



LOCATION MATTERS MANUFACTURING BUILDING 9781 86th Avenue N Maple Grove, MN 55369 For Sale



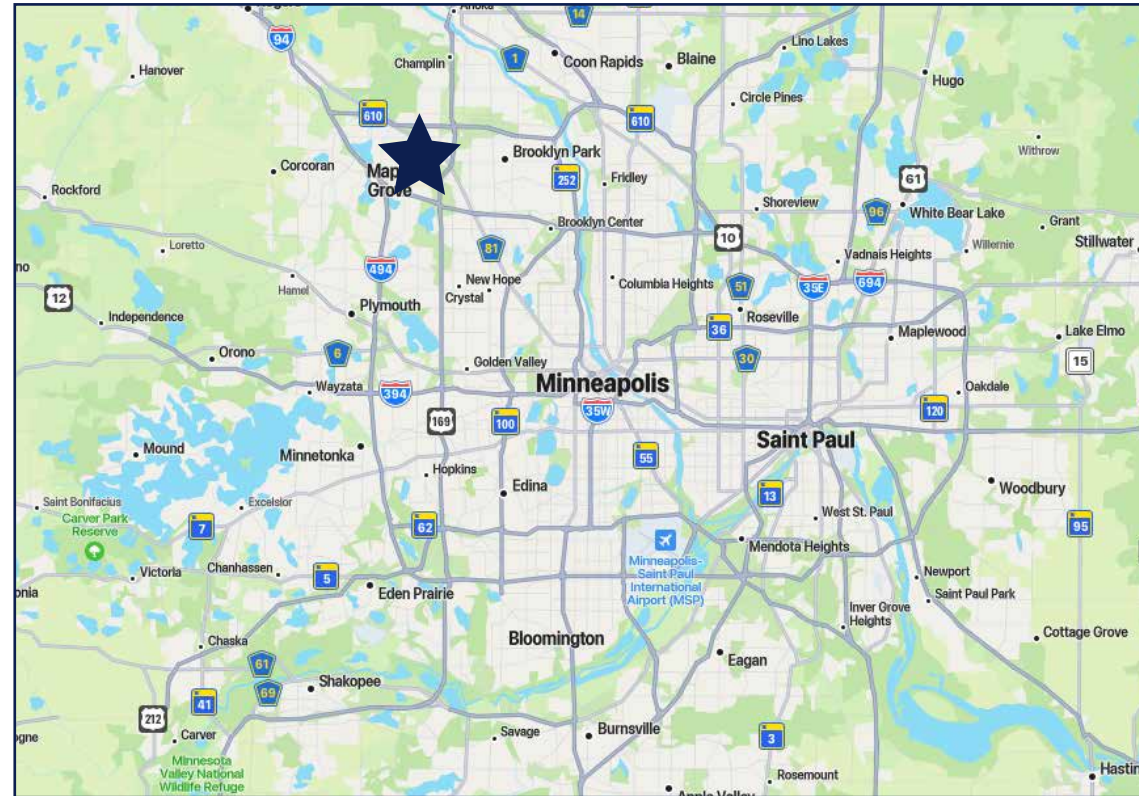
REDUCED SALE PRICE: \$1,400,000

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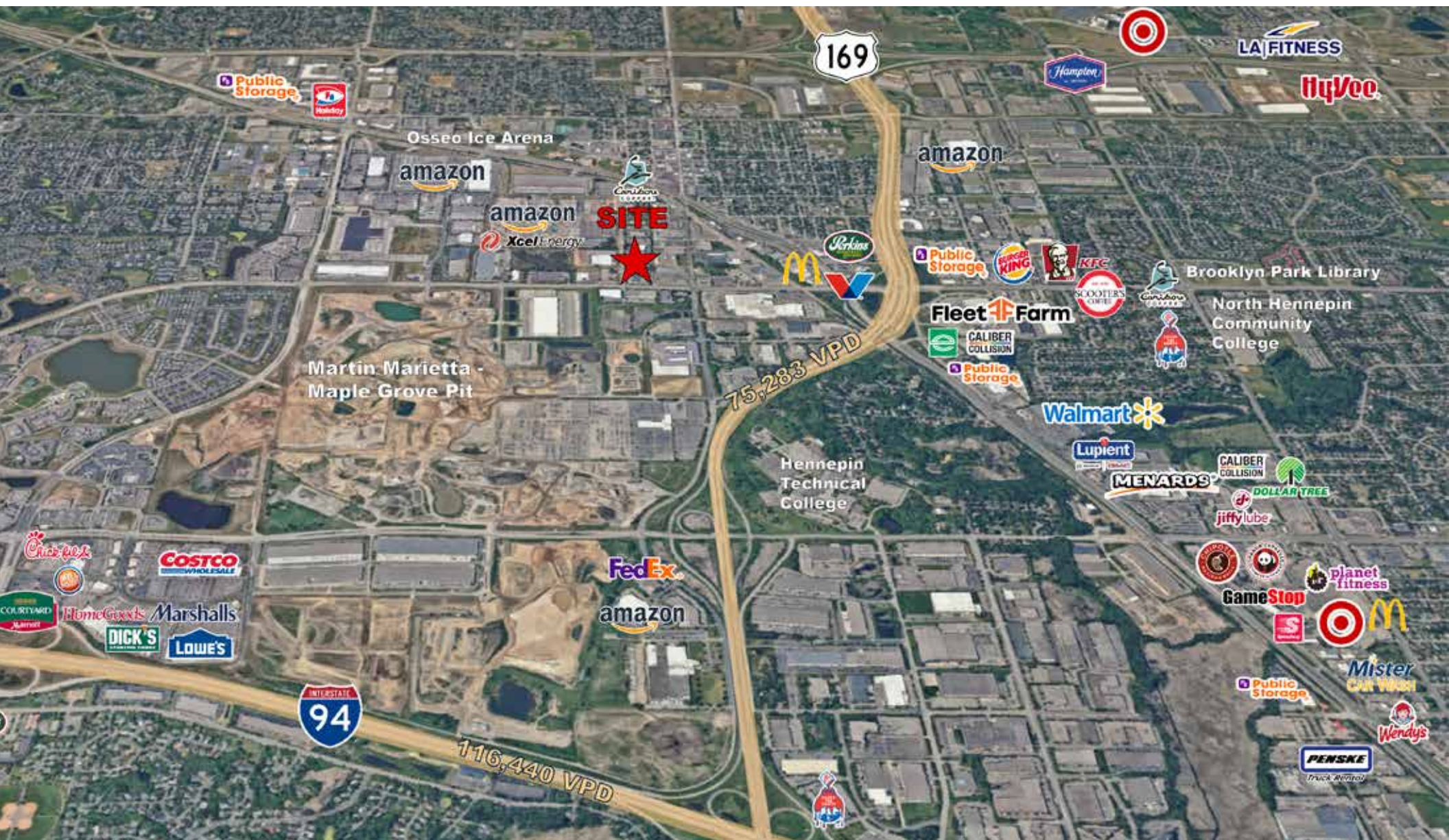
ADDRESS	9781 86th Avenue North
CITY, STATE	Maple Grove, MN 55369
BUILDING SIZE	8,500 SF
LOT SIZE	0.60 Acres
SALE PRICE	\$1,400,000
ROOF AGE	2019 (6 Years Old)
YEAR BUILT	1986
COUNTY	Hennepin
CEILING HEIGHT	14 Feet
POWER	400-Amp 3-Phase; 100-Amp 120-SF (Bus Duct Power)
LOADING	1 Dock with Leveler (10'x10') & 2 Drive-Ins (10'x12')
SPRINKER	Not Sprinklered
ZONING	Industrial

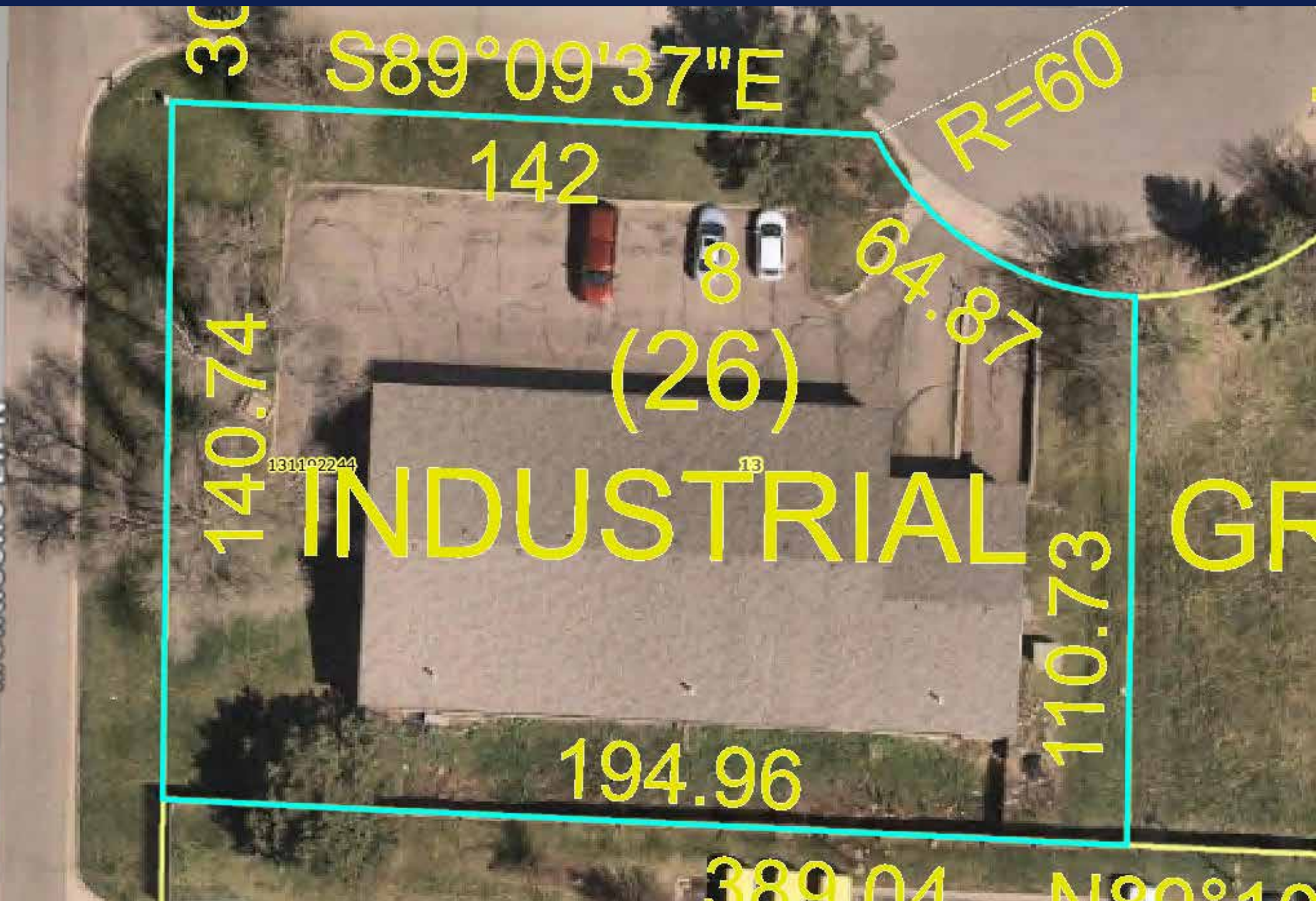


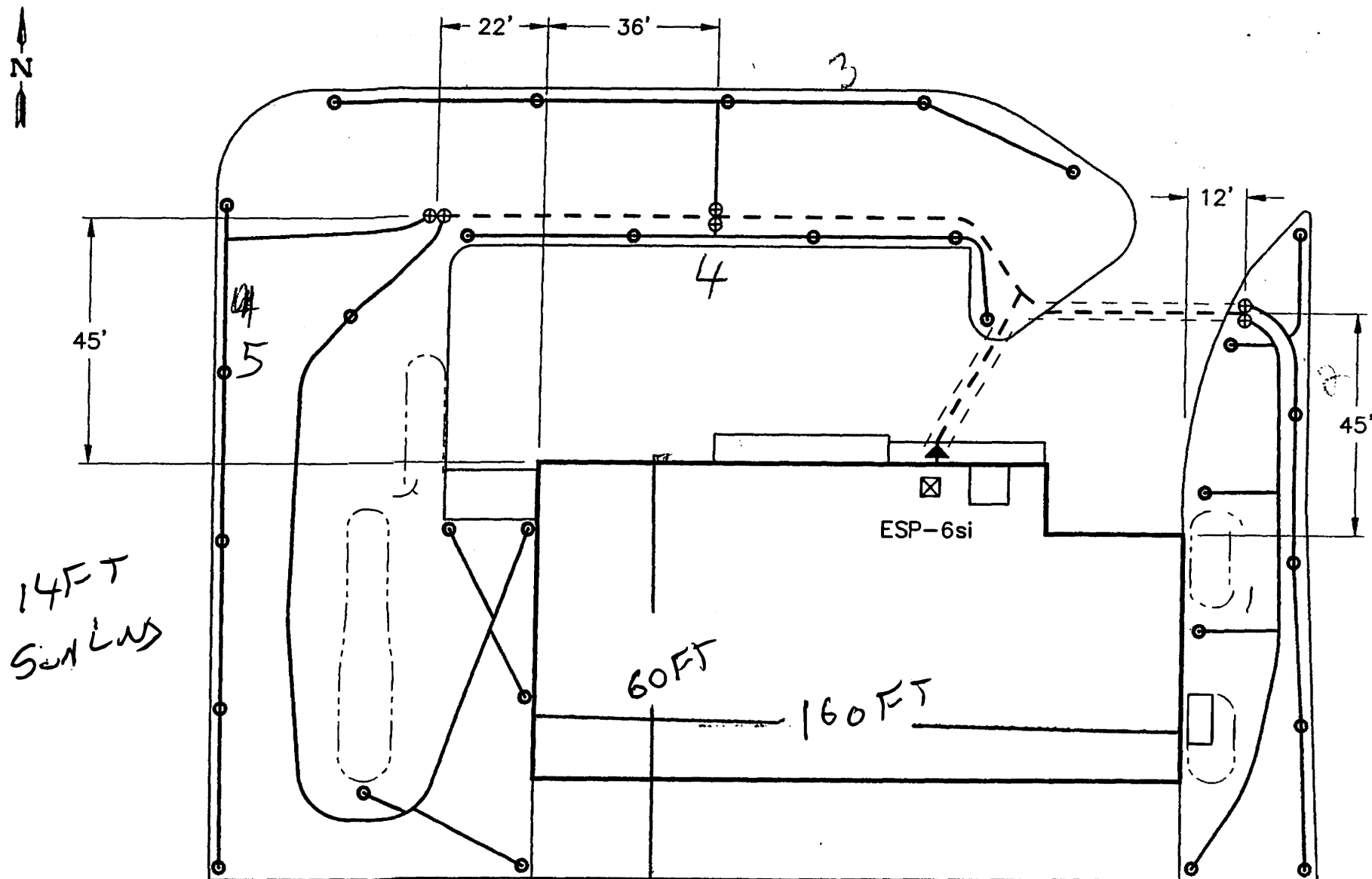
HIGHLIGHTS

- The property is well located in Maple Grove, MN within the East Maple Grove Industrial Park.
- Easy Access with close proximity to Hwy 169 and Hwy 694/494/610 freeway systems.
- Close proximity to both Minneapolis and St. Paul's Central Business Districts.
- Hard to find Free-Standing Single User building.
- Within minutes of both the Maple Grove Arbor Lakes retail area & Osseo's "Main Street" area. Providing an abundance of retail & restaurant opportunities.

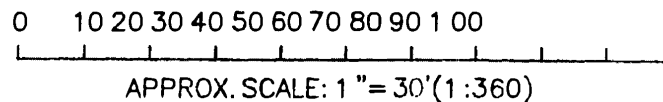
2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	5,720	71,575	208,804
MEDIAN AGE	39.6	38.6	38.7
MEDIAN HH INCOME	\$112,755	\$105,141	\$107,043
AVERAGE HH INCOME	\$144,828	\$133,576	\$142,678

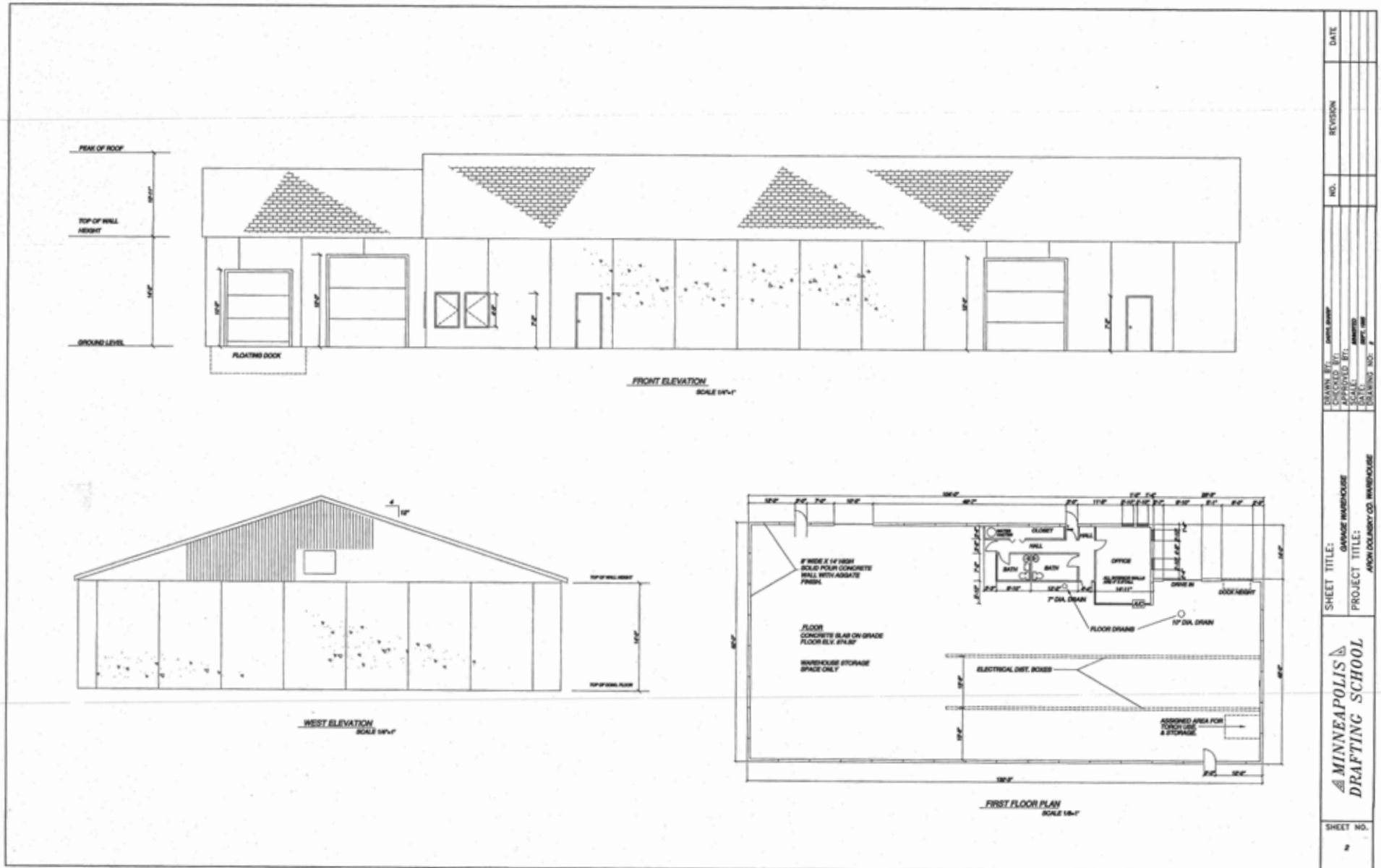


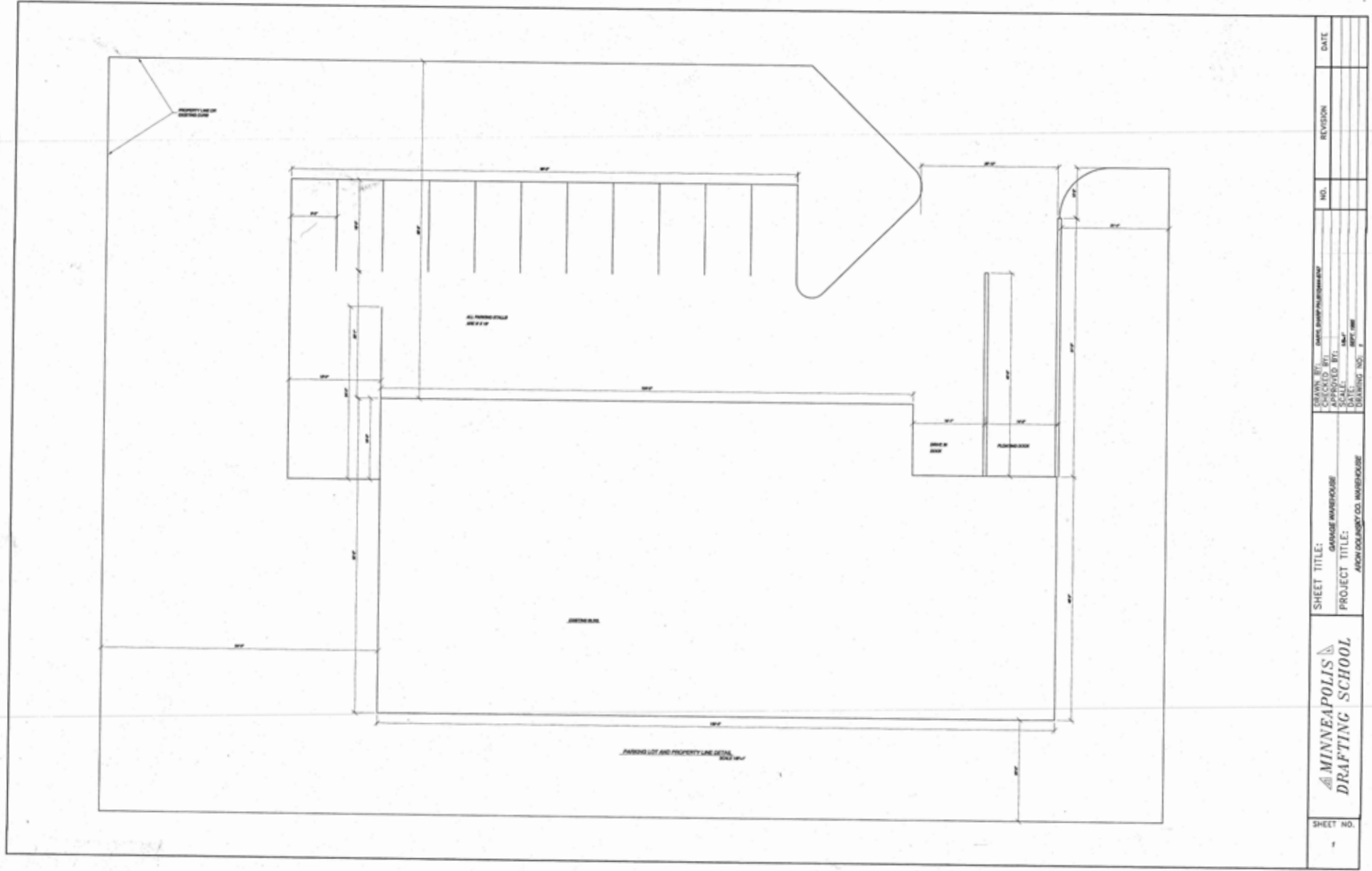




	Vacuum Breaker		Valve
	Controller		Rotor Head
	Poly Main		
	Poly Lateral		













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