



COMMERCIAL REALTY SOLUTIONS

CONTRACT FOR DEED

For Sale/Lease  
Office Condo

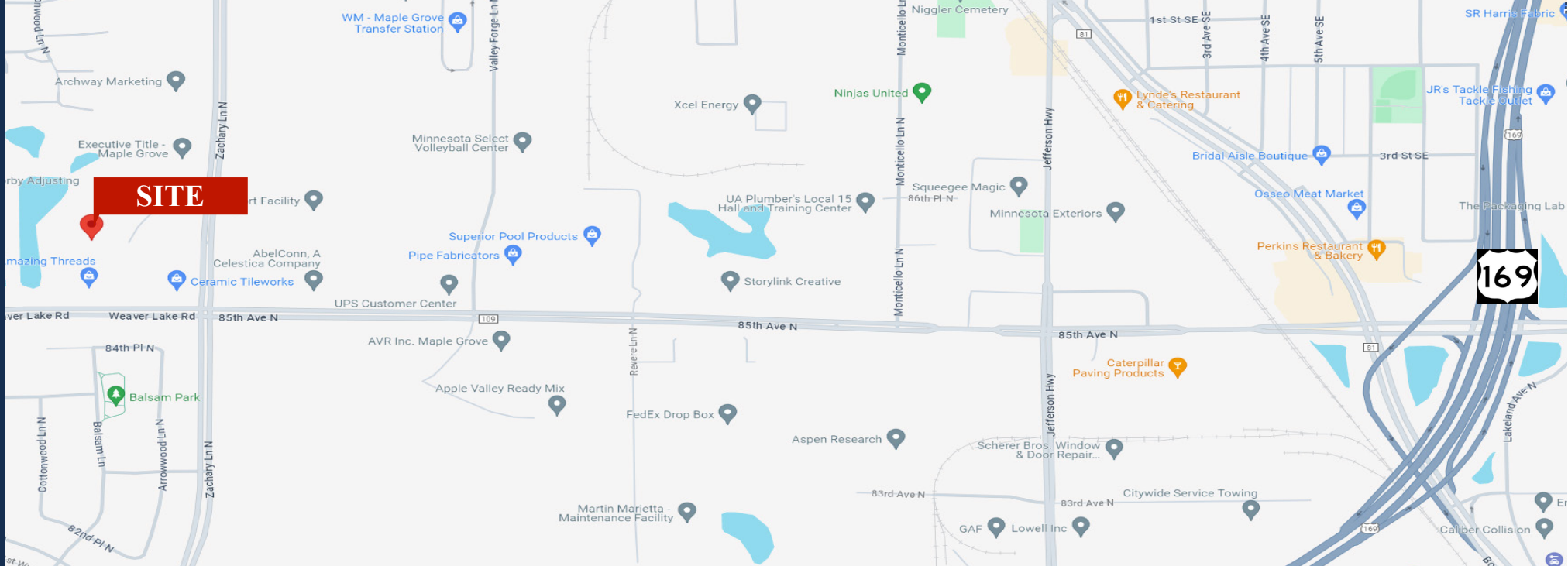


## MAPLE GROVE OFFICE CONDO

**Building: 2,165/sf (Two-Story)**

11212 86 Avenue North, Maple Grove, MN 55369

Wayne Elam, Broker  
763.229.4982  
WElam@Crs-Mn.com



## PROPERTY LOCATION

- \* Near I-94 & Hemlock Lane
- \* Minutes from I-94
- \* Close to Many Amenities
- \* Businesses in Area Include:  
Gadke Law Firm, Express Employment, Farmers Insurance, American Family, Arbor Lakes Shops, Lowes and more.

### TRAFFIC COUNTS - 2023

- \* Hemlock Lane - 14,806 VPD
- \* Weaver Lake Rd - 3,800 VPD



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# PROPERTY OVERVIEW

Sale Price  
**\$454,650.00**  
Lease Rate  
**\$16.50/sf NNN**

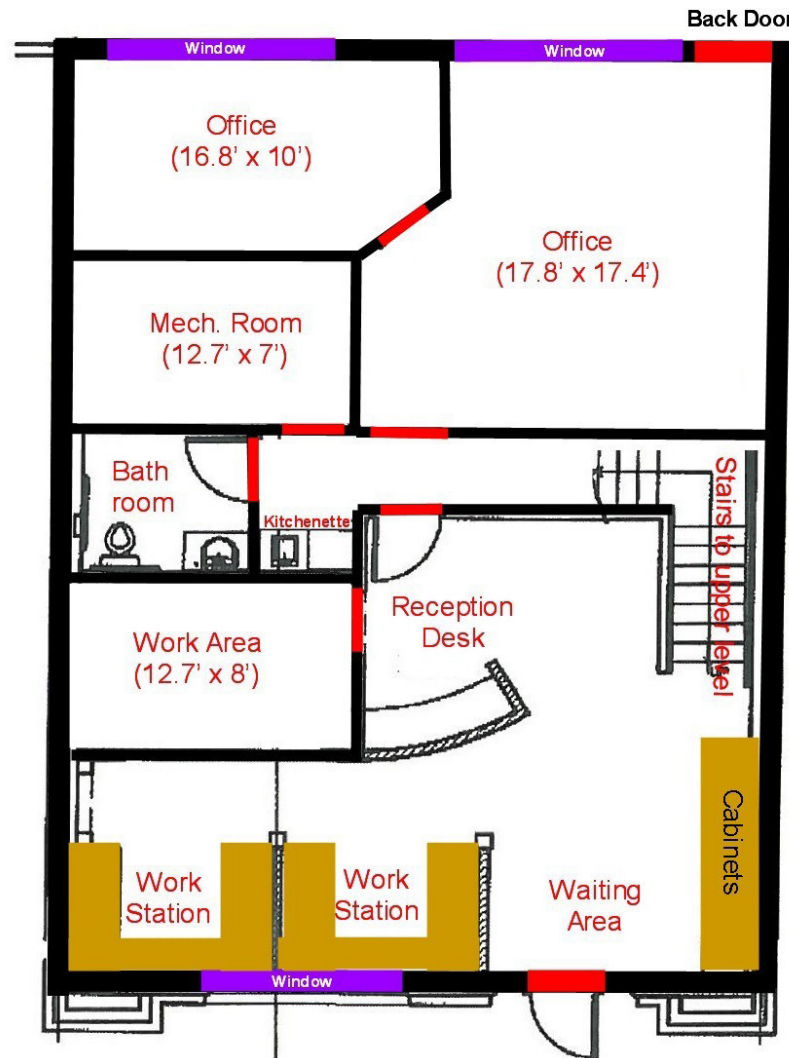
Building Size	2,165/sf (Single Tenant)
Lot Size	.06 Acres
Built	2004
Hennepin County	PID 14-119-22-44-0048
Taxes 2024	\$9,870.38
Zoned	PUD
Note	Owner will consider a CFD

# BUILDING OVERVIEW

- \* Two-Story Building
- \* Main Level - 1,536/sf
- \* Upper Level - 629/sf
- \* Building is Wood Framed with Brick
- \* Office Park Association: Weaver Lake Office Park
- \* Association Dues: Appx. \$468.60/month
- \* High End Finishes Throughout
- \* Wood Flooring & Trim
- \* Interior has Beautiful Finishes
- \* Ample Parking Spaces

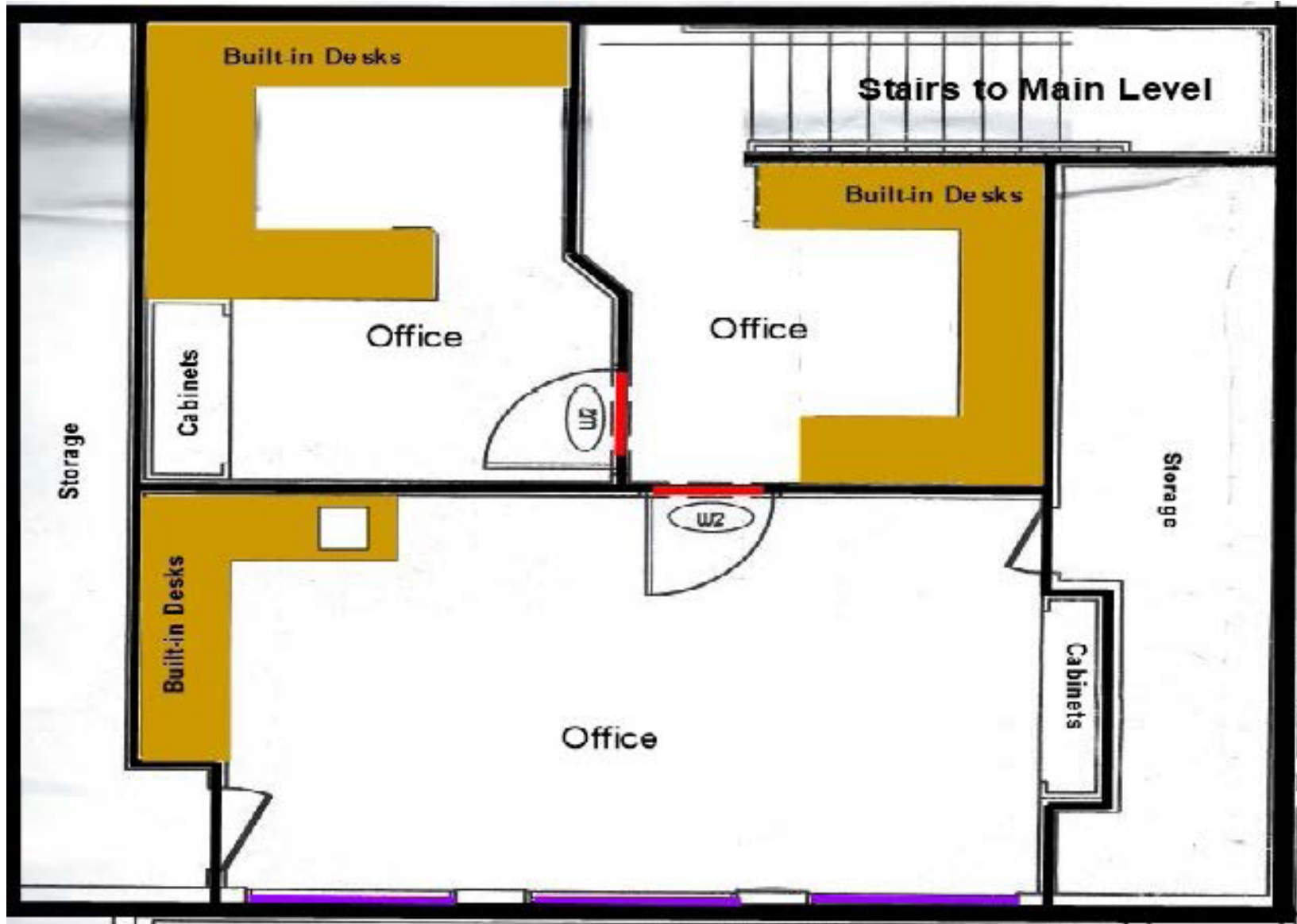
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# FLOOR PLAN - Main Level



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# FLOOR PLAN - Upper Level



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# INTERIOR (Main Level)



## **PROPERTY INFORMATION**

- \* Built-In Receptionist Desk
- \* Workstations
- \* High End Finishes
- \* Front and Rear Entrances
- \* Main Level Conference Room
- \* Storage Under Stairs

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# INTERIOR (Main Level)



## PROPERTY INFORMATION

- \* Multiple Private Offices
- \* Large Open Office Area in Back
- \* File / Copy Room
- \* Restroom / Kitchenette



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# UPPER LEVEL



## PROPERTY INFORMATION

- \* Large Executive Office
- \* Beautiful Finishes
- \* Private Office
- \* Workstation
- \* Furniture is Built-In



# EXTERIOR

