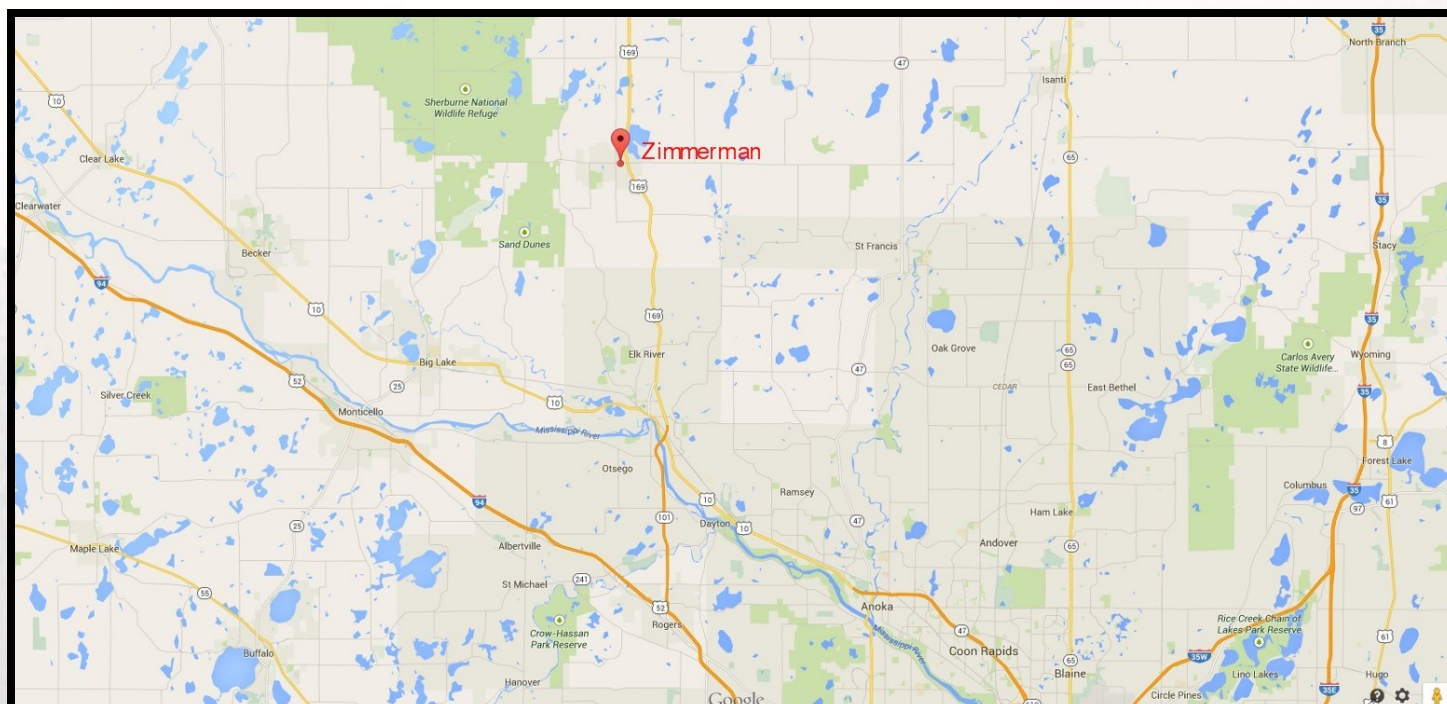
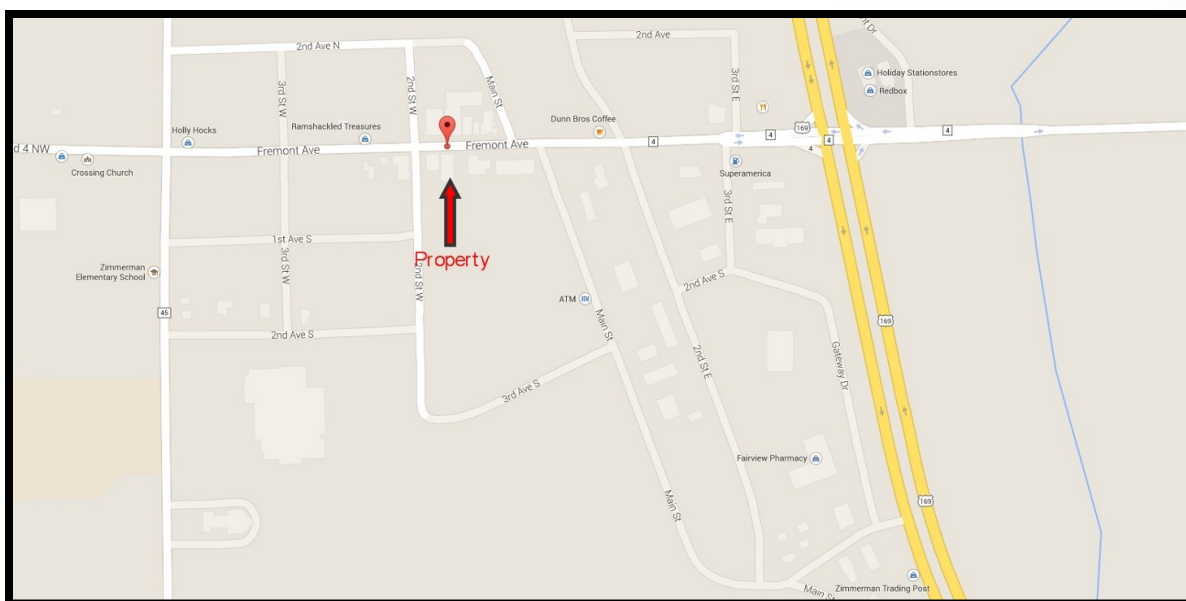
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AERIAL & MAP



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PROPERTY FACTS

Building Size:	8,006 SF
Year Built:	1966
Lot Size:	0.21 Acres
PID #:	95-402-0320 and 95-402-0335
Zoning:	Commercial
Parking:	Adjacent Parking Lot - 25' x 125' City Street Parking in front
Docks:	(1) 9.1' x 7.1'
Clear Height:	Main Level (11' to peak) / (9.6' side) Lower Level (7.8' clear) / (6.7' pillar)
Electrical Service:	400 amp / 3 phase
Utilities:	Connexus & Centerpoint Furnace and Central Air
Construction:	Steel Building, Steel Beams & Spancrete Floor
2015 Real Estate Taxes:	\$4,164.00

Information contained herein has been obtained from resources deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.



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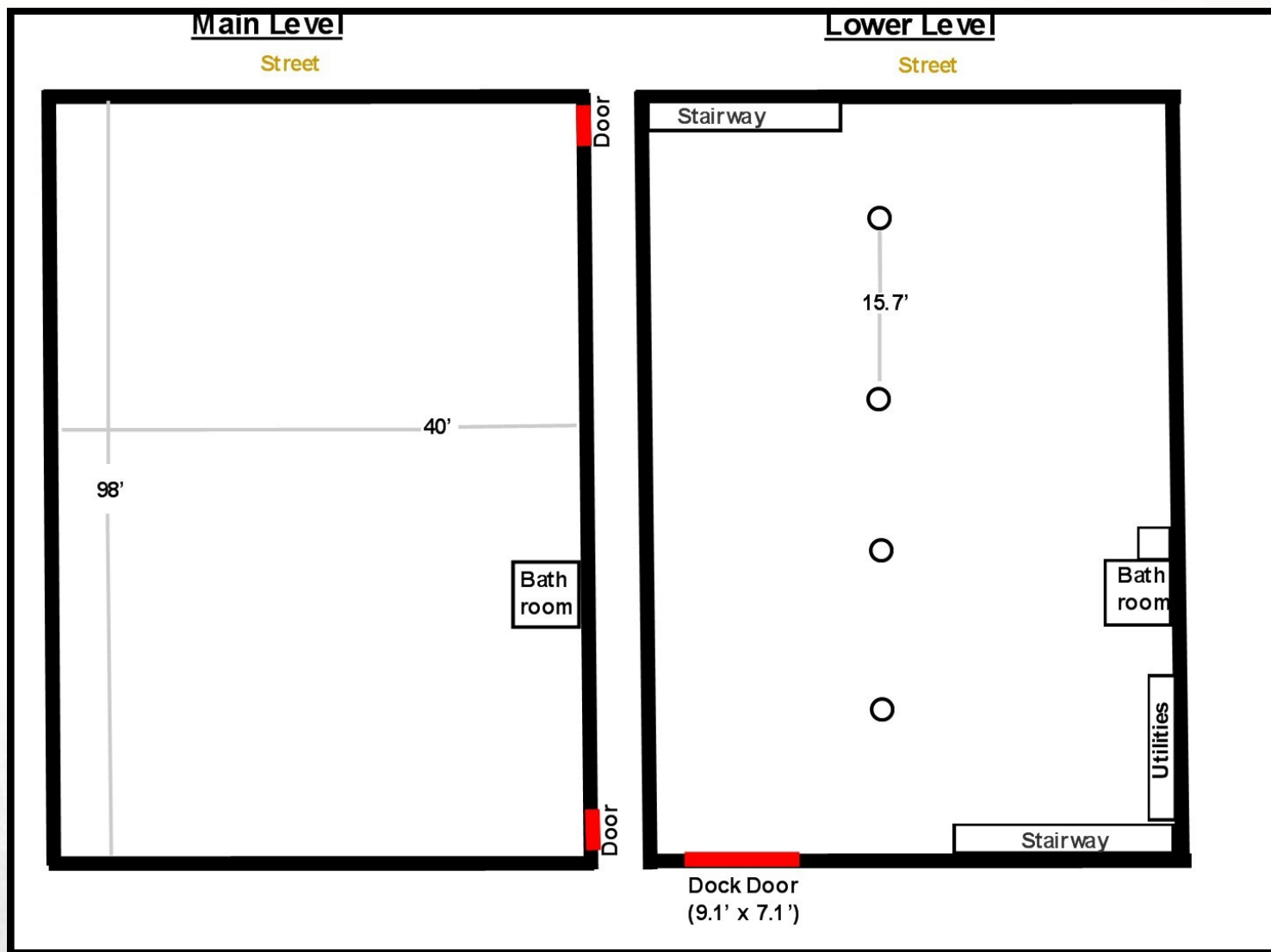
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FLOOR PLAN -



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SITE PLAN



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PHOTO GALLERY



Front View



Back View



Side View



Main Level View



Lower Level View



Main Level View



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DEMOGRAPHICS

Demographic Summary Report

12644 Fremont Ave, Zimmerman, MN 55398

Building Type: Industrial

RBA: 7,840 SF

Land Area: .78 AC


Total Available: 7,840 SF

Warehouse Avail: 7,840 SF

Office Avail: -


% Leased: 100%

Rent/SF/Yr: Negotiable



Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	4,383	10,915	17,222
2014 Estimate	4,341	10,842	17,076
2010 Census	4,387	11,050	17,314
Growth 2014 - 2019	0.97%	0.67%	0.86%
Growth 2010 - 2014	-1.05%	-1.88%	-1.37%
2014 Population by Hispanic Origin	91	177	256
2014 Population By Race	4,341	10,842	17,076
White	4,166 95.97%	10,435 96.25%	16,475 96.48%
Black	44 1.01%	78 0.72%	104 0.61%
Am. Indian & Alaskan	26 0.60%	63 0.58%	94 0.55%
Asian	42 0.97%	109 1.01%	159 0.93%
Hawaiian & Pacific Island	0 0.00%	1 0.01%	2 0.01%
Other	64 1.47%	156 1.44%	242 1.42%

Households			
2019 Projection	1,510	3,655	5,759
2014 Estimate	1,493	3,628	5,707
2010 Census	1,507	3,695	5,784
Growth 2014 - 2019	1.14%	0.74%	0.91%
Growth 2010 - 2014	-1.49%	-2.18%	-1.86%
Owner Occupied	1,219 81.65%	3,173 87.46%	5,127 89.84%
Renter Occupied	275 18.42%	455 12.54%	581 10.18%
2014 Households by HH Income	1,494	3,629	5,709
Income: <\$25,000	210 14.06%	390 10.75%	589 10.32%
Income: \$25,000 - \$50,000	224 14.99%	589 16.23%	980 17.17%
Income: \$50,000 - \$75,000	405 27.11%	1,013 27.91%	1,604 28.10%
Income: \$75,000 - \$100,000	438 29.32%	883 24.33%	1,273 22.30%
Income: \$100,000 - \$125,000	120 8.03%	326 8.98%	551 9.65%
Income: \$125,000 - \$150,000	43 2.88%	197 5.43%	361 6.32%
Income: \$150,000 - \$200,000	41 2.74%	157 4.33%	234 4.10%
Income: \$200,000+	13 0.87%	74 2.04%	117 2.05%
2014 Avg Household Income	\$70,328	\$77,775	\$78,150
2014 Med Household Income	\$69,273	\$70,554	\$69,873



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TRAFFIC SUMMARY

Traffic Count Report

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Building Type: **Industrial**
RBA: **7,840 SF**
Land Area: **.78 AC**
Total Available: **7,840 SF**
Warehse Avail: **7,840 SF**
Office Avail: **-**
% Leased: **100%**
Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	261st Ave	Main St	0.03 E	2012	11,511	MPSI	.02
2	261st Ave	Fremont Dr	0.22 W	2012	6,713	MPSI	.55
3	128th St	8th Ave S	0.17 N	2012	2,985	MPSI	.80
4	Fremont Dr	Pine St	0.46 S	2012	898	MPSI	.94
5	261st Ave	120th St	0.14 W	2012	6,506	MPSI	.96
6	United States Highway 169		0.00	2012	28,450	MPSI	.97
7	Fremont Ave	13th St W	0.14 E	2012	7,081	MPSI	.99



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