

INDUSTRIAL FOR SALE

710 10TH ST. NE MILACA

710 10TH STREET NE, MILACA, MN 56353



FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305

PRESENTED BY:

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

710 10TH STREET NE



OFFERING SUMMARY

PRICE:	\$399000
BUILDING SF:	Approximately 4,928 SF
PRICE / SF:	\$80.97/SF
WAREHOUSE SF:	Approximately 4,628 SF
OFFICE KITCHENETTE	Approximately 300 SF
GRADE DOORS:	2 - 12' H doors
CLEAR HEIGHT:	Approximately 13' ceiling
POWER:	Qty 3 - 200 AMP panels
YEAR BUILT:	2004
LOT SIZE:	0.86 AC
PID	21-024-1802

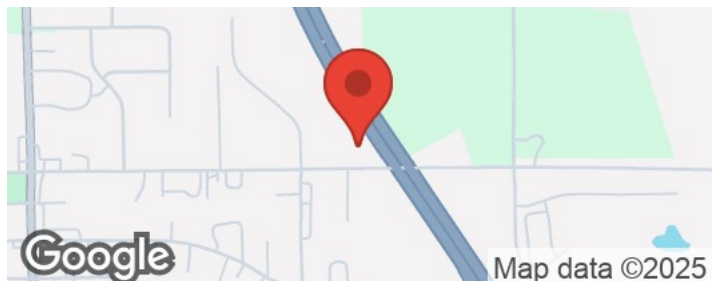
PROPERTY OVERVIEW

This well-maintained industrial facility features a combination of functional space and modern amenities. It includes 12' high drive-in doors at each end, allowing for drive through access. The driveway is concrete construction.

Inside, the property boasts nicely appointed office space with a kitchenette and restroom. The warehouse includes electric boiler for in-floor heating and a trench drain running the length of the building, ideal for a variety of industrial uses.

Security cameras are installed throughout the building, enhancing site safety. The facility is powered by 3 - 200 AMP electrical panel, suitable for a wide range of industrial operations. Washer & Dryer hook ups.

Strategically located within Milaca's Industrial Park, the property offers excellent connectivity—just off State Highway 169, 40 miles north of I-94, and 30 miles northeast of St. Cloud. Suitable for manufacturing, warehousing, or even secure storage of valuable possessions, this versatile property is an ideal hub for regional distribution or specialized operations.

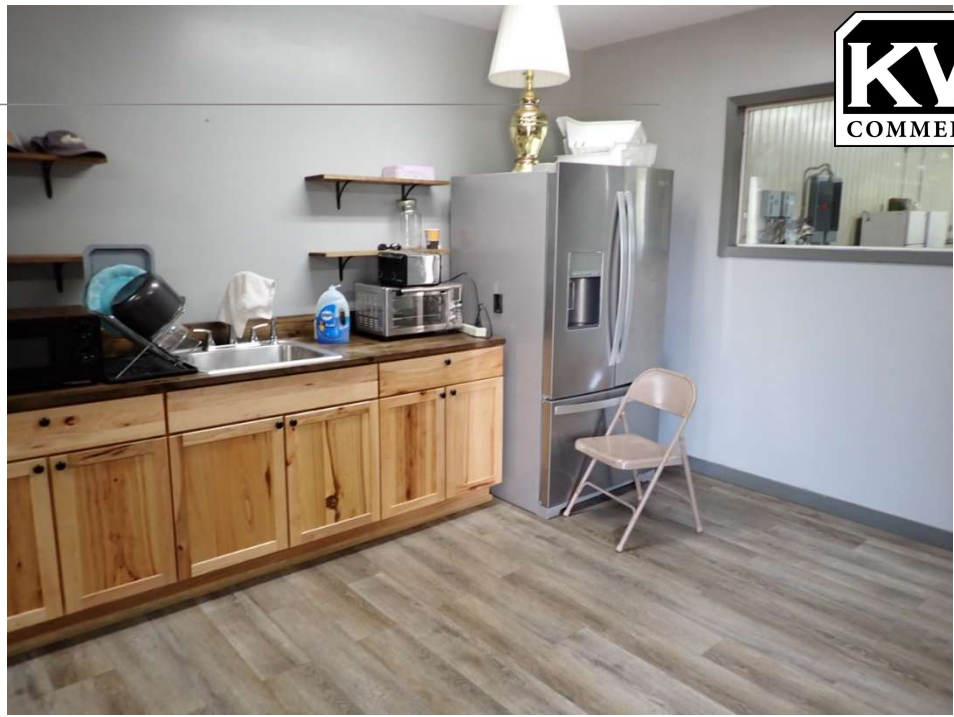


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PHOTOS

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PROPERTY SUMMARY

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Property Summary

Building SF:	Approximately 4,925 SF
Lot Size:	0.86 Acres
Price:	\$399,000
Year Built:	2004
Zoning:	Industrial
Loading:	2-12 x 12' drive-in doors
Heating:	In-floor heat

Property Overview

Inside, the property boasts nicely appointed office space with a kitchenette and restroom. The warehouse includes electric boiler for in-floor heating and a trench drain running the length of the building, ideal for a variety of industrial uses.

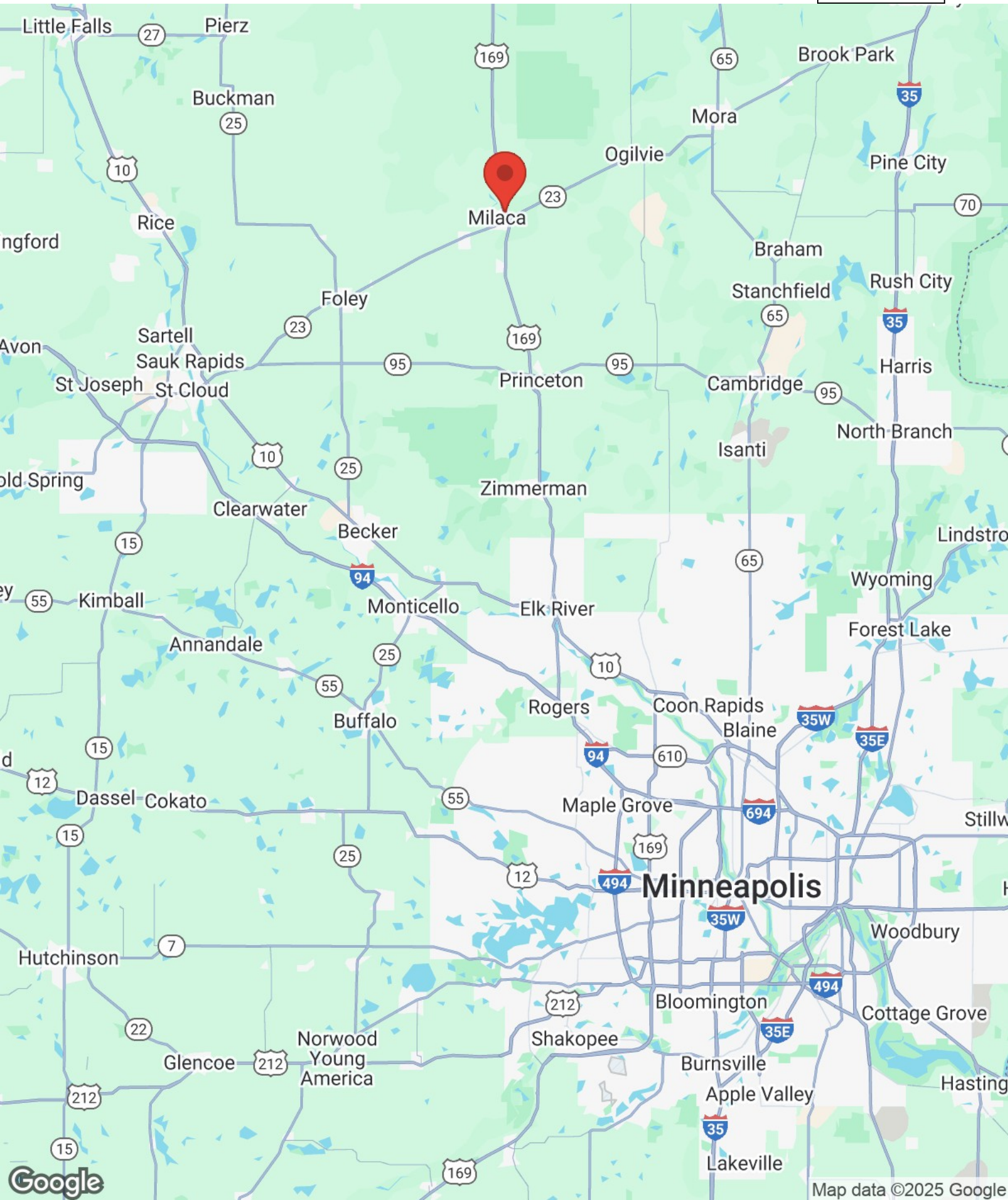
Location Overview

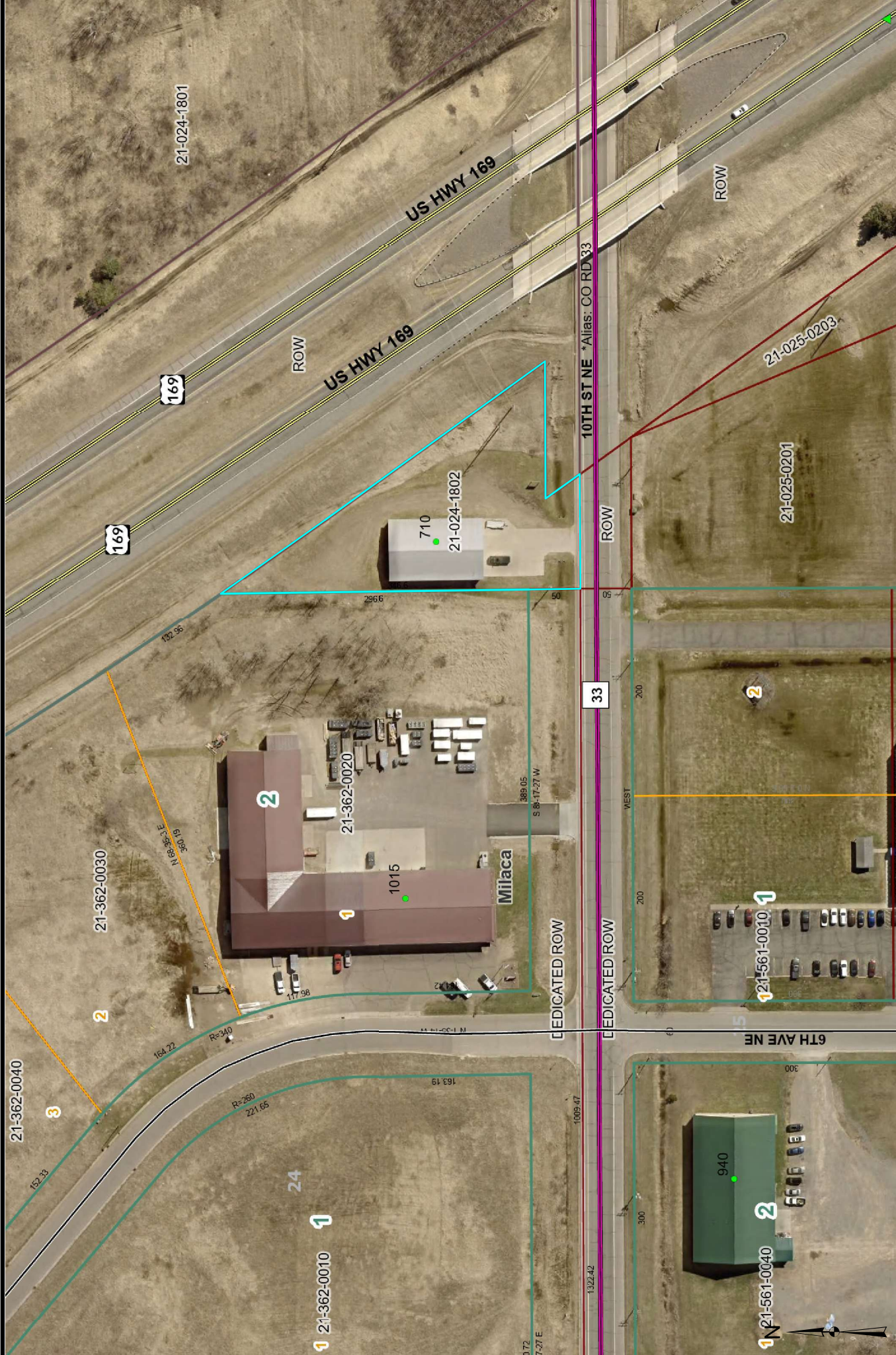
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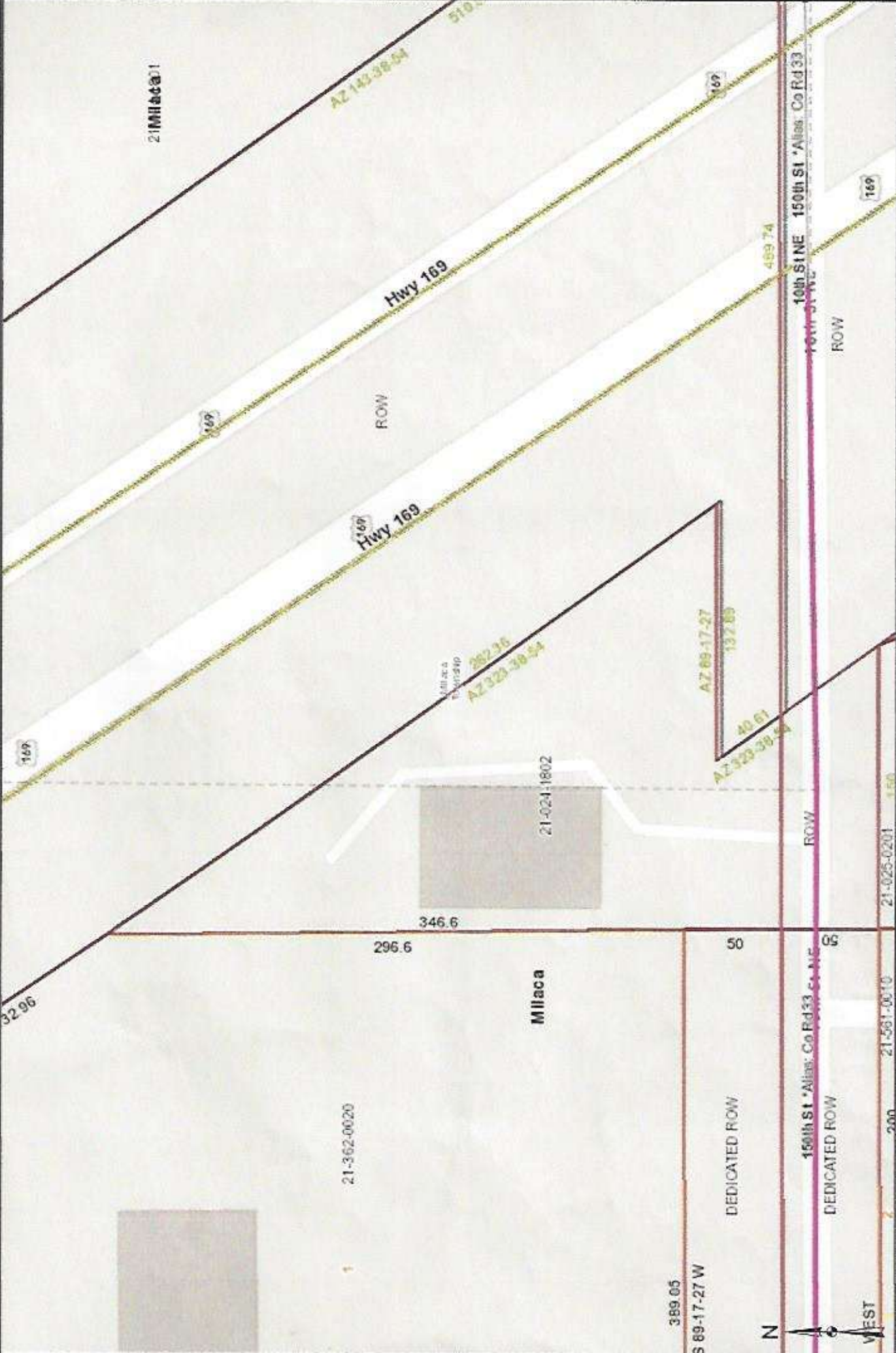
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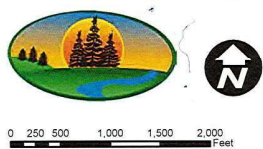
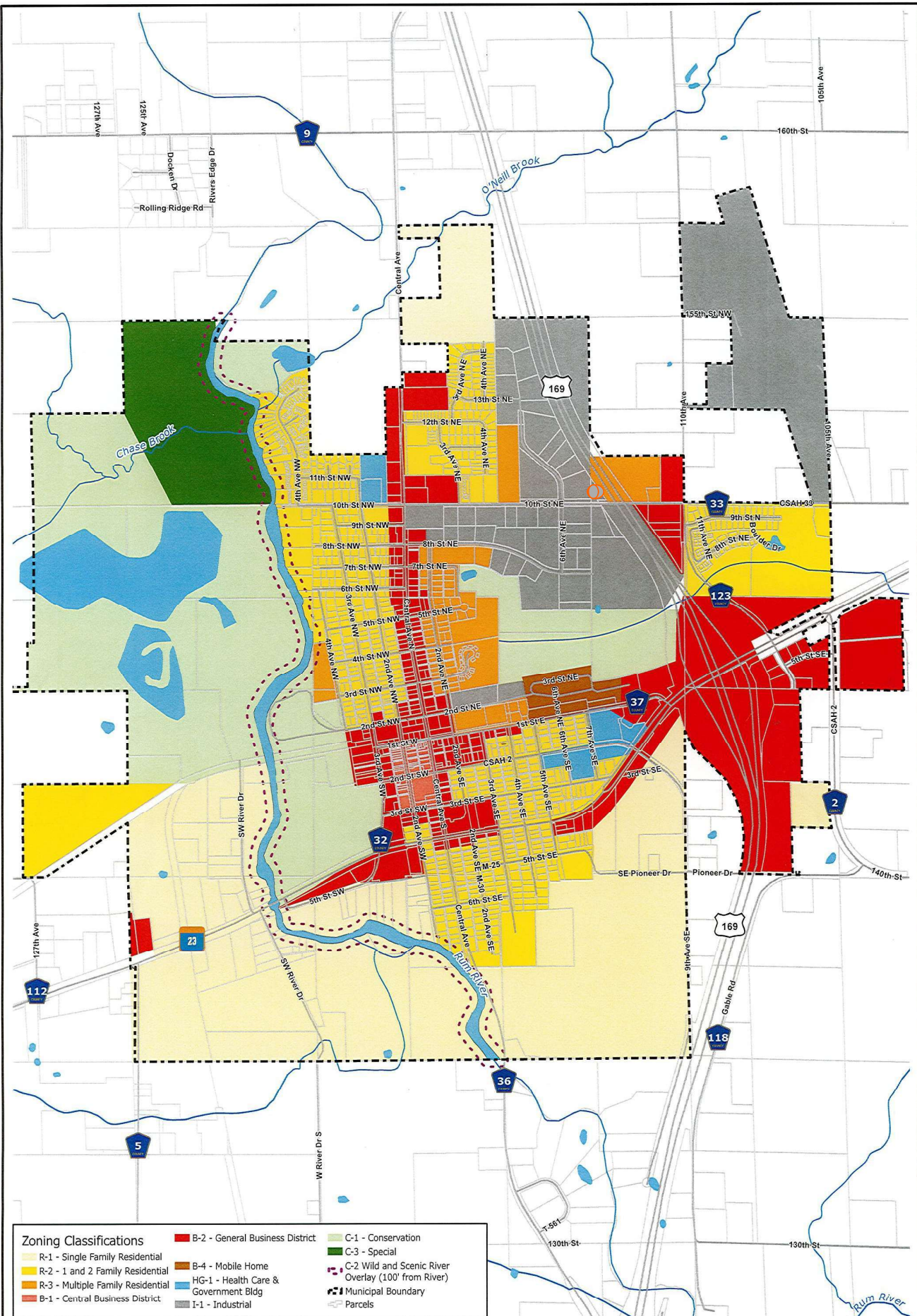


property

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Date: 10/14/2021

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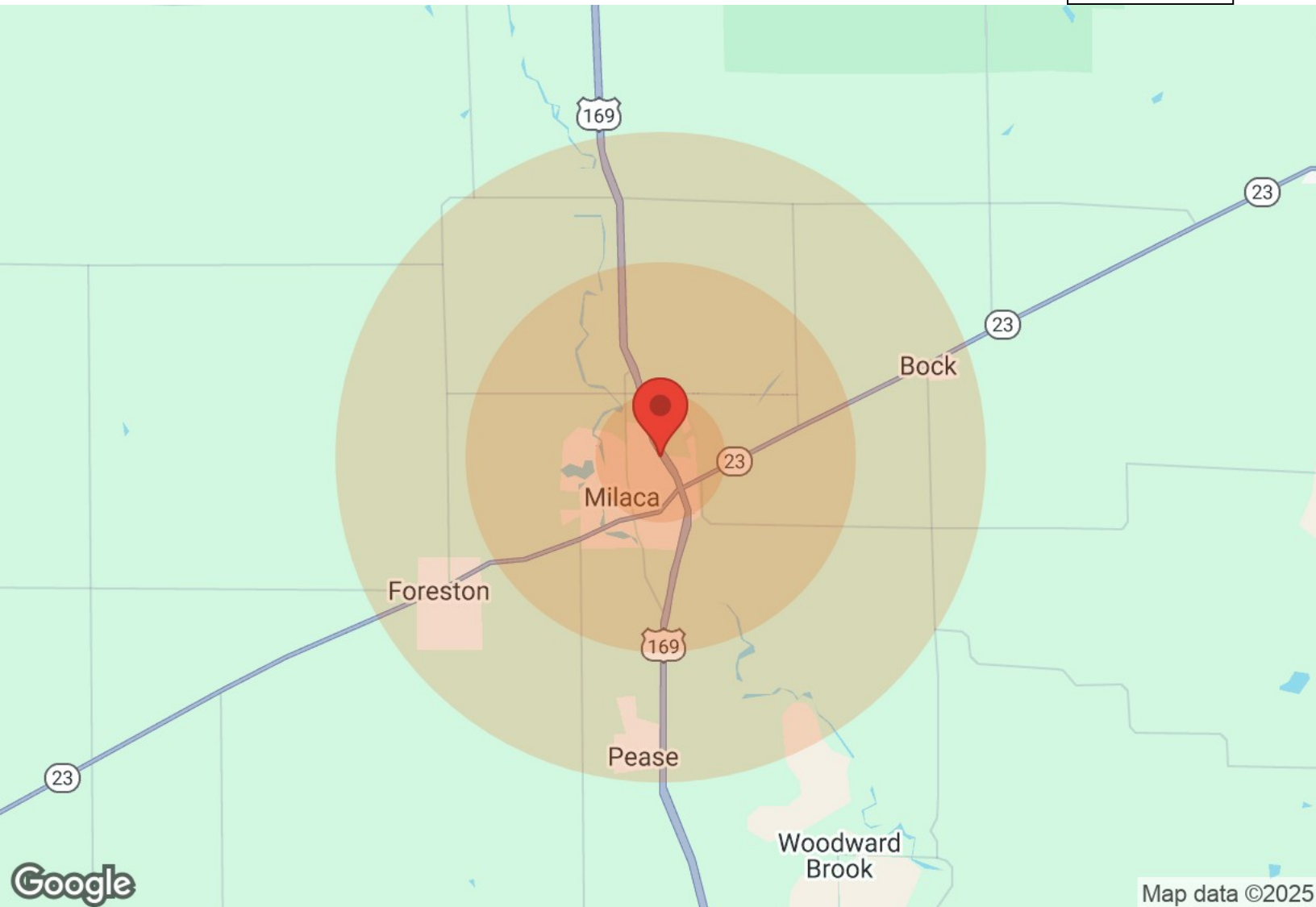
CITY OF MILACA, MN **ZONING MAP** **September 2023**



Notes:
 1. Coordinate System: NAD 1983 HARN Adj MN
 2. Data Sources: Milaca County, US Fish and Wildlife

DEMOGRAPHICS

710 10TH STREET NE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,585	3,336
Female	N/A	1,850	3,441
Total Population	N/A	3,435	6,777

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	690	1,445
Ages 15-24	N/A	434	976
Ages 25-54	N/A	1,187	2,404
Ages 55-64	N/A	358	758
Ages 65+	N/A	766	1,194

Race	1 Mile	3 Miles	5 Miles
White	N/A	3,397	6,728
Black	N/A	4	4
Am In/AK Nat	N/A	23	23
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	7
Multi-Racial	N/A	22	44

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$33,115	\$45,531
< \$15,000	N/A	354	419
\$15,000-\$24,999	N/A	224	304
\$25,000-\$34,999	N/A	192	310
\$35,000-\$49,999	N/A	284	486
\$50,000-\$74,999	N/A	223	549
\$75,000-\$99,999	N/A	112	349
\$100,000-\$149,999	N/A	94	191
\$150,000-\$199,999	N/A	4	55
> \$200,000	N/A	4	13

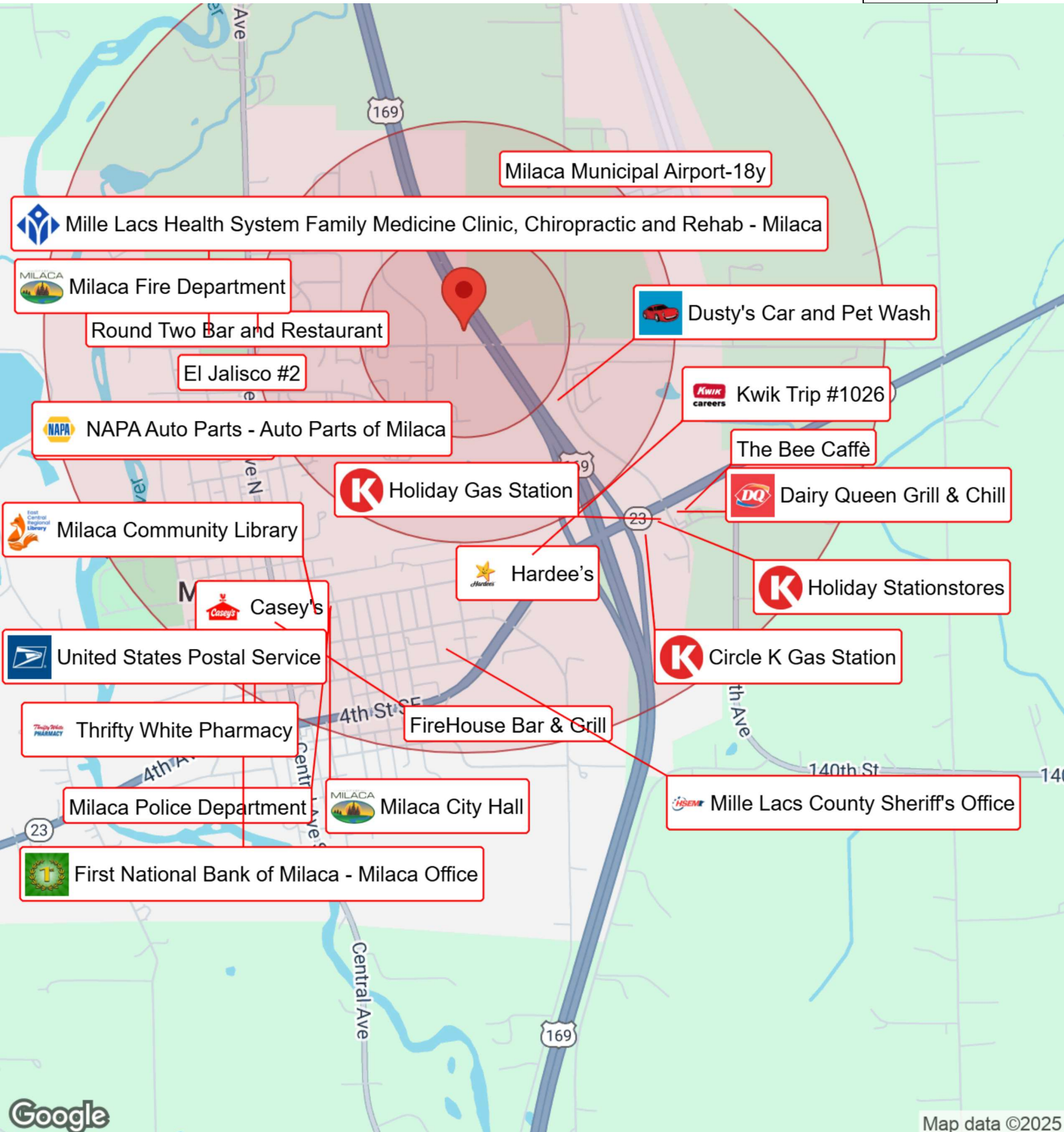
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,797	3,111
Occupied	N/A	1,627	2,858
Owner Occupied	N/A	962	2,095
Renter Occupied	N/A	665	763
Vacant	N/A	170	253

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BUSINESS MAP

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