

**FOR
SALE**

INDUSTRIAL WAREHOUSE

14075 Prosperity Ave.
Becker, MN 55308



8,400 SF OFFICE / SHOWROOM BLDG. - FOR SALE IN BECKER, MN



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SALES PRICE:

\$349,900

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FEATURES

- 8,400 SF Office / Showroom / Warehouse - FOR SALE.
- 1,200 SF (Office) & 7,200 SF (Warehouse) 2 restrooms.
- (4) overhead drive in doors - 2 (16' x 14') & 2 (12' x 14')
- Convenient location off Hwy. 10 in Becker, MN.

FACTS

- 2014 Property Taxes - \$10,386.00
- PID # - 604310205



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Maple Grove, MN 55369



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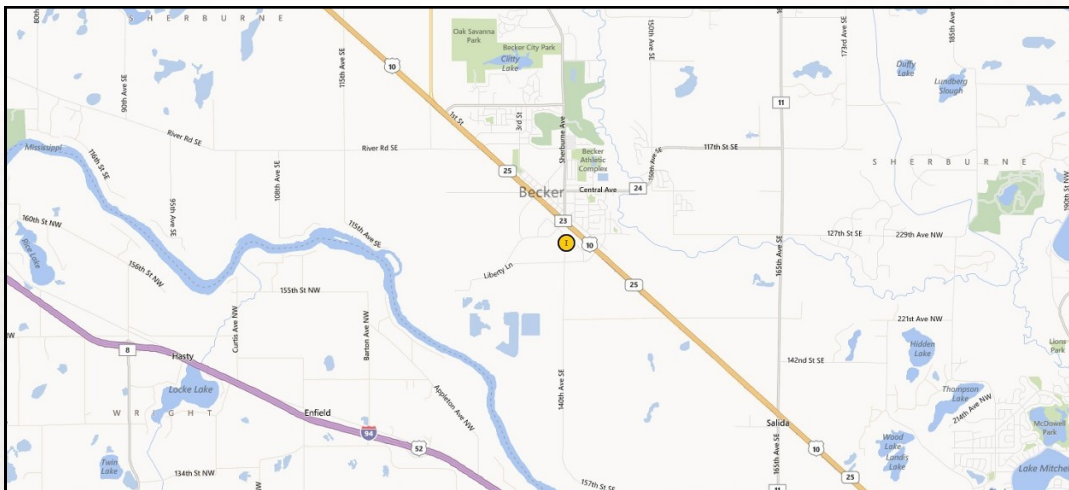
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AERIAL & MAP



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PROPERTY FACTS

Building Size:	1,200 SF - Office <u>7,200 SF - Warehouse</u> 8,400 Total SF
Year Built:	2006
Lot Size:	1.00 acres
PID #:	604310205
Zoning:	Commercial Preferred
Bathrooms:	2 Restrooms in Office & 2 Restrooms in Warehouse
Electrical Service:	230 Volt / 3 Phase & 110 Volt / 220 Volt Drop Downs
Building Type:	Steel Exterior
Clear Height:	16' Warehouse
Drive-Ins:	(2) 16'x 14' Drive ins & (2) 12' x 14' Drive Ins
Parking:	15 Stalls
2014 Est. Real Estate Taxes:	\$10,386.00



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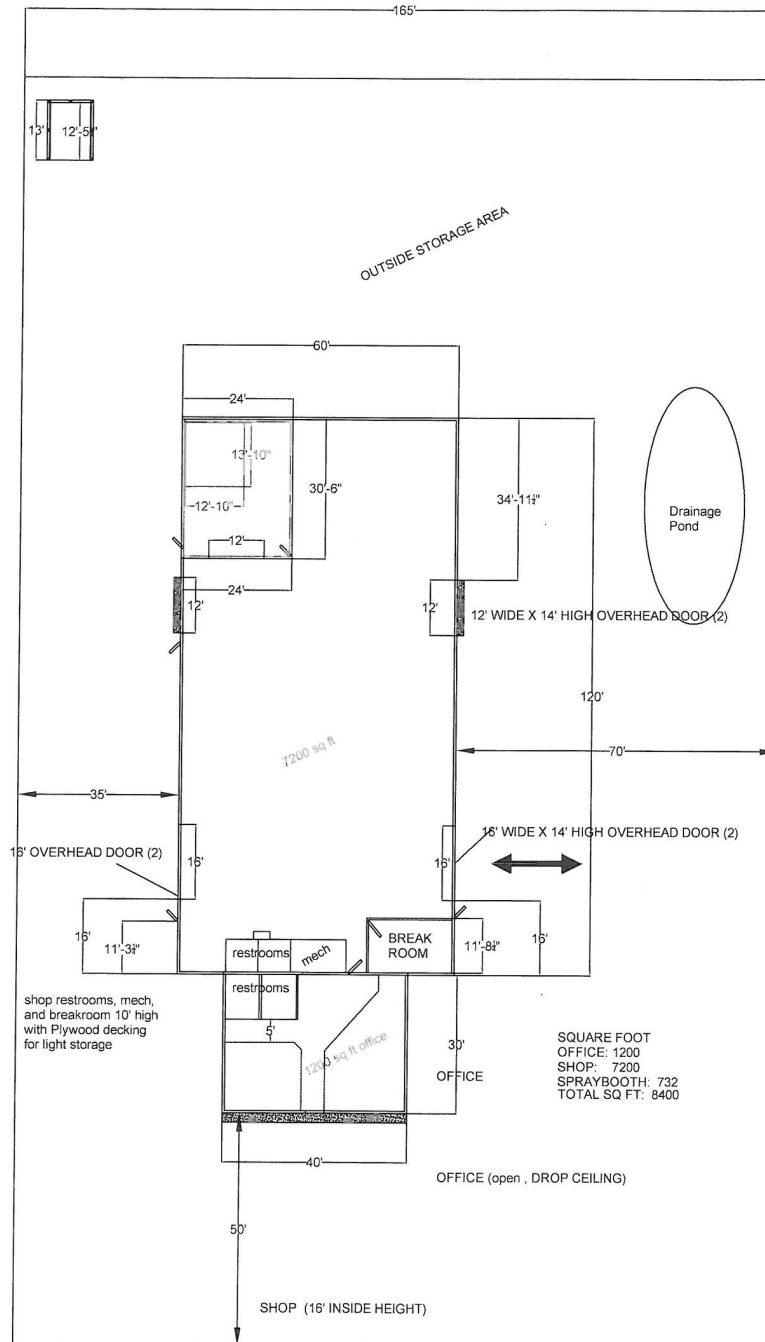
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FLOOR PLAN



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DEMOGRAPHICS

Demographic Summary Report

Becker Industrial Park

14075 Prosperity Ave SE, Becker, MN 55308

Building Type: Industrial
RBA: 8,400 SF
Land Area: 1 AC
Total Available: 8,400 SF

Warehouse Avail: 8,400 SF
Office Avail: -
% Leased: 100%
Rent/SF/Yr: \$8.00

Radius	1 Mile	3 Mile	5 Mile
Population			
2017 Projection	1,898	5,956	11,538
2012 Estimate	1,796	5,633	10,954
2010 Census	1,743	5,463	10,676
Growth 2012 - 2017	5.70%	5.70%	5.30%
Growth 2010 - 2012	3.00%	3.10%	2.60%
2012 Population by Hispanic Origin	21	80	172
2012 Population By Race	1,796	5,633	10,954
White	1,732 96.44%	5,436 96.50%	10,574 96.53%
Black or African American	4 0.22%	24 0.43%	56 0.51%
American Indian and Alaska Native	5 0.28%	16 0.28%	28 0.26%
Asian	23 1.28%	43 0.76%	74 0.68%
Native Hawaiian and Pacific Islander	4 0.22%	5 0.09%	5 0.05%
Other Race	4 0.22%	18 0.32%	48 0.44%
Two or More Races	23 1.28%	90 1.60%	170 1.55%
Households			
2017 Projection	673	2,015	3,796
2012 Estimate	632	1,891	3,579
2010 Census	615	1,839	3,497
Growth 2012 - 2017	6.50%	6.50%	6.10%
Growth 2010 - 2012	2.70%	2.90%	2.30%
Owner Occupied	429 67.88%	1,512 79.96%	3,025 84.52%
Renter Occupied	203 32.12%	380 20.10%	554 15.48%
2012 Households by HH Income	631	1,891	3,579
Income Less Than \$15,000	49 7.77%	98 5.18%	157 4.39%
Income: \$15,000 - \$24,999	10 1.58%	41 2.17%	97 2.71%
Income: \$25,000 - \$34,999	36 5.71%	114 6.03%	219 6.12%
Income: \$35,000 - \$49,999	133 21.08%	282 14.91%	485 13.55%
Income: \$50,000 - \$74,999	200 31.70%	565 29.88%	971 27.13%
Income: \$75,000 - \$99,999	63 9.98%	255 13.48%	573 16.01%
Income: \$100,000 - \$149,999	103 16.32%	400 21.15%	804 22.46%
Income: \$150,000 - \$199,999	21 3.33%	83 4.39%	177 4.95%
Income: \$200,000+	16 2.54%	53 2.80%	96 2.68%
2012 Avg Household Income	\$73,974	\$81,908	\$84,038
2012 Med Household Income	\$57,787	\$65,580	\$69,852
2012 Per Capita Income	\$25,624	\$26,913	\$27,838

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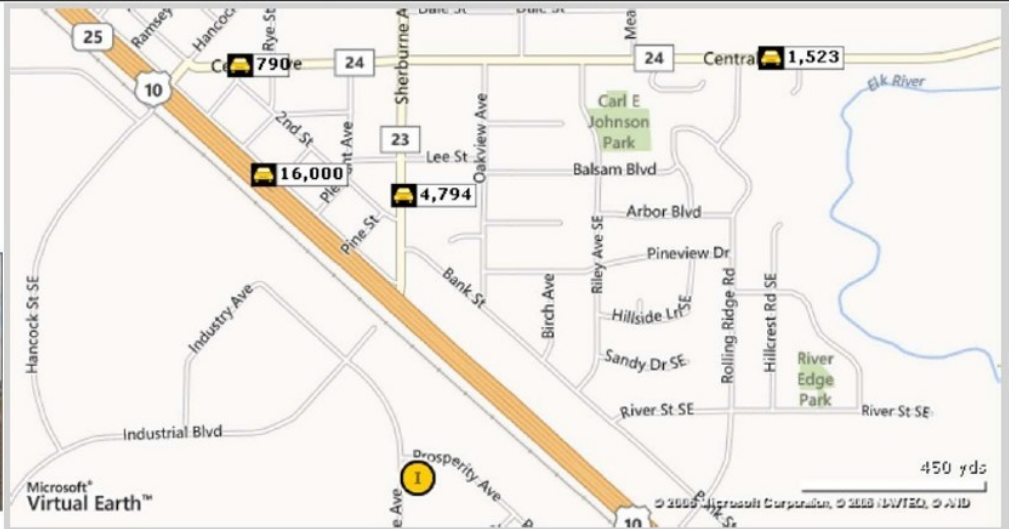
TRAFFIC SUMMARY

Traffic Count Report

Becker Industrial Park

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sherburne Ave	2nd St SE	0.03 S	2012	4,794	MPSI	.40
2 United States Highway 10		0.00	2012	14,454	MPSI	.48
3 US Hwy 10	Rye St	0.04 NW	2010	16,000	AADT	.48
4 Central Ave	Willow St	0.00	2010	790	AADT	.63
5 Central Ave	Hillcrest Ct	0.04 E	2012	1,523	MPSI	.77



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