



RETAIL/OFFICE BUILDING FOR SALE/LEASE

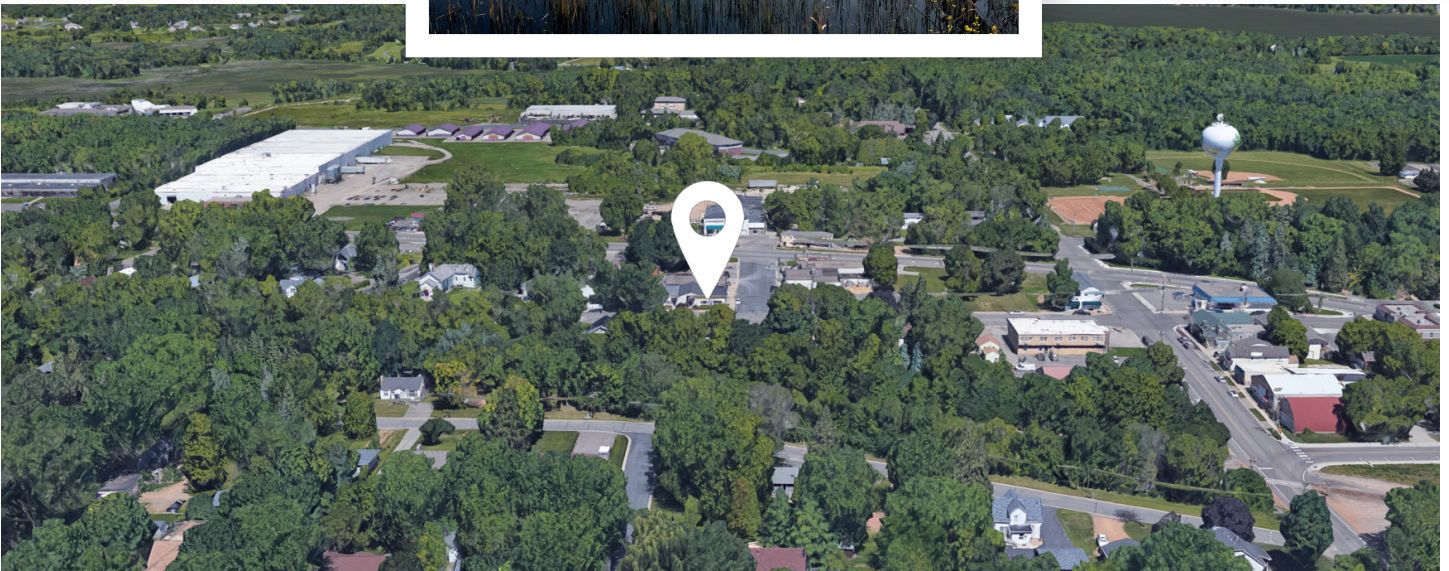
5270-5272 Main Street, Maple Plain, MN 55359

DETAILS

BUILDING SIZE	6,030 RSF
LAND SIZE	8,532 SF/.19 acres
YEAR BUILT	1970
ZONING	Community Commercial
PARKING	5 spaces, plus street parking
FOR SALE	Price: \$550,000
AVAILABLE	approximately 1,400 RSF office space
RENTAL RATES	\$22.00 gross/RSF
OCCUPANCY	100% occupied - could be vacant upon sale

AMENITIES

- Located approximately 1/2 block off Highway 12 in Maple Plain, visible to traffic
- Only about 5 minutes west of Wayzata, also on Highway 12
- Close to Baker Park system and golf course on Lake Independence, Burl Oaks Golf Club, Little Long Lake
- Several restaurants and fast food nearby
- Near Luce Line, Island Trail, Lake Rebecca Mountain Bike Trails for recreational and commuter biking



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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PROPERTY INFORMATION
TENANT - FIT 24 CLUB

The Club is also owned by the Building Owners. Upon sale of Building, the current owners could continue to run the Club and pay rent, or if interested, the new owner could also buy the Club. The equipment will continue to be owned by the Club.

TENANT - MAPLE PLAIN HAIR DESIGN

Tenant is on a MTM lease, paying rent only when the space is utilized.

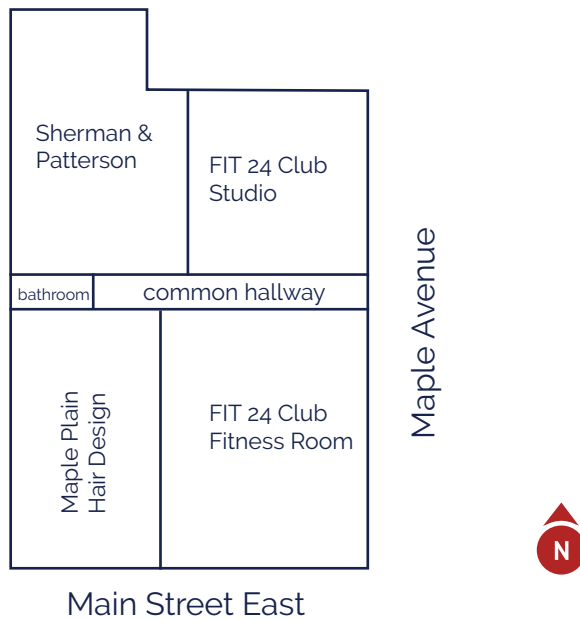
TENANT - SHERMAN & PATTERSON, ATTORNEYS AT LAW

Current Owner, will vacate at sale.

All tenants pay their own directly billed utilities.

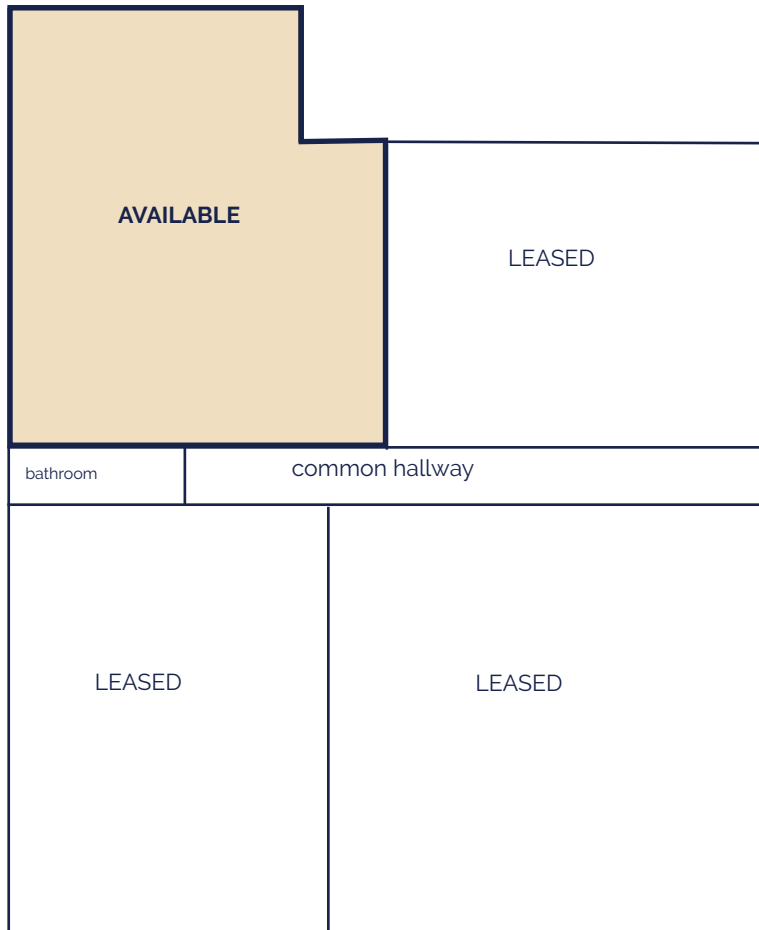
P & L 2024

Gross Rental Income	\$70,758.00
Property Taxes	\$10,989.54
Insurance	\$ 2,594.00
Utilities/Water	\$ 1,165.06

BUILDING FLOOR PLAN


**FIRST FLOOR SUITE FOR
LEASE**

approximately 1,400 RSF available



Maple Avenue

Main Street East

