

**FOR
SALE**

RETAIL BUILDING

12619 - 12617 Fremont Ave.
Zimmerman, MN 55398



4,006 SF RETAIL BUILDING - FOR SALE IN ZIMMERMAN MN



SALES PRICE:
\$200,000.00

Presented By:



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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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FEATURES

- 4,006 SF Commercial Building - FOR SALE in Zimmerman, Minnesota.
- 1,600 SF - Front Retail Area with numerous windows and light!
- Two (2) small offices with 250 sf & 300 sf with separate front entrances.
- Back warehouse area with drive in door.
- Excellent visibility & signage for any retail or commercial use.
- Street and side parking available.

FACTS

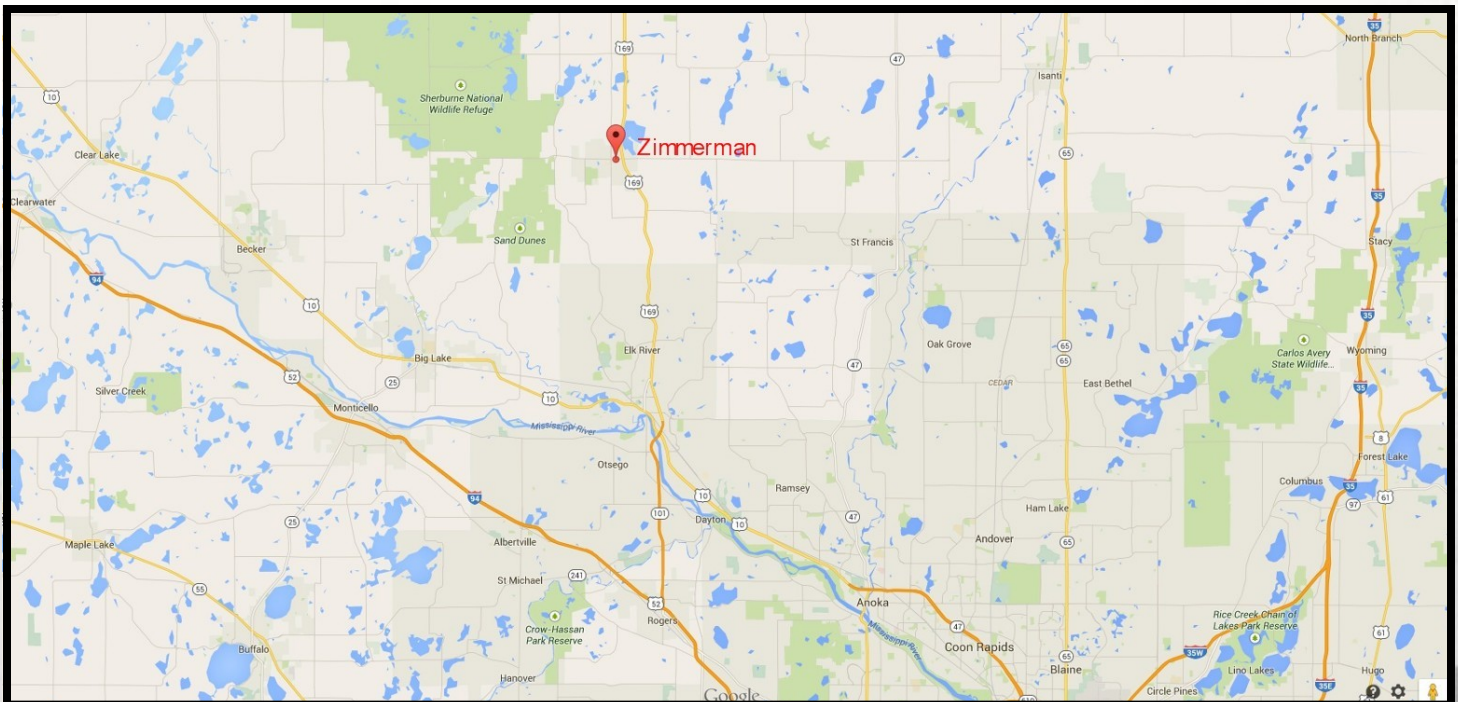
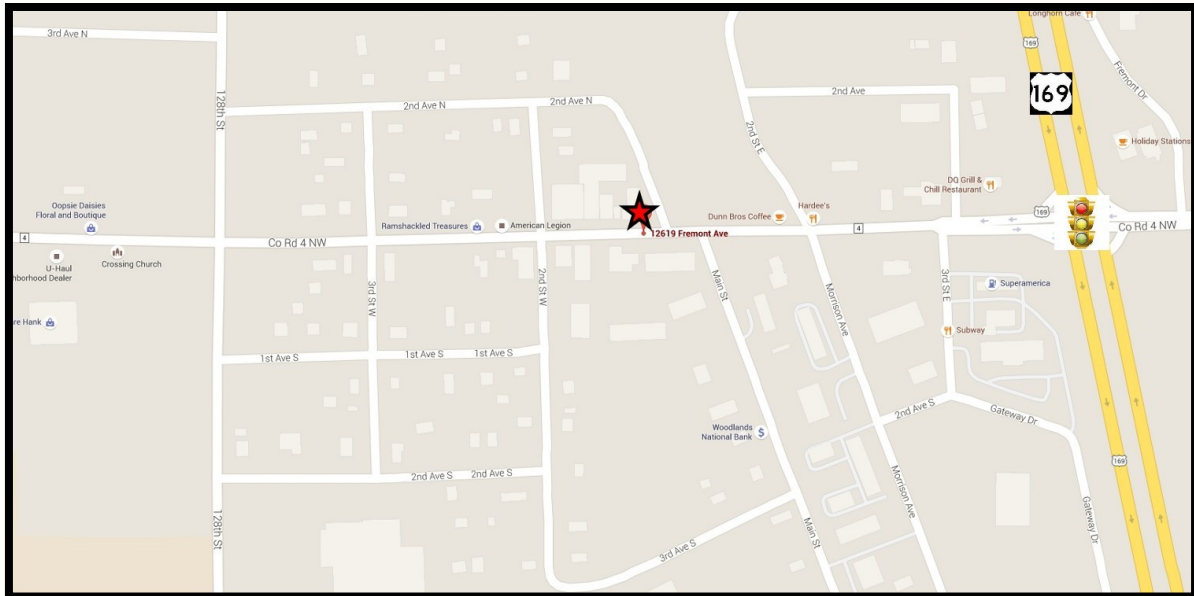
- \$5,700.00 2015 Property Taxes
- PID's # (Sherburne County) 95-401-0205 and 95-401-0210
- 10' x 10' drive in door in back warehouse area.

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AERIAL & MAP



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PROPERTY FACTS

Building Size:	4,006 SF
Year Built:	1959 (Back Portion) & 1987 (Front)
Lot Size:	0.13
PID #:	95-401-0205 and 95-401-0210
Zoning:	Commercial
Parking:	Side Parking Stalls (3) City Street Parking in front
Drive In:	(1) 10' x 10'
Electrical Service:	200 amp
Utilities:	Minnegasco & Connexus Wall mounted air conditioning 3 fan forced electric heaters
Construction:	Stone Flooring (Front Retail Area) Wood Framed Building
2015 Real Estate Taxes:	\$5,700.00

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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SITE PLAN



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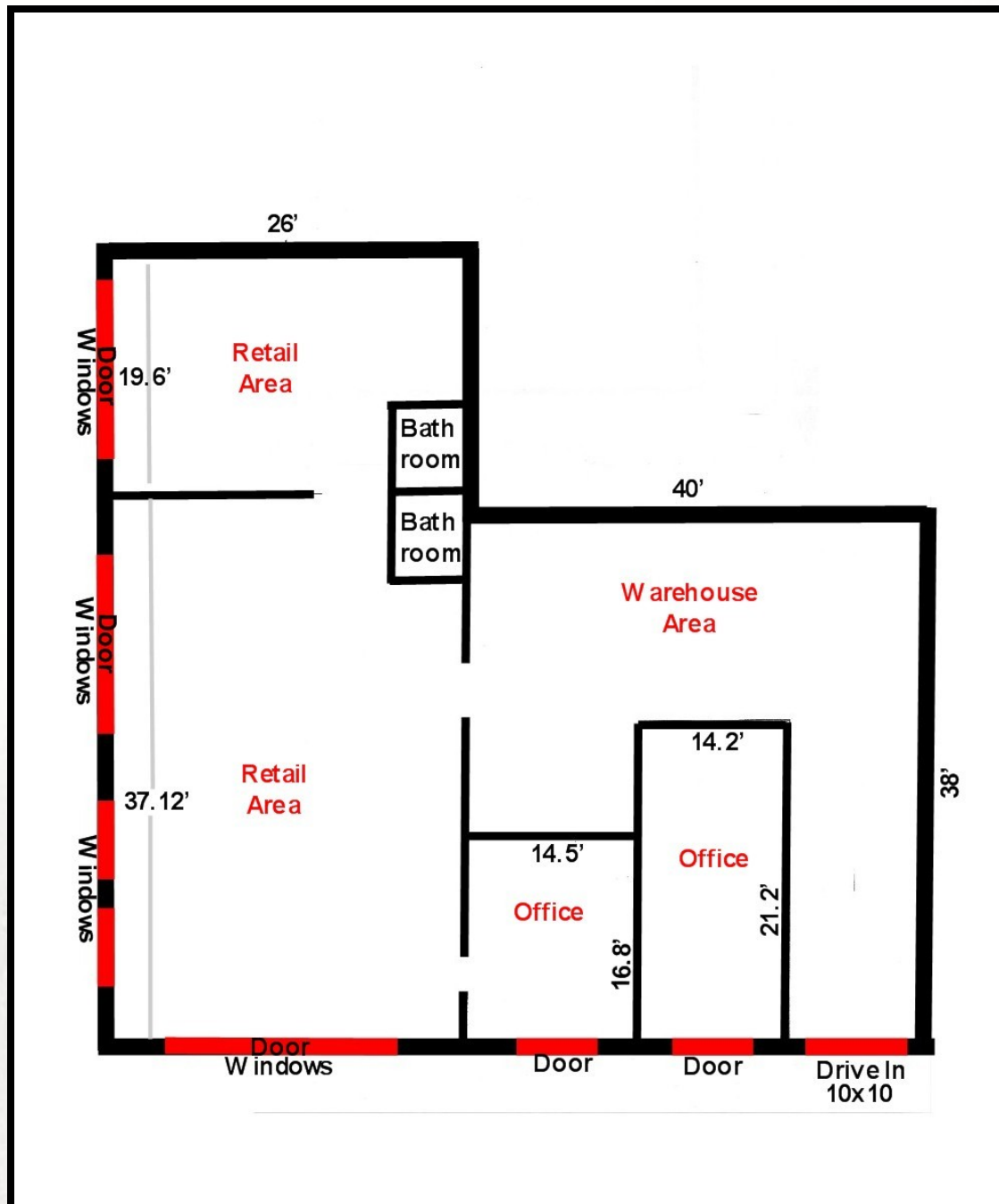
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FLOOR PLAN -



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PHOTO GALLERY



Retail Area



Retail Area



2nd Office Area



3rd Office Area



Side View



Main Street View



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DEMOGRAPHICS

	<u>2010</u>	<u>2015 (Estimate)</u>	<u>2020 (Projected)</u>
Average Household Income	N/A	\$82,061	N/A
Median Household Income	N/A	\$75,307	N/A
Population with in 5 Miles	17,306	17,149	17,407

TRAFFIC

Highway 169	28,450 vehicles per day
Fremont Ave.	11,558 vehicles per day

CITY OF ZIMMERMAN INFO

Zimmerman is a city in Sherburne County, Minnesota, United States. The population was 5,228 at the 2010 census.

Zimmerman is mostly a rural community. U.S. Highway 169 serves as a main route in the area.

The community is located 42 miles north–northwest of Minneapolis; and 33 miles east–southeast of St. Cloud.



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