

13.026.3504

5626 Hwy 95 NW SHOP/WAREHOUSE

13.025.0700

Exclusively Listed by

Jeffrey Stedman - Senior Associate | (952) 473-0903 | jeff@kwcommercial.com

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13100 Wayzata Blvd #400

Minnetonka, MN 55305

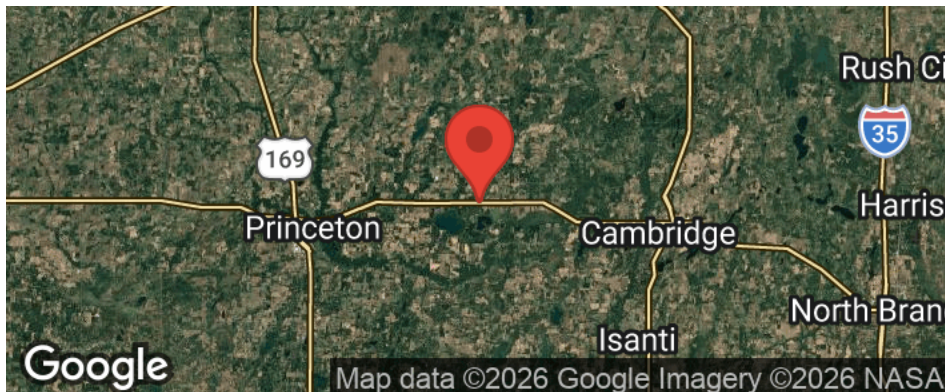
Each Office is Independently Owned and Operated

SHOP/WAREHOUSE FOR SALE



PROPERTY OVERVIEW

Hwy 95 (frontage) commercial property on 0.88 acres located between Princeton & Cambridge in Isanti County, MN. Property includes three metal warehouse buildings. Building A is heated, insulated has 1 loading dock with leveler. Building B is attached to building A and is cold storage. Building C is cold storage. Each building has electricity & lights. The buildings offer flexible space for owner-users, contractors, for storage, or light industrial



OFFERING SUMMARY

Total SF: 10,420	BUILDING A: 4,320 SF BUILDING B: 2,500 SF BUILDING C: 3,600 SF
Lot Size:	0.88 ACRES
Warehouse Flooring:	Concrete, 6" to 8"
Power:	Single Phase
Price:	\$595,000
Year Built:	2011; 2014; 2016, 2019
Zoning:	GENERAL BUSINESS (B)
PID#:	13.026.3504

Building Descriptions

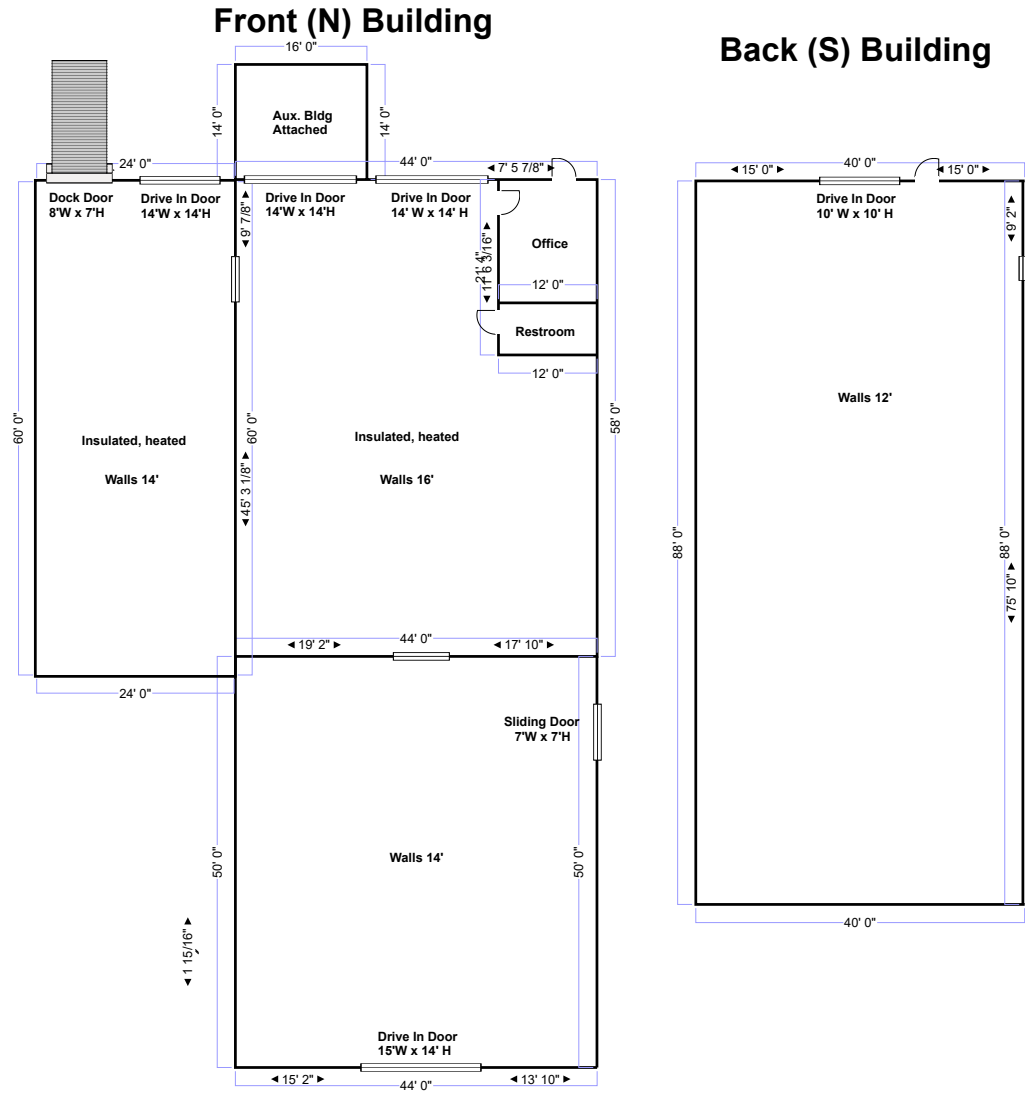


Building A: 4,320 SF, insulated and heated, has restroom, one loading dock with leveler, two drive in doors

Building B: 2,500 SF, attached to building A, cold storage, service door connects the buildings

Building C: 3,600 SF, cold storage, one drive in door and a service door, top wall daylight panel





PROPERTY DETAILS 5626 Hwy 95 NW Cambridge, MN 55008

Property Description:	Hwy 95 Shop/Warehouse on 0.88 acres located between Princeton & Cambridge in Isanti County, MN. Property includes three metal buildings of varying sizes. Building A is heated, insulated has 1 loading dock with leveler. Building B is attached to building A and is cold storage. Building C is cold storage. Each building has electricity and lights. Warehouse flooring is concrete, 6"-8" thick. The buildings offer flexible space for owner-users, contractors, storage, or light industrial operations.
Building SF:	Total SF of three buildings: 10,420; Building A heated office/warehouse with 1 drive in, 1 loading dock, 1 restroom, 4320 SF; Building B cold storage attached to bldg. A has 1 drive in, 2500 SF; Building C cold storage building, 1 drive in with service door, 3600 SF
Property ID:	13.026.3504
Zoning:	General Business zoning (B)
Zoning Permitted & Conditional Permitted Uses may include:	Permitted Uses Include: Appliance store and appliance repair. Bicycle sales and repair shop. Book store (but not adult bookstores) or stationary store, antique or gift shop, art and school supply Cabinet/carpenter shop or construction yard. Garages (repair). Hardware store Landscape nursery, garden store and greenhouses. Marine, boat sales, and sporting goods Mini storage units Service business or trade Conditional Uses Include: Other business activities of the same general character as listed in Subdivision 2 of this Section. Pawn Shops Light manufacturing Interim Uses: Kennel.
Property Taxes:	\$2060.00 (2025); Isanti County (Wyanett Township)
Year Built:	2011, 2014, 2016, 2019
Roof Type:	Pitched, Metal
Water / Sewer:	Well; Sewer Holding Tank
Power:	Single phase
Utilities:	Electric: Connexus Energy; Gas: Centerpoint Energy
Neighboring Businesses:	Lakes Premier Storage and The Rustic Depot, Gifts & Décor
Helpful Contacts:	<u>Zoning Administrator:</u> Trina Bergloff, trina.bergloff@co.isanti.mn.us <u>Building Official:</u> Dennis Ginter dennis.ginter@co.isanti.mn.us <u>Economic Development:</u> Amanda Usher, Cty Administrator, amanda.usher@co.isanti.mn.us Wyanette Township: Linda Hass, Clerk, 763-389-4465 hass_linda@yahoo.com

Property Photos



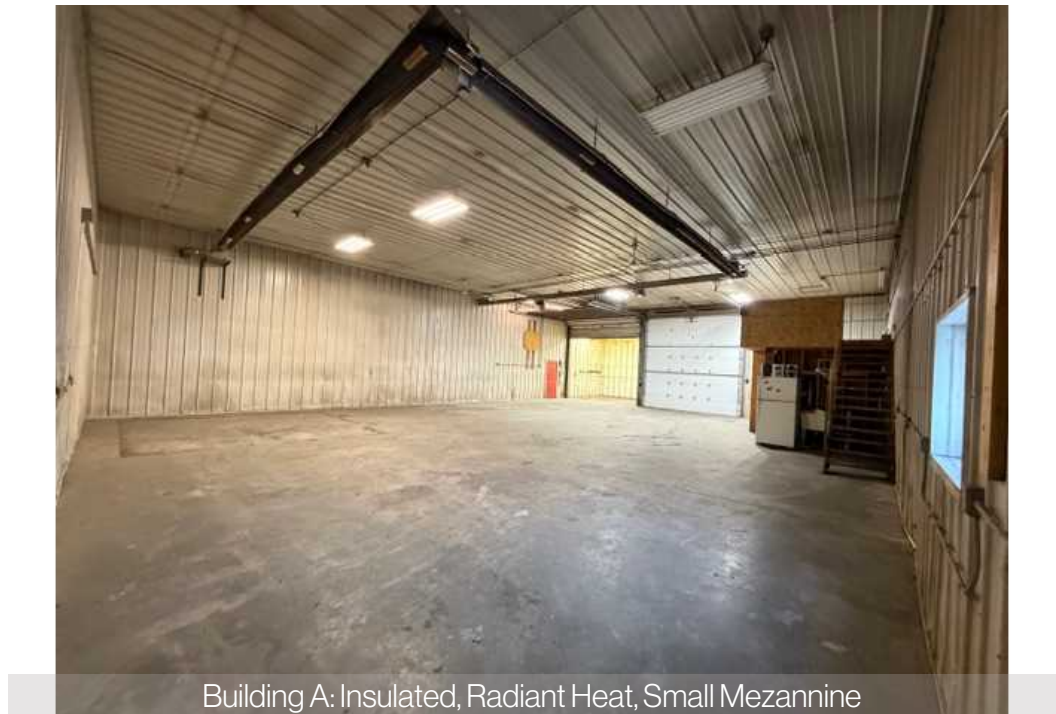
Building A: Office, RR, 2 DI & 1 Loading Dock with Leveler



Building A office with restroom



Building A Interior View Office & WH



Building A: Insulated, Radiant Heat, Small Mezzanine

Property Photos



Building B: Attached to Bldg. A, Cold Storage, Electricity



Building B Interior, Drive In Door

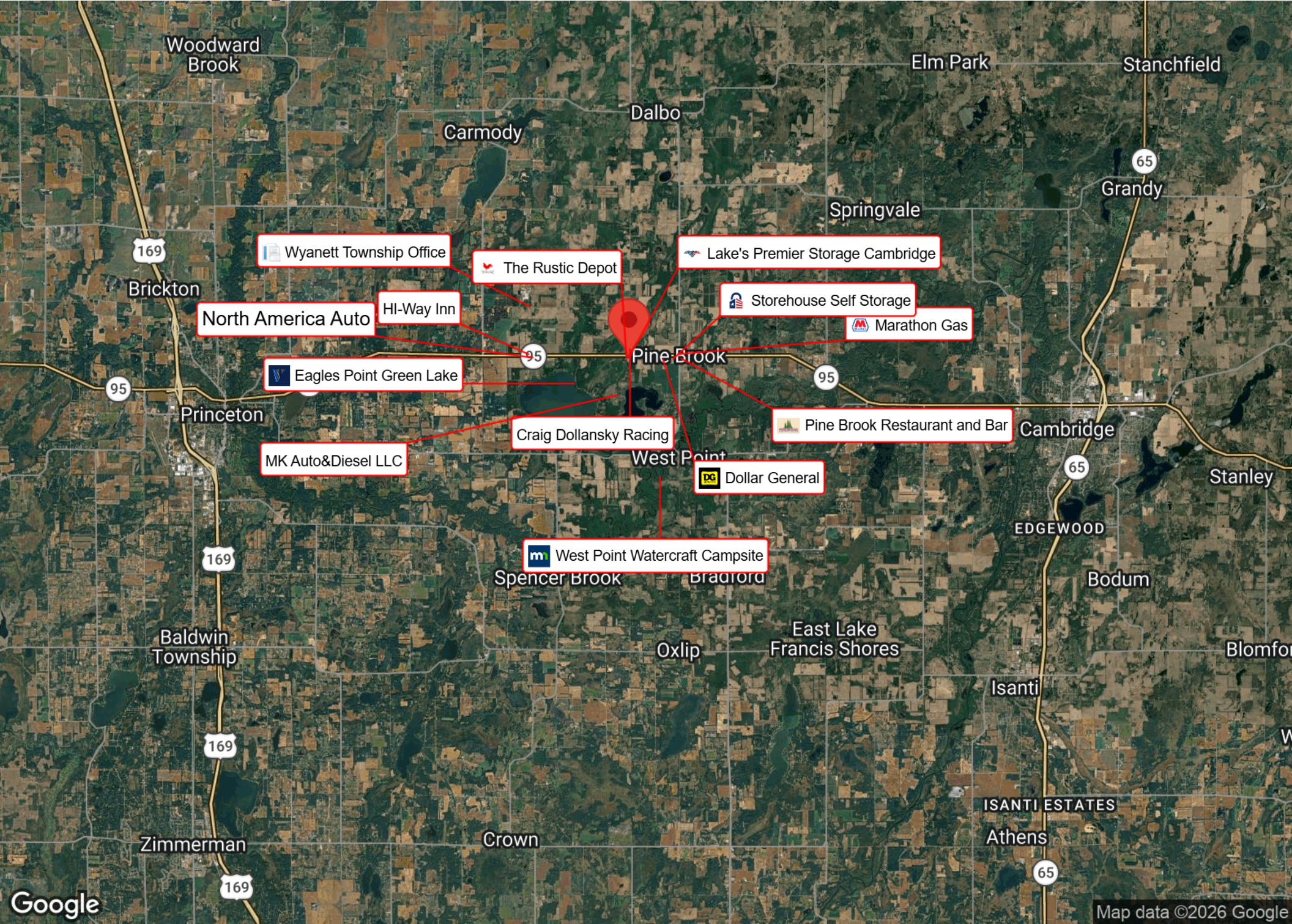


Building C on Left, Drive In Door

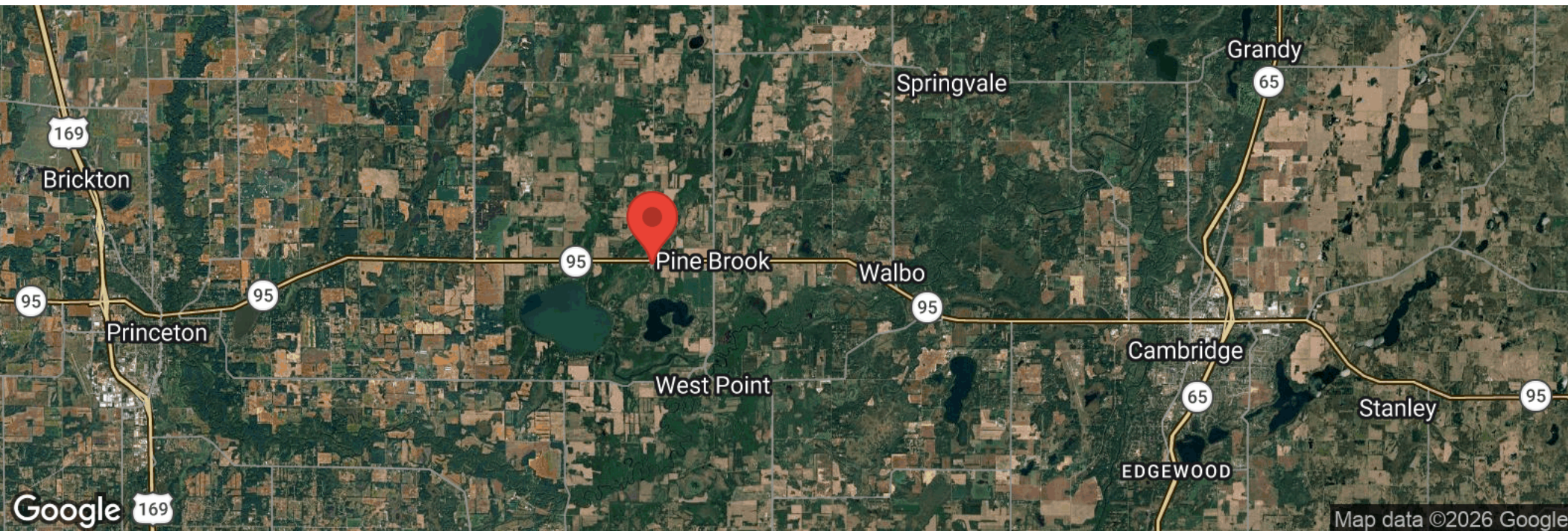


Building C Interior, Top of Wall Skylight

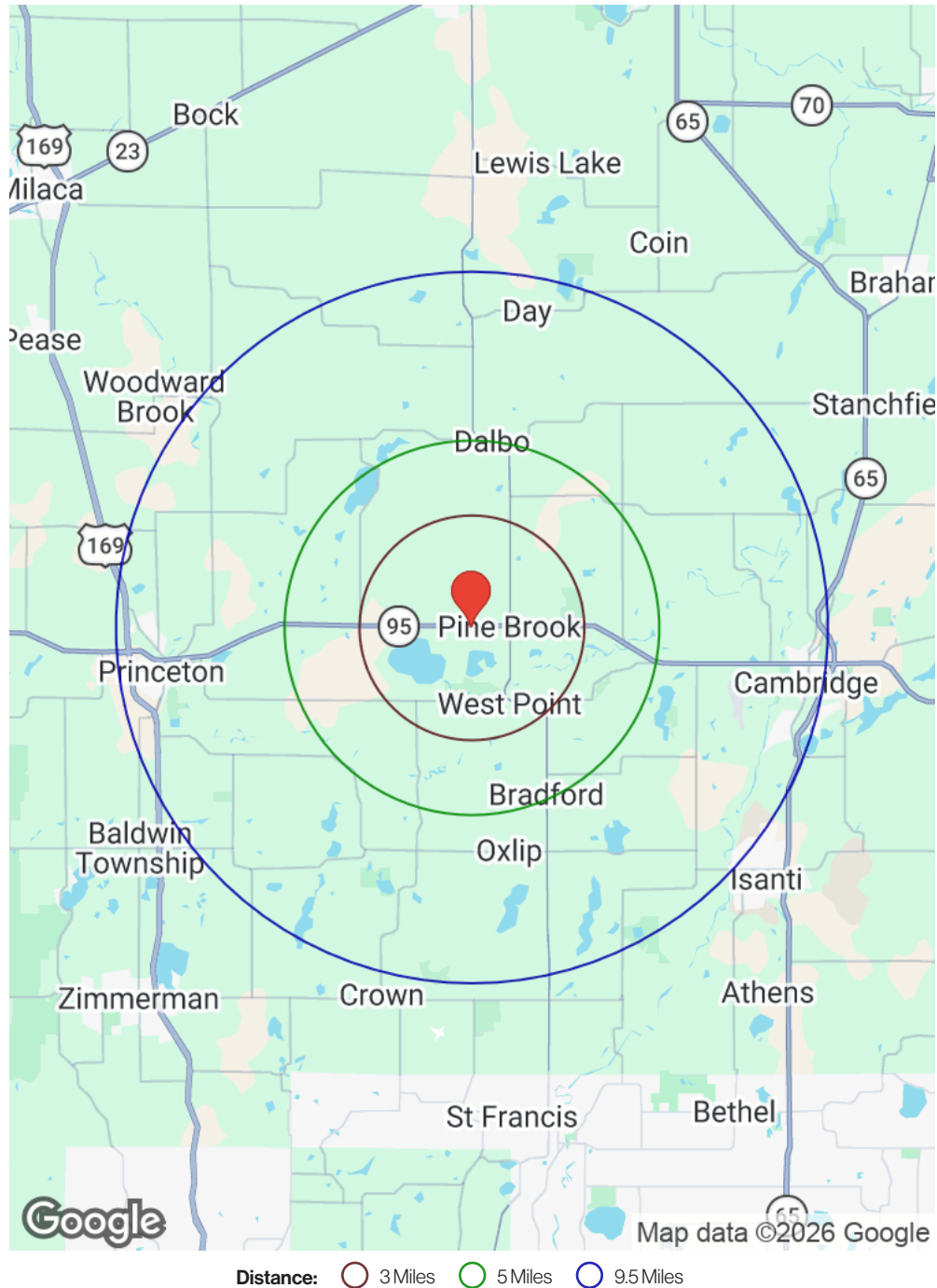
Business Map



Location Maps



Demographics



Category	Sub-category	3 Miles	5 Miles	9.5 Miles
Population	Male	978	2,092	15,754
	Female	893	1,913	15,204
	Total Population	1,871	4,005	30,958
Housing	Total Units	809	1,706	13,376
	Occupied	726	1,543	12,341
	Owner Occupied	681	1,445	9,846
	Renter Occupied	45	98	2,495
	Vacant	82	163	1,035
Age	Ages 0 - 14	318	692	5,626
	Ages 15 - 24	202	426	3,577
	Ages 25 - 54	650	1,396	11,470
	Ages 55 - 64	321	681	4,330
	Ages 65+	379	811	5,954
Income	Median	\$105,591	\$102,722	\$86,487
	Under \$15k	28	55	780
	\$15k - \$25k	16	40	601
	\$25k - \$35k	40	83	738
	\$35k - \$50k	57	137	1,549
	\$50k - \$75k	80	184	1,558
	\$75k - \$100k	122	254	2,055
	\$100k - \$150k	197	396	2,689
	\$150k - \$200k	106	234	1,488
Over \$200k	79	161	882	

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

WAREHOUSE FOR SALE

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