

**FOR
SALE**

FORMER CHURCH BLDG.

8801 Rice Lake Road
Maple Grove, MN 55369



GREAT PROPERTY IN MAPLE GROVE FOR SALE!



FOR SALE:
\$1,060,000



Steve Fischer

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FEATURES

- 7,705 square foot former church building with expansion opportunity
- Worship sanctuary seats approximately 200-250.
- Full commercial kitchen
- Reception, 3-offices, workroom,
- 4- Large classrooms currently used for school - each room has sink/cabinetry
- Outside fenced play area
- Outside storage garage and shed

FACTS

- 2014 Property Taxes - Partially exempt @ \$4,691.24/year
- PID # (15-119-22-32-0002)
- Currently zoned R-2 single family residential
- 5.03 acre parcel for potential building expansion or playfield
- Ample parking with 105 stalls

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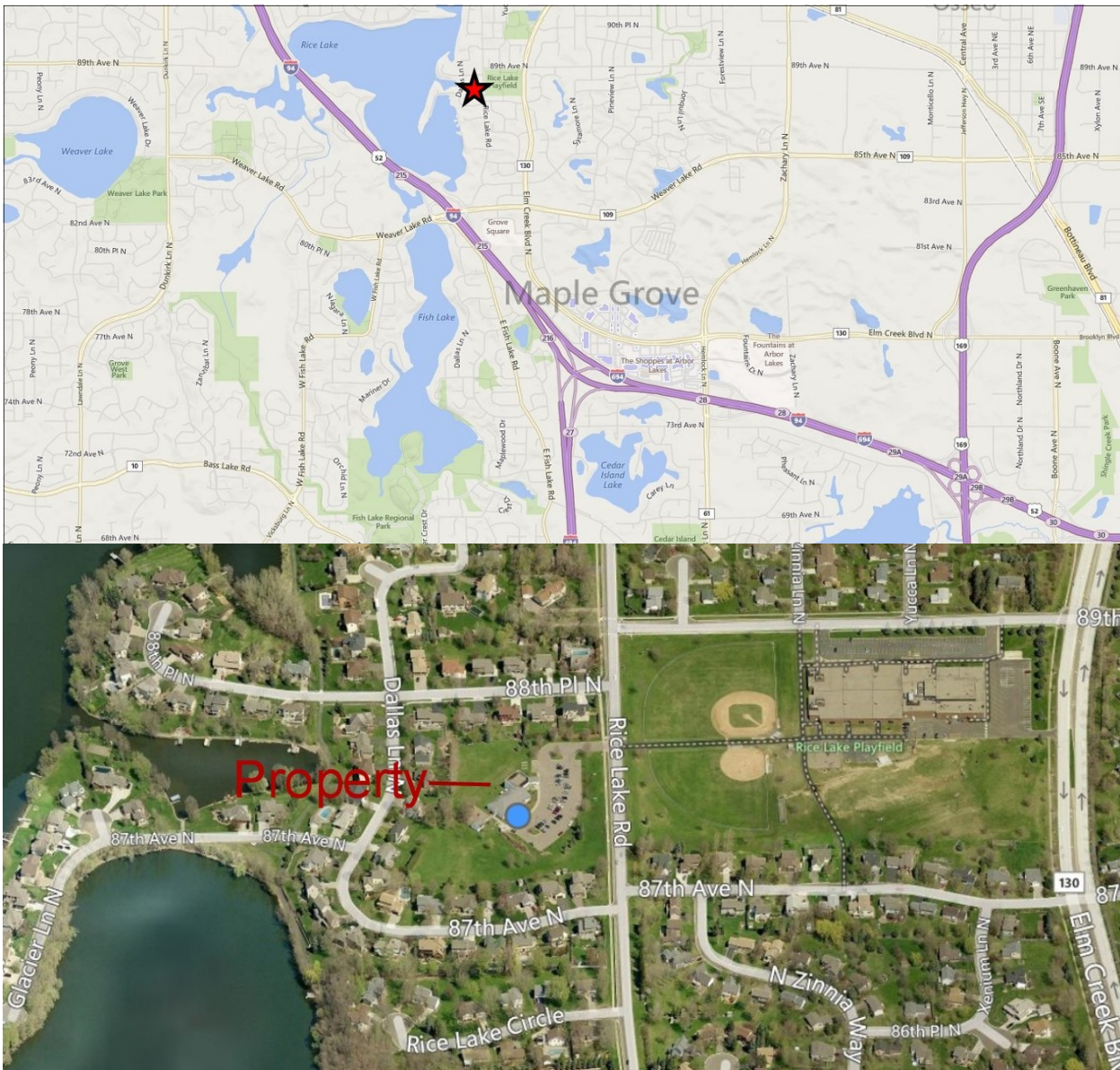
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AERIAL & MAP



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BUILDING FACTS:

Building Size:	7,705 SF - Main Level
Year Built:	1993
Lot Size:	5.03 Acres
PID #:	15-119-22-32-0002
Zoning:	R-2 Single Family Residential -guided for Institutional
Roof:	Pitched roof with asphalt shingles with a portion flat built-up.
Siding:	Maintenance free lap siding
Outside Lighting:	Exterior building sconces and parking lot pole lights
Commercial Kitchen:	Full kitchen with stainless steel cabinets, counters, oven, range, refrigerator, and freezer. Stainless steel window to sanctuary area for fellowship.
Electrical Service:	208 volt, 600 amp, 3-phase power
HVAC Systems:	Furnace a/c split system and two (2) Rooftop units: * One (1) 7.5-ton and one (1) 12.5-ton
Restrooms/Plumbing:	Three (3) stall men's and women's restroom's, plus two (2) unisex. 100-gallon commercial hot water heater and a commercial grade water softener
Irrigation:	Toro underground lawn sprinkler system
Outside Storage:	Detached storage garage and steel shed
Parking:	105 parking stalls— asphalt
2014 Real Estate Taxes:	Partial exemption \$4,691.00 due to leased area.



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• **8,880 square foot Former
church building - FOR SALE**

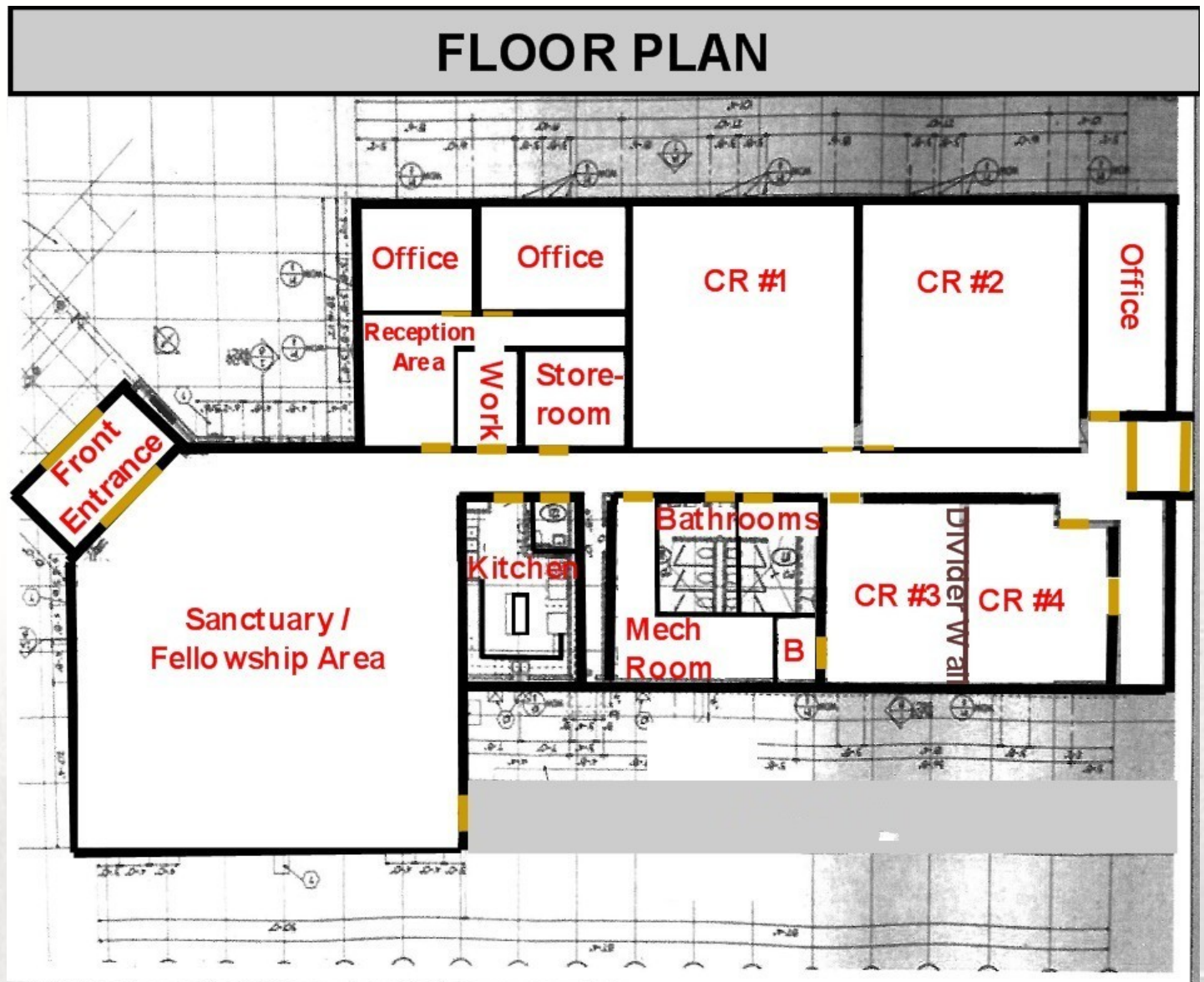
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FLOOR PLAN



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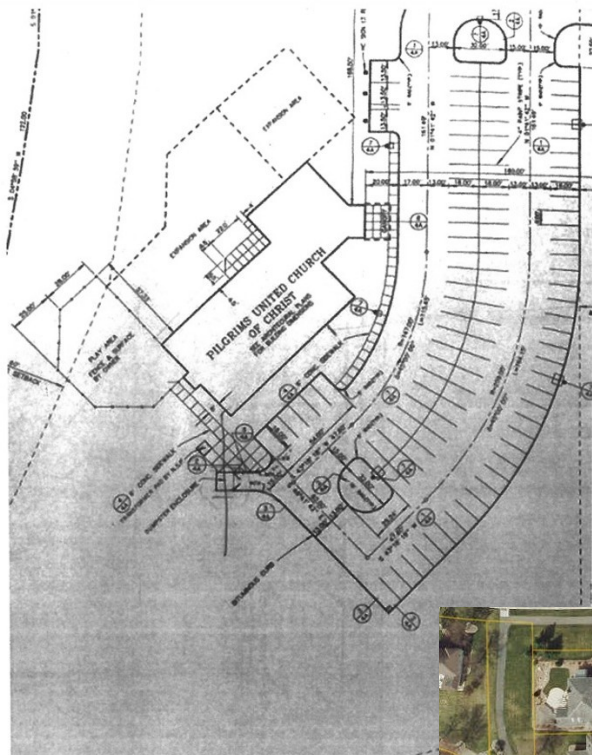
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SITE PLAN



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PHOTO GALLERY



Front Entrance View



Worship/Fellowship Area



Hallway



Front Office/Conference Room



Front Office



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PHOTO GALLERY (OUTSIDE)



Rear View



Garage and Play Area



Storage Shed



Addition Land to the Southwest



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PHOTO GALLERY (KITCHEN / CLASSROOMS)



Classroom Area



Classroom Area



Work Room Area



Kitchen Area



Kitchen



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DEMOGRAPHICS

Demographic Summary Report

Building Type: Total Available:
Secondary: % Leased:
GLA: Rent/SF/Yr: -
Year Built: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	7,388	57,728	143,897
2014 Estimate	6,969	54,177	134,943
2010 Census	6,693	51,130	127,031
Growth 2014 - 2019	6.01%	6.55%	6.64%
Growth 2010 - 2014	4.12%	5.96%	6.23%
2014 Population by Hispanic Origin	218	1,472	5,501
2014 Population By Race	6,969	54,177	134,943
White	6,026 86.47%	47,455 87.59%	105,745 78.36%
Black	361 5.18%	2,256 4.16%	13,986 10.36%
Am. Indian & Alaskan	35 0.50%	190 0.35%	585 0.43%
Asian	367 5.27%	3,132 5.78%	11,182 8.29%
Hawaiian & Pacific Island	7 0.10%	33 0.06%	106 0.08%
Other	172 2.47%	1,111 2.05%	3,339 2.47%
Households			
2019 Projection	3,133	22,064	54,580
2014 Estimate	2,943	20,645	51,028
2010 Census	2,793	19,341	47,670
Growth 2014 - 2019	6.46%	6.87%	6.96%
Growth 2010 - 2014	4.73%	5.97%	4.95%
Owner Occupied	2,291 77.85%	17,455 84.55%	39,920 78.23%
Renter Occupied	652 22.15%	3,190 15.45%	11,108 21.77%
2014 Households by HH Income	2,942	20,645	51,030
Income: <\$25,000	287 9.76%	1,527 7.40%	6,019 11.80%
Income: \$25,000 - \$50,000	369 12.54%	2,727 13.21%	9,111 17.85%
Income: \$50,000 - \$75,000	503 17.10%	3,273 15.85%	7,889 15.46%
Income: \$75,000 - \$100,000	552 18.76%	3,783 18.32%	8,122 15.92%
Income: \$100,000 - \$125,000	507 17.23%	3,144 15.23%	6,585 12.90%
Income: \$125,000 - \$150,000	299 10.16%	1,543 7.47%	3,474 6.81%
Income: \$150,000 - \$200,000	195 6.63%	2,215 10.73%	4,511 8.84%
Income: \$200,000+	230 7.82%	2,433 11.78%	5,319 10.42%
2014 Avg Household Income	\$102,972	\$114,925	\$103,704
2014 Med Household Income	\$89,130	\$93,473	\$82,683



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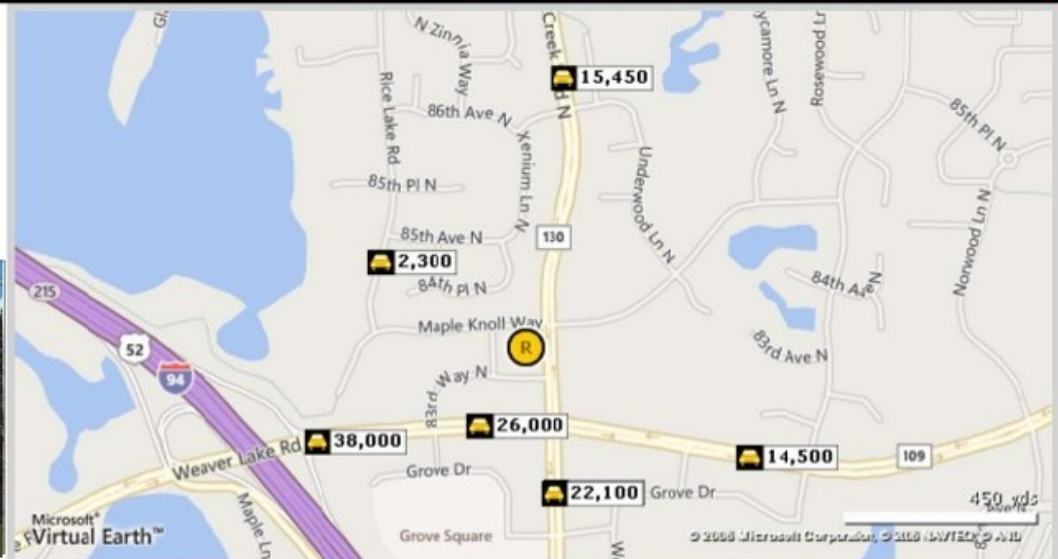
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TRAFFIC SUMMARY

Traffic Count Report

Building Type:
Secondary:
GLA:
Year Built:
Total Available:
% Leased:
Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Weaver Lake Rd	83rd Way N	0.06 W	2012	24,209	MPSI	.12
2	85th Ave N	83rd Way N	0.06 W	2011	26,000	AADT	.12
3	Elm Creek Blvd	Grove Dr	0.06 S	2012	15,867	MPSI	.20
4	Elm Creek Blvd	Grove Dr	0.06 S	2011	22,100	AADT	.20
5	Rice Lake Rd	85th Ave N	0.04 N	2010	2,300	AADT	.23
6	Weaver Lake Rd	Rice Lake Rd	0.03 E	2007	36,200	AADT	.31
7	85th Ave N	Rice Lake Rd	0.03 E	2011	38,000	AADT	.31
8	Weaver Lake Rd	Vinewood Ln N	0.08 W	2012	14,950	MPSI	.34
9	85th Ave N	Vinewood Ln N	0.08 W	2011	14,500	AADT	.34
10	Elm Creek Blvd	86th Ave N	0.05 S	2012	15,450	MPSI	.36



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