



Investment Property

7201 Bass Lake Road
New Hope, MN 55422

FOR SALE - 6,700 SF Retail Building



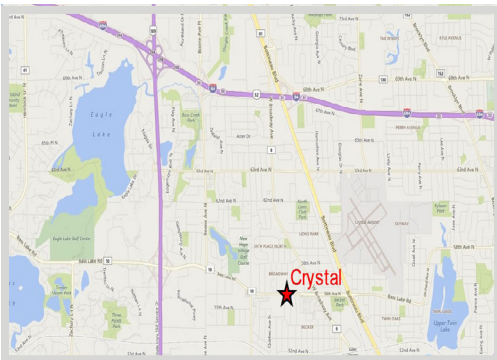
FEATURES:

- 6,700 SF retail building with 2 separate retail spaces
- Current tenants Tip Top Tux & Our Shop Too Bridal
- Rent roll available upon request
- Conveniently located off Bass Lake Road with excellent visibility

Sale Price

\$695,000

Property Taxes - \$25,629.82 (2016)



FACTS:

- ▲ PID #05-118-21-34-0073
- ▲ 1.18 Acres
- ▲ 40+ Parking Spaces
- ▲ More property facts on page 3

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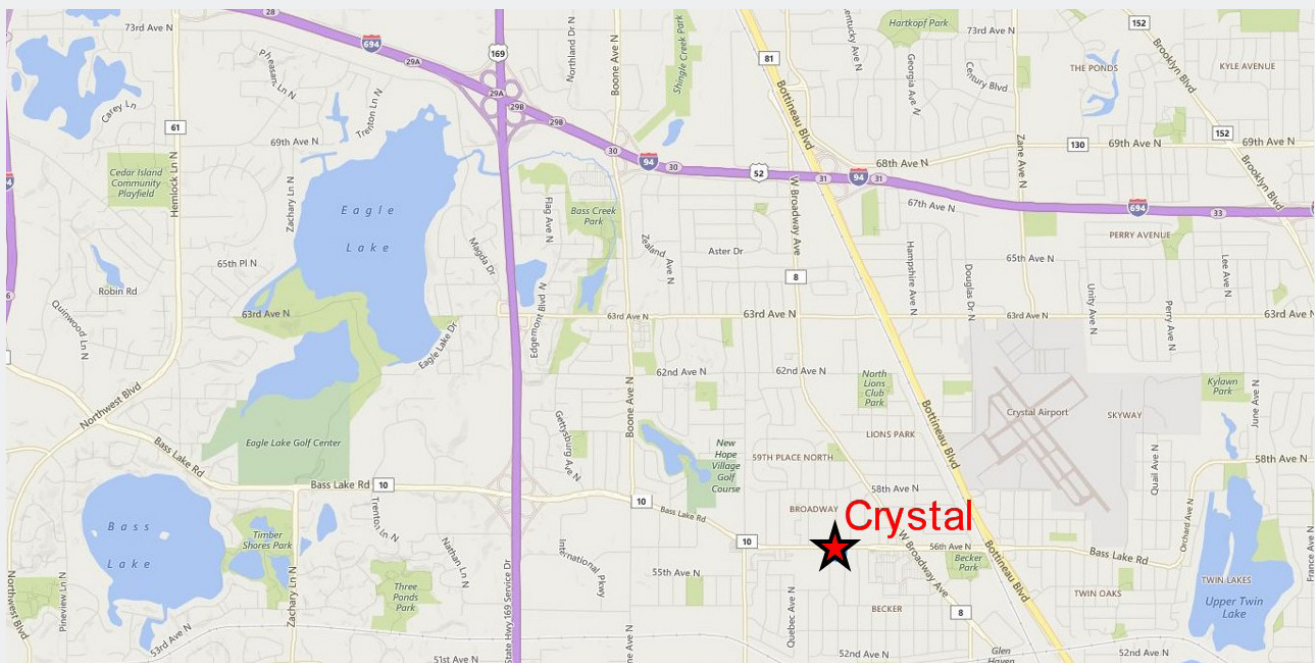
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PROPERTY FACTS

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BUILDING SIZE	6,700 SF
YEAR BUILT	1978
LOT SIZE	1.18 Acres
PID #	05-118-21-34-0073
ZONING	Commercial Preferred
CONSTRUCTION	Wood Frame
CLEAR HEIGHT	15'
FLOORING	Tile & Carpet
PARKING	40+ Parking Stalls
2016 REAL ESTATE TAXES	\$25,629.82

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PHOTO GALLERY

FOR SALE - 6,700 SF Retail Building



Our Shop Too Bridal- Entry



Our Shop Too Bridal- Entrance



Our Shop Too Bridal- Dressing Area



Our Shop Too Bridal- Lobby



Tip Top Tux - Entrance



Tip Top Tux Space

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OUTSIDE GALLERY

FOR SALE - 6,700 SF Retail Building



Bass Lake Road Frontage

Traffic Counts

Bass Lake Rd & Pennsylvania Ave N	18,741
W Broadway Ave & 55th Ave N	15,930
Bass Lake Rd & Sherburne Ave N	16,617



Side View



Parking Lot

Population Data (5 mile radius)

2010 Census	248,165
2015 Estimate	264,001
2020 Projection	280,007



Birds Eye View

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