



FOR SALE

25945 Main Street, Zimmerman

**Sale Price: ~~\$400,000~~
\$310,000**

PRICE REDUCTION!!



FEATURES

Approved Outside Storage
Highway 169 Visibility
Very Well Maintained

BUILDING FACTS

Built in 2001
17' - 19' Clear Height
1,000sf Office Space
4,800sf Total Space
Lot Size 117' x 300'
10' x 12' Drive In Door

Presented By

Arrow Real Estate

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OVERVIEW

Arrow Real Estate Corporation is pleased to present this office / warehouse building for sale located in Zimmerman.

Don't miss out on this opportunity!

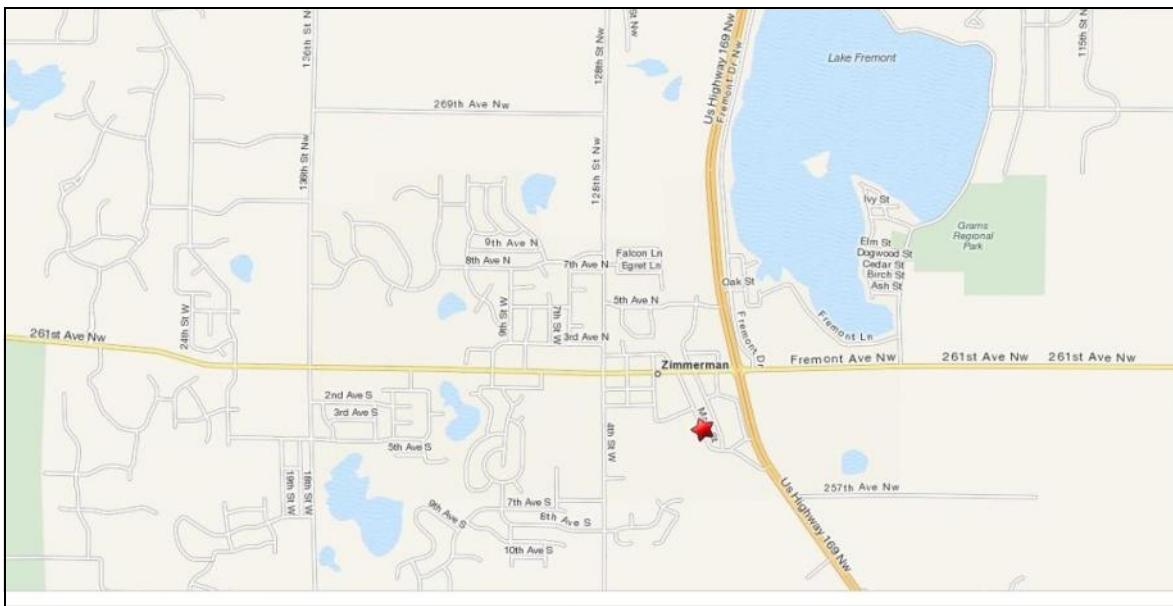
Property Facts

Building Size:	4,800 sf
Year Built:	2001
Lot Size:	.80 Acres
PID #:	95-423-0160 95-423-0161
Zoning:	Industrial
Electrical Service:	200 Amp, 12/208 Volt, 3-Phase Power
HVAC Systems:	(2) Hanging Unit Heaters in Warehouse Office is supplied by indoor furnace & Remote condensing units
Fire Protection:	None
Clear Height:	17' - 19' Warehouse
Building Dimensions:	80' x 60'
Drive-Ins:	10' x 12' Drive In Door
Parking:	Ample Parking
2014 Property Taxes:	\$15,524.00
Utilities:	
Electric	Connexus Energy
Gas	Center Point Energy
Phone	Sherburne Telephone

Photo Gallery




Aerial & Map



Demographics

Demographic Summary Report

25945 Main St, Zimmerman, MN 55398				
Building Type: Industrial		Warehse Avail: -		
RBA: 4,981 SF		Office Avail: -		
Land Area: -		% Leased: 100%		
Total Available: 0 SF		Rent/SF/Yr: -		
Radius	1 Mile	3 Mile	5 Mile	
Population				
2014 Projection	3,755	12,917	21,271	
2009 Estimate	3,146	10,641	17,502	
2000 Census	2,230	6,418	10,851	
Growth 2009 - 2014	19.40%	21.40%	21.50%	
Growth 2000 - 2009	41.10%	65.80%	61.30%	
2009 Population by Hispanic Origin	52	147	221	
2009 Population By Race	3,146	10,641	17,502	
White	3,055 97.11%	10,366 97.42%	17,061 97.48%	
Black or African American	4 0.13%	20 0.19%	38 0.22%	
American Indian and Alaska Native	8 0.25%	31 0.29%	58 0.33%	
Asian	16 0.51%	55 0.52%	88 0.50%	
Native Hawaiian and Pacific Islander	0 0.00%	0 0.00%	0 0.00%	
Other Race	13 0.41%	44 0.41%	72 0.41%	
Two or More Races	51 1.62%	125 1.17%	185 1.06%	
Households				
2014 Projection	1,473	4,355	7,323	
2009 Estimate	1,222	3,553	5,968	
2000 Census	772	2,079	3,596	
Growth 2009 - 2014	20.50%	22.60%	22.70%	
Growth 2000 - 2009	58.30%	70.90%	66.00%	
Owner Occupied	1,057 86.50%	3,235 91.05%	5,536 92.76%	
Renter Occupied	165 13.50%	318 8.95%	432 7.24%	
2009 Households by HH Income	1,223	3,553	5,968	
Income Less Than \$15,000	41 3.35%	79 2.22%	122 2.04%	
Income: \$15,000 - \$24,999	62 5.07%	125 3.52%	189 3.17%	
Income: \$25,000 - \$34,999	51 4.17%	144 4.05%	243 4.07%	
Income: \$35,000 - \$49,999	170 13.90%	400 11.26%	614 10.29%	
Income: \$50,000 - \$74,999	352 28.78%	890 25.05%	1,441 24.15%	
Income: \$75,000 - \$99,999	240 19.62%	679 19.11%	1,137 19.05%	
Income: \$100,000 - \$149,999	226 18.48%	964 27.13%	1,753 29.37%	
Income: \$150,000 - \$249,999	70 5.72%	229 6.45%	397 6.65%	
Income: \$250,000 - \$499,999	9 0.74%	38 1.07%	64 1.07%	
Income: \$500,000 or more	2 0.16%	5 0.14%	8 0.13%	
2009 Avg Household Income	\$81,521	\$89,677	\$91,577	
2009 Med Household Income	\$70,097	\$78,792	\$81,433	
2009 Per Capita Income	\$28,002	\$30,477	\$31,008	



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3/25/2010
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Traffic

Traffic Count Report

25945 Main St, Zimmerman, MN 55398

Building Type: Industrial
 RBA: 4,981 SF
 Land Area: -
 Total Available: 0 SF
 Warehouse Avail: -
 Office Avail: -
 % Leased: 100%
 Rent/SF/Yr: -



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	2007	12,000	AADT	.23
2 261st Ave	Fremont Dr	0.22 W	2007	7,600	AADT	.44
3 128th St	8th Ave S	0.17 N	2007	3,000	AADT	.70
4 United States Highway 169		0.00	2003	30,800	AADT	.74
5 261st Ave	120th St	0.14 W	2007	6,100	AADT	.83



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