



Fridley Flex Condos | Units Start At \$299,900+ & \$2500/Mo Lease

5485 7TH STREET NE, FRIDLEY, MN 55421



OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
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Property Summary



PROPERTY DESCRIPTION

Are you looking to OWN a warehouse, garage or flex space condo in the Twin Cities metro at an affordable price? This is it! High-demand units are available and ready to go !

Customize from our base pricing to include, but not limited to:

- + Kitchenette or Restroom buildout
- + Private office/flex space on main or mezzanine levels
- + Combine multiple units for larger space
- + Create two garage door space for dual vehicle access

TONS OF OPPORTUNITIES:

Contractor Warehouse/Office/Storage, Luxury Garage, Customized Man Cave, Office/Flex space, Print Shop, Car Detailing or Private repair, Showroom, etc...

Association-maintained development with secure, gated access to units, prime visibility to 694 and easy access for owners or visitors. C-2 Zoning allows for a variety of flexible uses for owner-users. ~\$321/month Association Cost / Unit.

OFFERING SUMMARY

Sale Price:	\$299,900- \$314,900
Number of Units Available:	4 of 8
	Main Floor ~ 900 SF + ~ 300 SF Mezzanine
Included in base pricing:	Roughed-In Bathroom In-Floor Heat + Floor Drain 2+ Outdoor Parking Stalls 12' X 14' Garage Door Clear Height 16' up to 24' Energy efficient LED lighting
Contact Info:	Chad Heer, CCIM 612.963.5147
Lease Option (Individual Units):	\$2,500/mo (\$25/SF) Plus HOA & Taxes/ Insurance

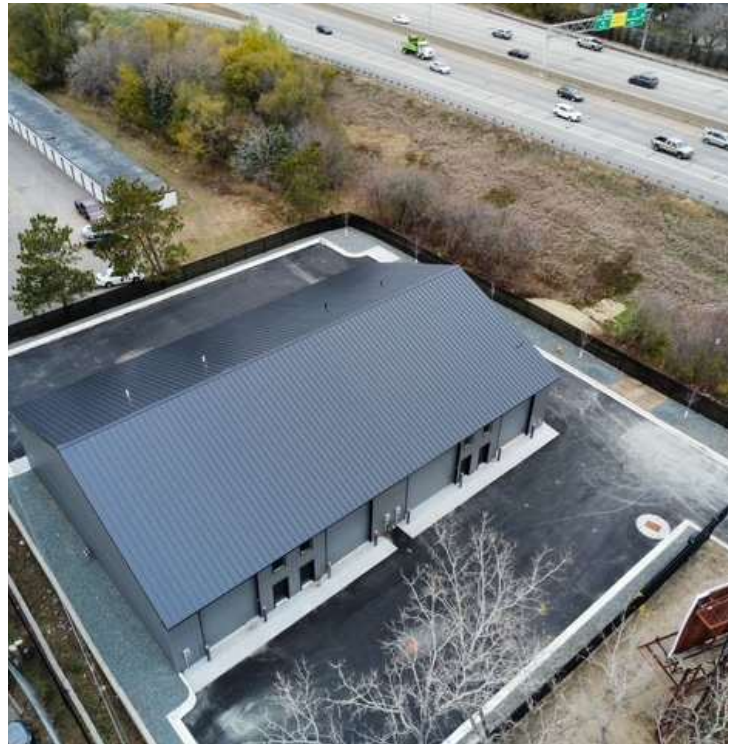
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,666	106,335	476,679
Total Population	11,723	278,086	1,171,776
Average HH Income	\$86,989	\$96,054	\$111,847



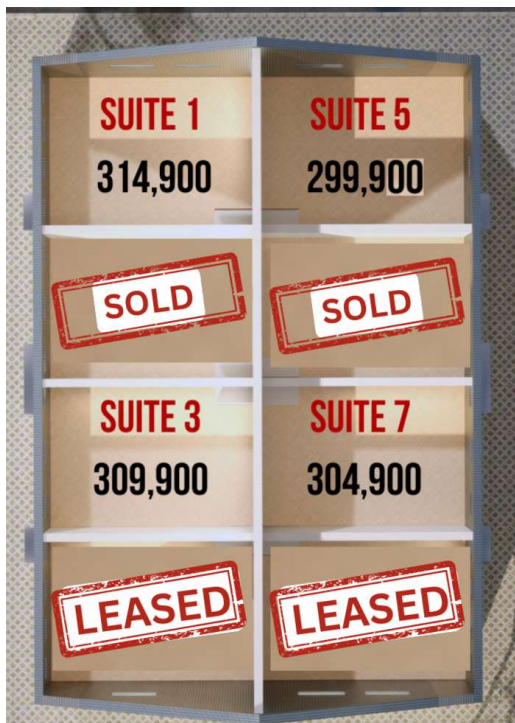
Interior Photos



Exterior Photos



Base Pricing & What's Included



Base pricing from 299k | All units 875 SF main, 300 SF Mezzanine

- Base includes delivery shell of:
 - Sheetrocked walls
 - LED lights
 - 100 AMP service, 3phase to box, 6 outlets
 - In-Floor heat
 - Drains with flammable waste trap
 - Service door
 - 12 x 12 Garage door
 - Roughed in bath
 - Fire protection system



Association Cost Breakdown (~\$321/Month/Unit)

Fridley Flex Condominiums Association - HOA					
Line Items	Estimate	Per Unit/ Year	Notes	Company/ Provider	Estimate/ Quote
Legal Fees	\$ 250	\$ 31	Will depend on management	Lutz Law Firm	Estimate
Snow/ Lawn/ Grounds Maintenance	\$ 6,000	\$ 750	Snow plus keep weeds down	A+	Quote
Drain flammable trap Annually	\$ 1,200	\$ 150	Drain Tank Annually, Waterjet floor drains every other year	John's Sewer & Drain	Quote
House electric - Outside Lights	\$ 600	\$ 75	~\$50/ mo	Xcel	Estimate
Fence Gate maintenance	\$ 500	\$ 63	Estimate	Shed & Fence Co	Estimate
Fire Sprinkler Monitoring	\$ 1,800	\$ 225	Monitoring, Annual inspection of sprinklers & monitoring	Per Mar	Quote
Building Reserves	\$ 6,000	\$ 750	0.25% - parking lot, fence, roof, siding, infrastructure	N/A	Estimate
Trash	\$ 4,200	\$ 525	\$350/mo (figure out recycling if needed)	Aspen Waste	Estimate
Building Insurance	\$ 7,252	\$ 907	Includes umbrella, individual insurance still required	West Bend	Quote
Property Manager	\$ 3,000	\$ 375	\$250/ month to coordinate items/ pay bills/ etc	Marshall & Fry/ President	Estimate
		\$ 3,850	Per Year/ Per Unit		
		\$ 321	Per Month/ Per Unit		

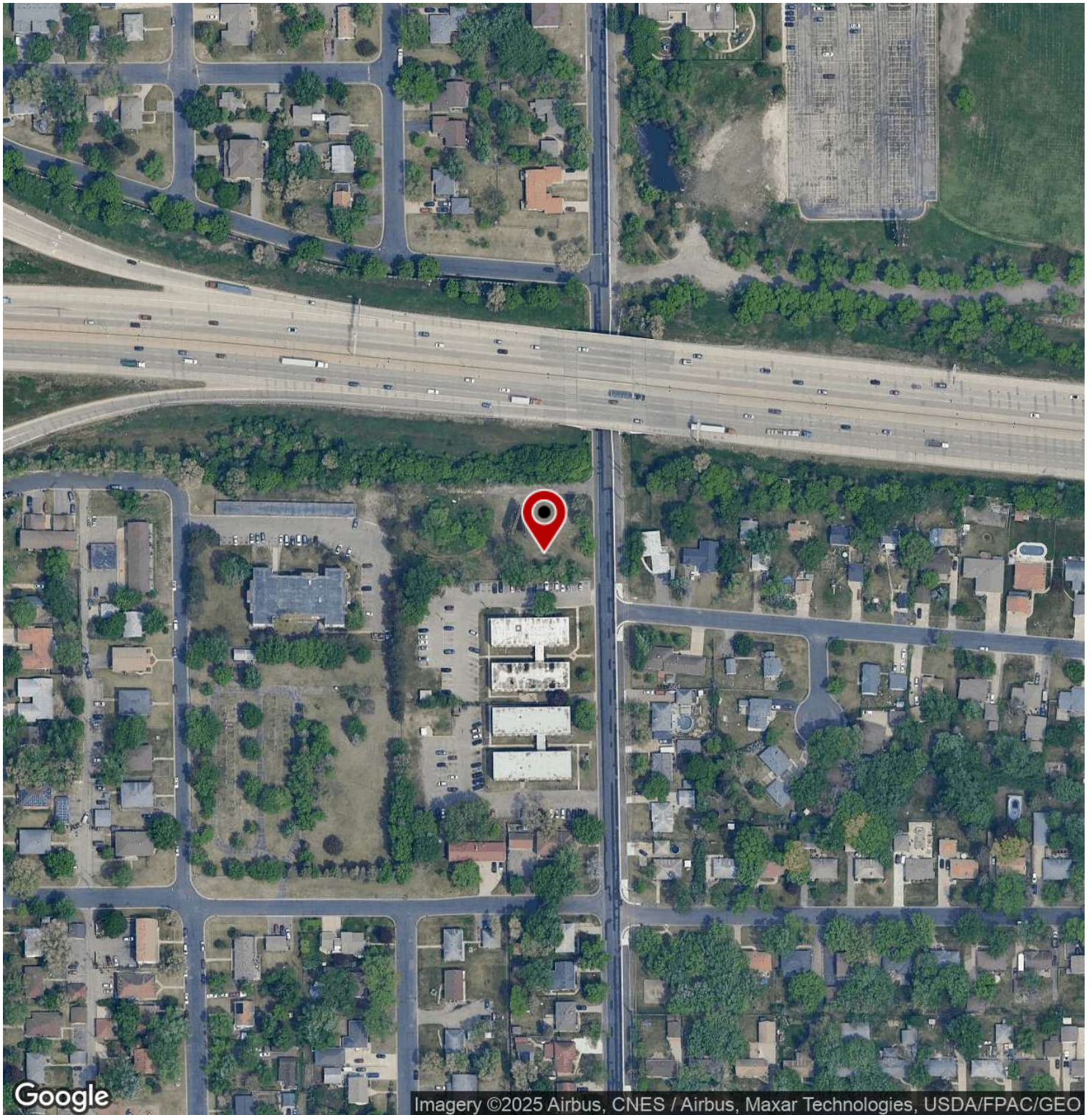


Units Available: 1,3, 5 & 7 Individually OR Units 1&5, 3&7 Can Be Combined

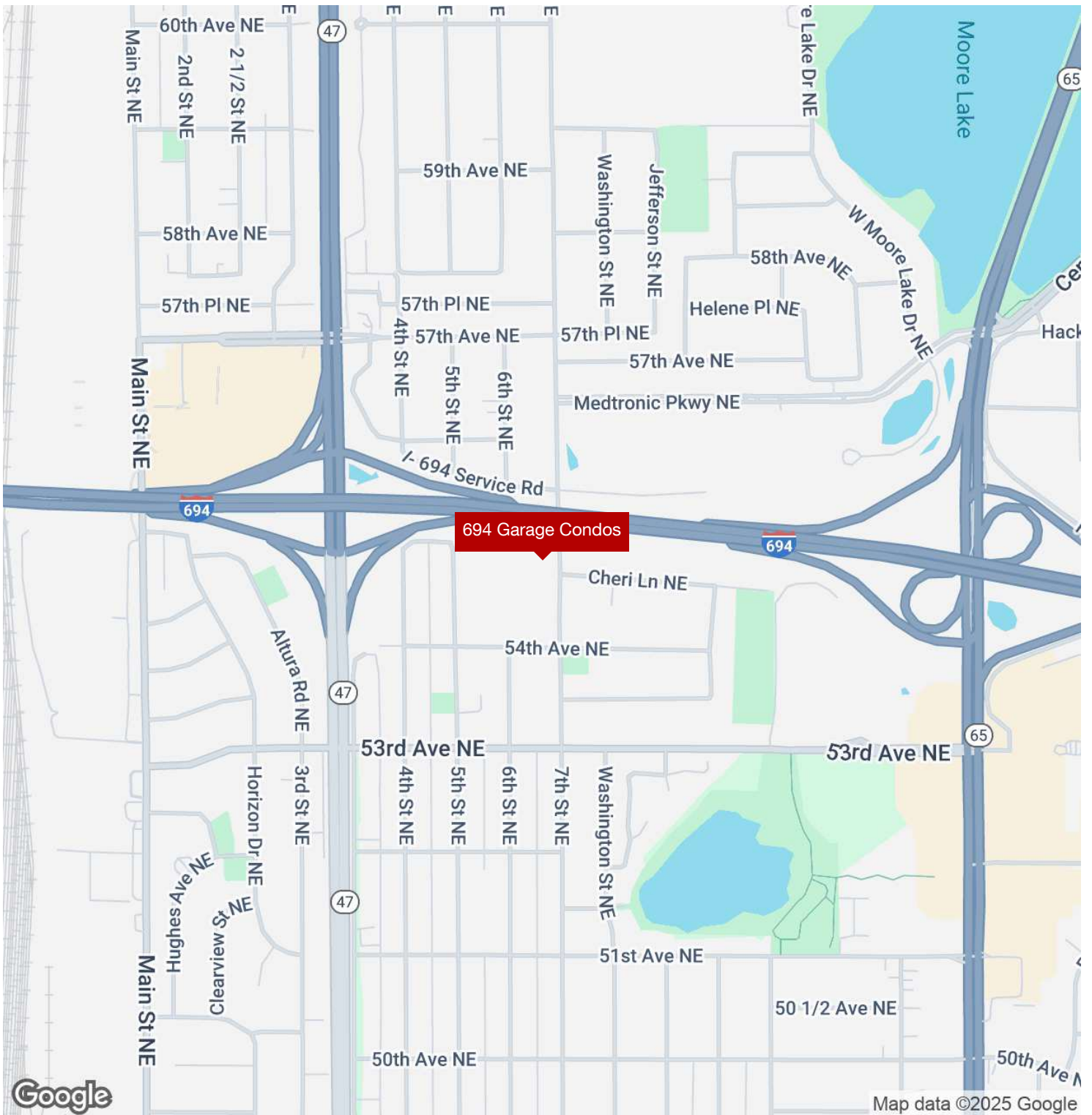
Unit	Address		PID
1	5476	7th st NE Fridley, MN 55421	23-30-24-34-0105
SOLD	5474	7th st NE Fridley, MN 55421	23-30-24-34-0106
3	5768	7th st NE Fridley, MN 55421	23-30-24-34-0107
SOLD	5464	7th st NE Fridley, MN 55421	23-30-24-34-0108
5	5478	7th st NE Fridley, MN 55421	23-30-24-34-0109
LEASED	5474	7th st NE Fridley, MN 55421	23-30-24-34-0110
7	5470	7th st NE Fridley, MN 55421	23-30-24-34-0111
LEASED	5466	7th st NE Fridley, MN 55421	23-30-24-34-0112



Aerial Map



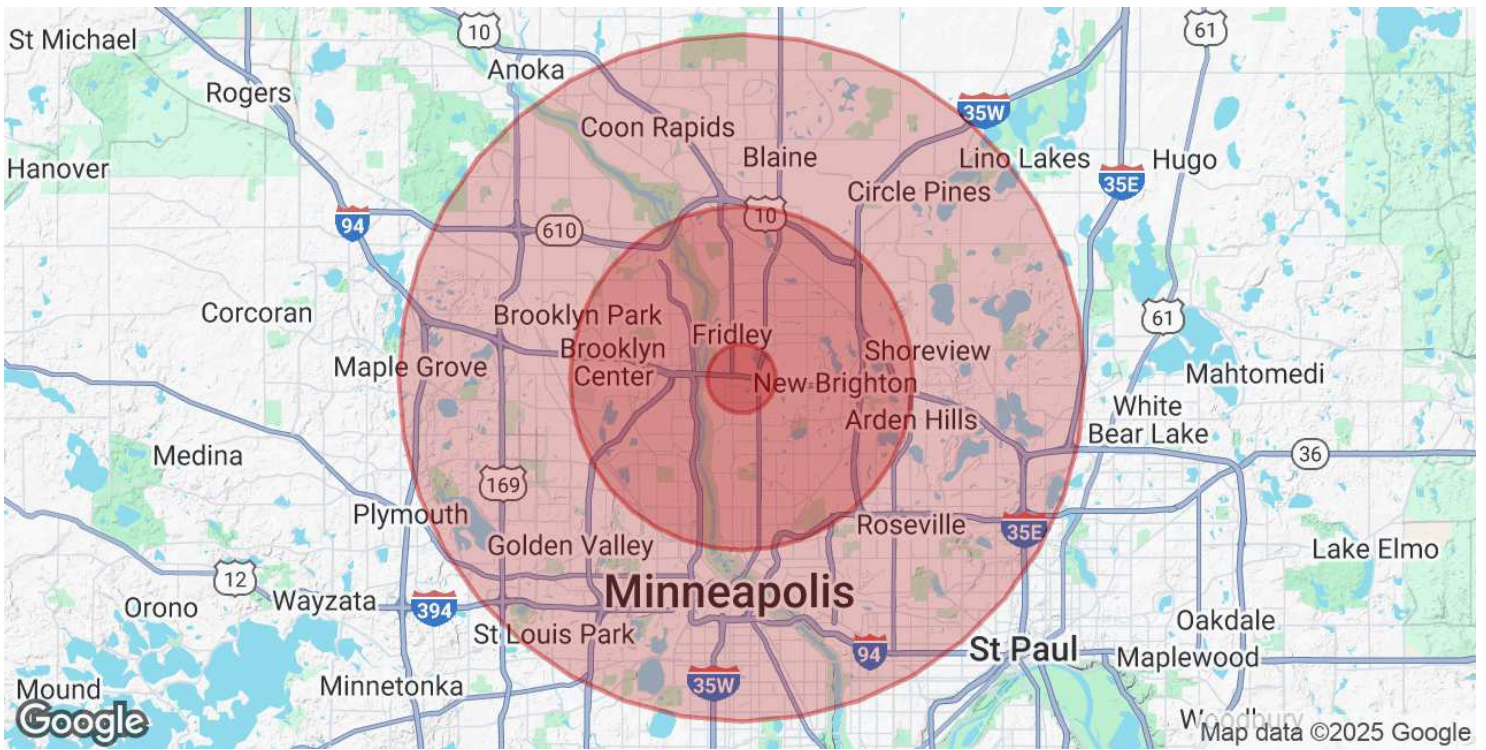
Regional Map



Map data ©2025 Google



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,723	278,086	1,171,776
Average Age	39	38	38
Average Age (Male)	38	37	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,666	106,335	476,679
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$86,989	\$96,054	\$111,847
Average House Value	\$295,088	\$312,995	\$389,582

Demographics data derived from AlphaMap

