



FOR SALE

Office Condo with Class A Finishes

FEATURES

Great location in Maple Grove!

Granite Countertops

Three Zone Heating /Cooling System

Kitchen with appliances (including ice maker)

Beautiful woodwork on both levels

Upgraded Flooring

BUILDING FACTS

2-level "High End" office space totaling 3,683 sf

Built in 2006

Air Exchanger

Too many upgrades to list!!!

Presented By

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PRICE REDUCED!!



11236 86th Avenue North
Maple Grove, MN

OVERVIEW

Great opportunity to own a beautifully finished office condo in Maple Grove.

ASKING RATE:

~~\$460,375~~

\$449,000

Don't miss out on this opportunity!

Aerial & Map

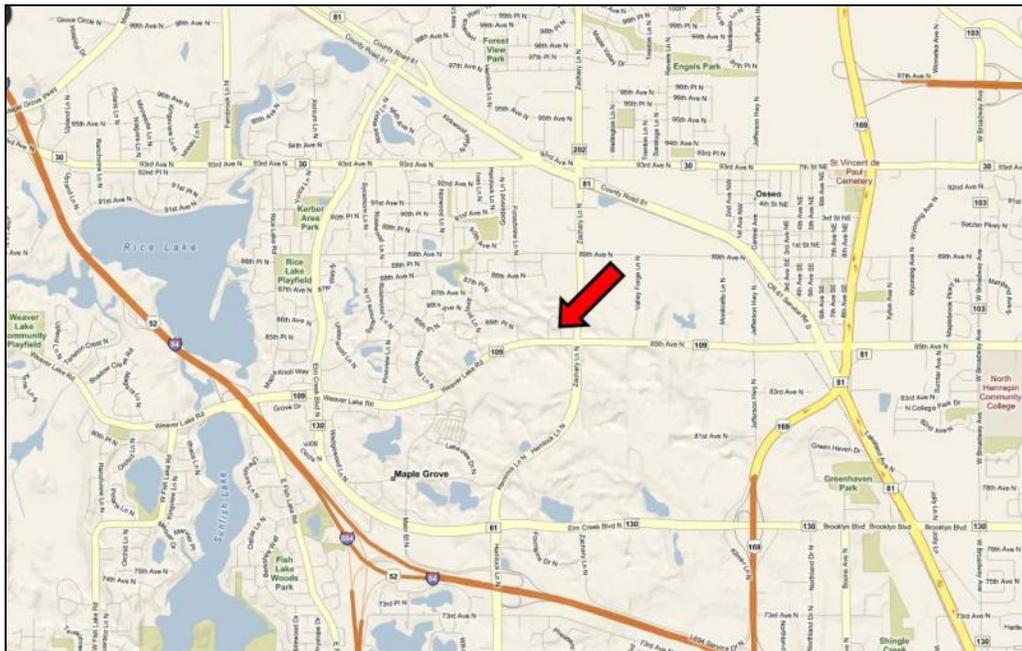
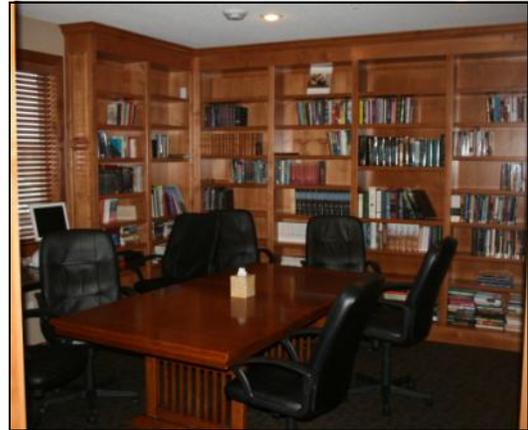
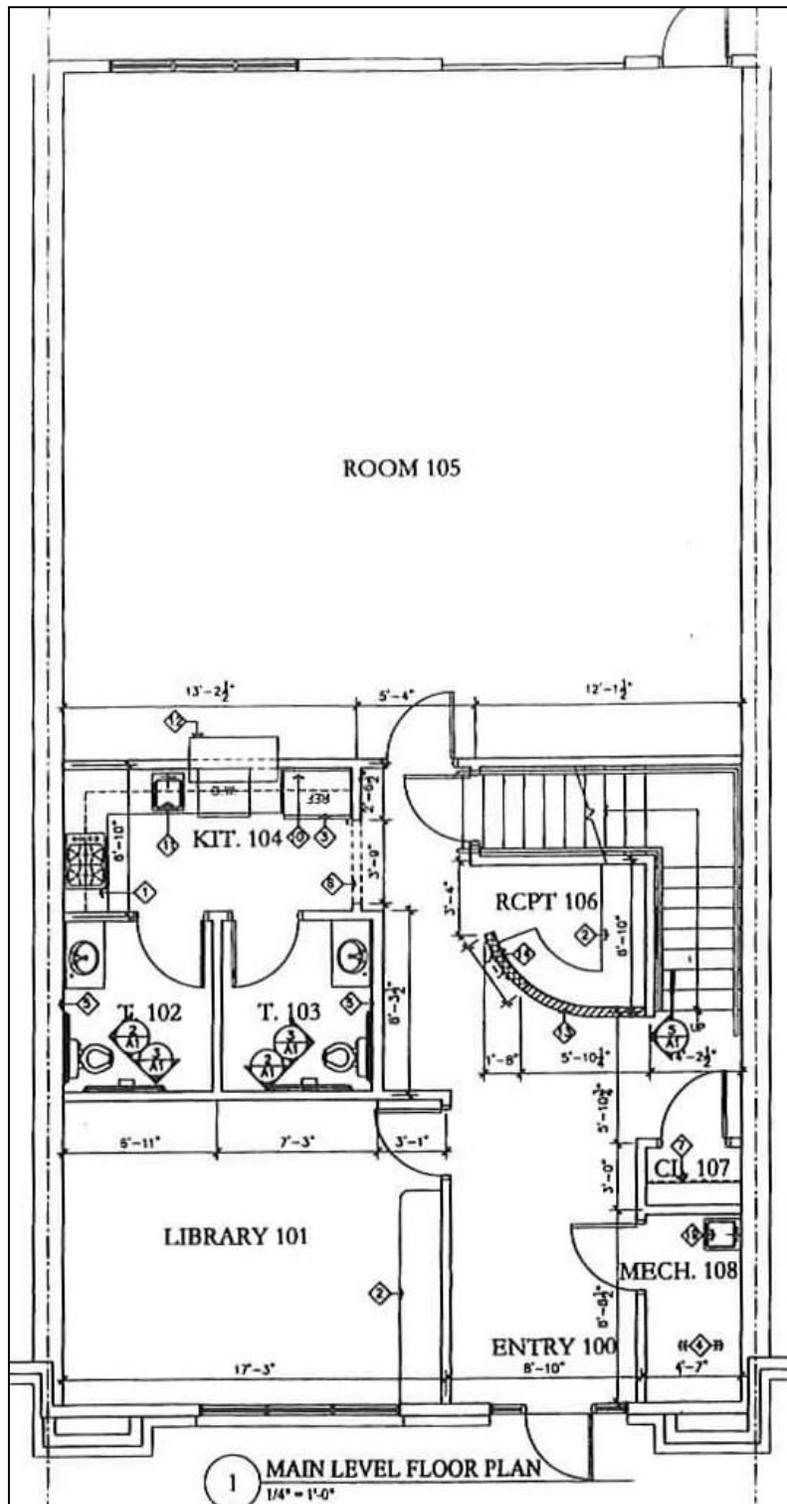


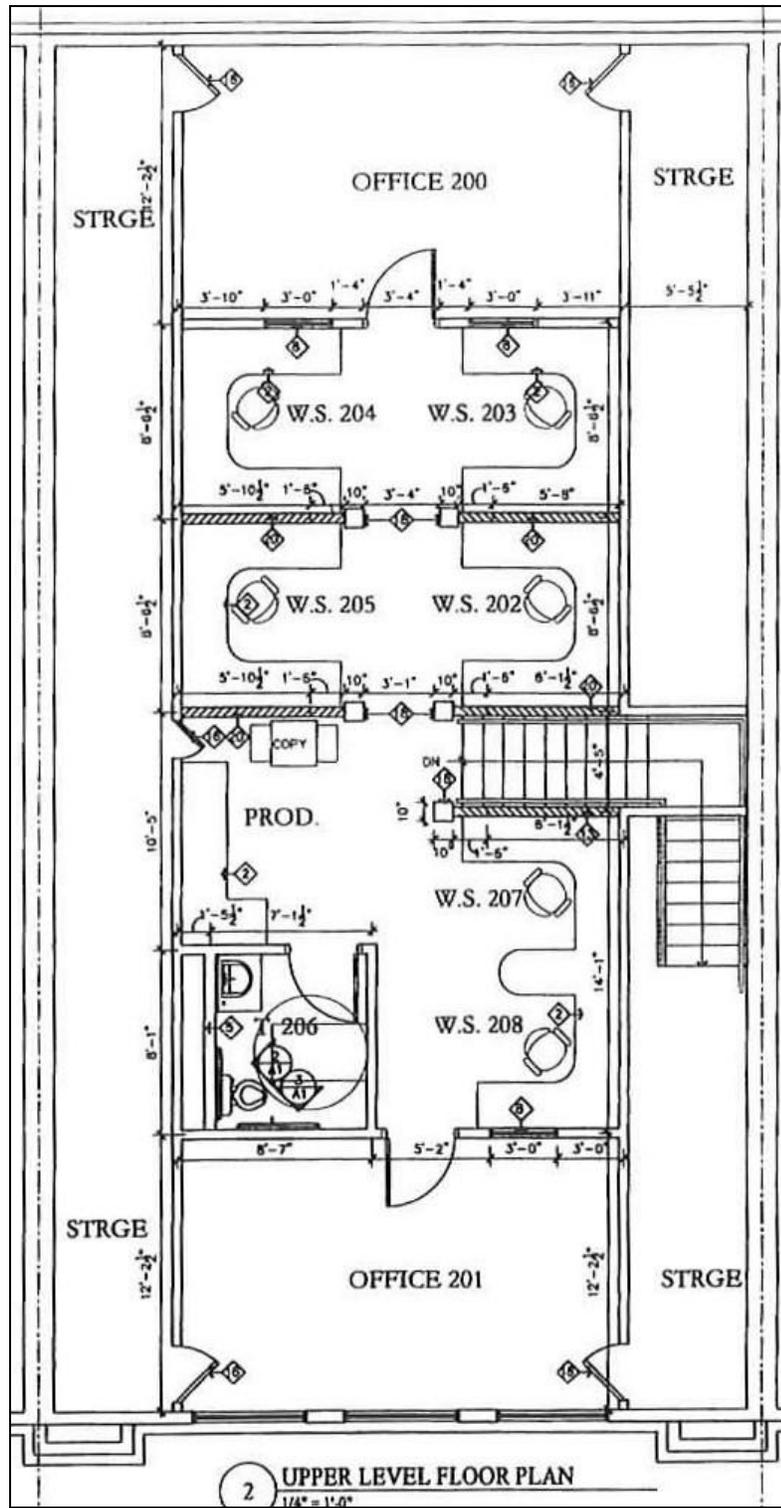
Photo Gallery



Main Floor Plan



Upper Floor Plan



Demographics

Demographic Summary Report

Weaver Lake Town Office Park						
11236 N 86th Ave, Maple Grove, MN 55369						
Building Type: Class C Office	Total Available: 0 SF					
Class: C	% Leased: 100%					
RBA: 2,547 SF	Rent/SF/Yr: -					
Typical Floor: 2,547 SF						
Radius	1 Mile	3 Mile	5 Mile			
Population						
2014 Projection	4,448	49,690	165,515			
2009 Estimate	4,072	48,982	159,464			
2000 Census	3,125	47,853	143,874			
Growth 2009 - 2014	9.20%	1.40%	3.80%			
Growth 2000 - 2009	30.30%	2.40%	10.80%			
2009 Population by Hispanic Origin						
	104	979	4,989			
2009 Population By Race						
	4,072	48,982	159,464			
White	3,750	92.09%	42,822	87.42%	126,648	79.42%
Black or African American	61	1.50%	2,104	4.30%	15,160	9.51%
American Indian and Alaska Native	12	0.29%	187	0.38%	681	0.43%
Asian	166	4.08%	2,537	5.18%	10,715	6.72%
Native Hawaiian and Pacific Islander	0	0.00%	29	0.06%	89	0.06%
Other Race	33	0.81%	316	0.65%	2,319	1.45%
Two or More Races	51	1.25%	988	2.02%	3,852	2.42%
Households						
2014 Projection	1,722		18,392		60,919	
2009 Estimate	1,553		18,041		58,545	
2000 Census	1,133		17,207		52,138	
Growth 2009 - 2014	10.80%		1.90%		4.10%	
Growth 2000 - 2009	37.10%		4.80%		12.30%	
Owner Occupied	1,483	95.49%	15,849	87.85%	46,215	78.94%
Renter Occupied	71	4.57%	2,193	12.16%	12,330	21.06%
2009 Households by HH Income						
	1,553		18,041		58,546	
Income Less Than \$15,000	8	0.52%	296	1.64%	1,992	3.40%
Income: \$15,000 - \$24,999	37	2.38%	417	2.31%	2,294	3.92%
Income: \$25,000 - \$34,999	38	2.45%	723	4.01%	3,037	5.19%
Income: \$35,000 - \$49,999	145	9.34%	1,430	7.93%	5,384	9.20%
Income: \$50,000 - \$74,999	277	17.84%	3,830	21.23%	11,324	19.34%
Income: \$75,000 - \$99,999	287	18.48%	3,002	16.64%	8,867	15.15%
Income: \$100,000 - \$149,999	602	38.76%	6,016	33.35%	16,620	28.39%
Income: \$150,000 - \$249,999	132	8.50%	1,901	10.54%	7,065	12.07%
Income: \$250,000 - \$499,999	20	1.29%	341	1.89%	1,611	2.75%
Income: \$500,000 or more	7	0.45%	85	0.47%	352	0.60%
2009 Avg Household Income		\$102,588	2009 Med Household Income		\$104,362	\$104,678
2009 Med Household Income		\$98,033	2009 Per Capita Income		\$92,957	\$87,981
2009 Per Capita Income		\$39,386			\$38,533	\$38,631



Traffic Count

Traffic Count Report

Weaver Lake Town Office Park 11236 N 86th Ave, Maple Grove, MN 55369

Building Type: Class C Office
 Class: C
 RBA: 2,547 SF
 Typical Floor: 2,547 SF
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Forestview Ln N	Weaver Lake Rd	0.09 S	2006	755	AAAT	.21
2 Zachary Ln N	89th Ave N	0.08 N	2007	13,700	AAAT	.38
3 Forestview Ln N	88th Pl N	0.04 N	2006	469	AAAT	.42
4 County Road 109		0.00	2007	14,300	AAAT	.48
5 Zachary Ln N	89th Ave N	0.04 S	2007	14,600	AAAT	.50
6 Weaver Lake Rd	Jonquill Ln N	0.21 NE	2007	13,400	AAAT	.63
7 Forestview Ln N	92nd Pl N	0.05 N	2007	1,650	AAAT	.86
8 89th Ave N	Norwood Ln N	0.03 E	2007	4,400	AAAT	.86
9 Zachary Ln N	Co Rd 81	0.04 S	2007	12,800	AAAT	.89
10 Pineview Ln N	88th Ave N	0.02 S	2007	3,050	AAAT	.89