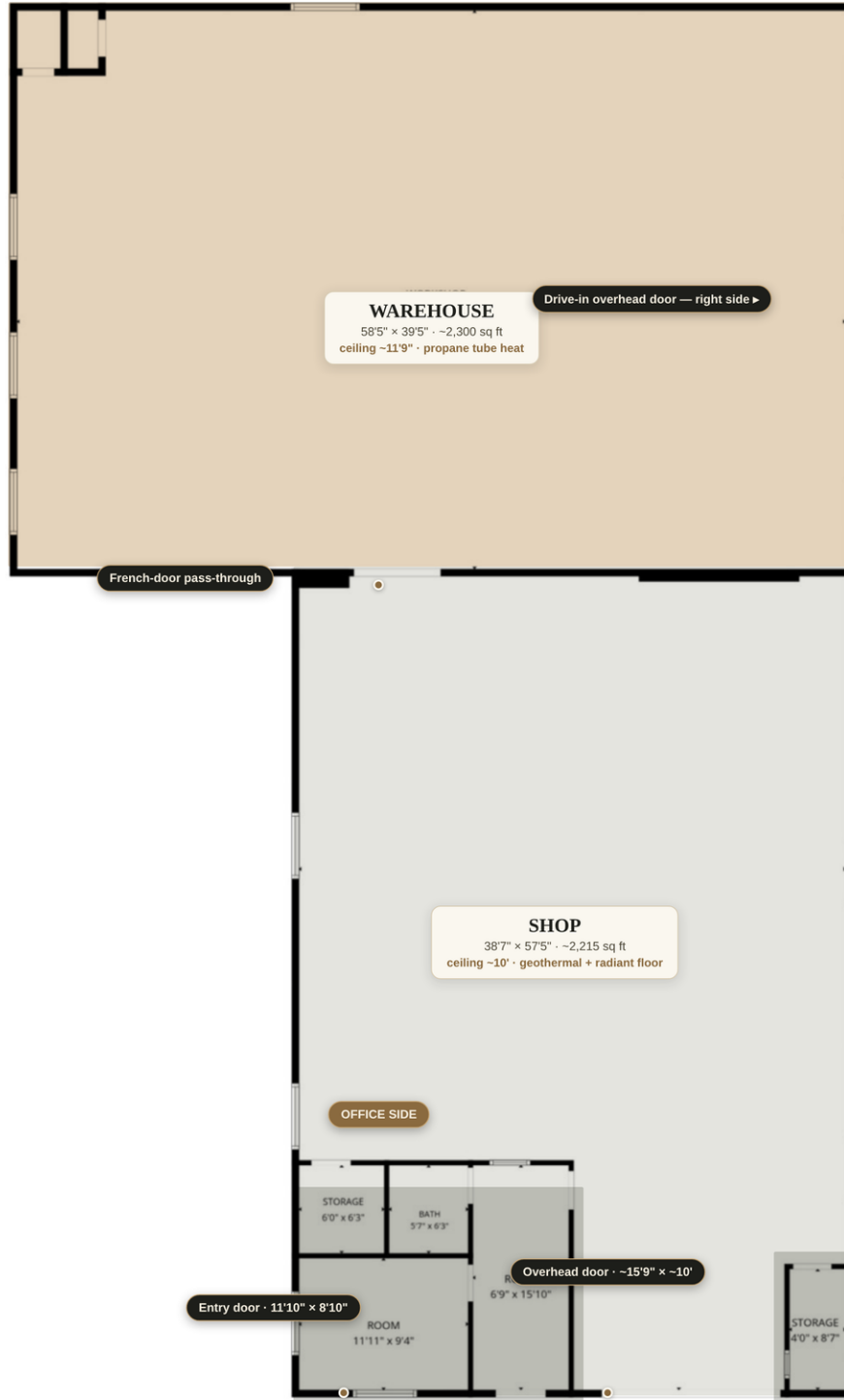


The Shop — two connected bays.

9765 261st Ave NW, Zimmerman, MN · ~4,800 sq ft (approx.) of heated, 3-phase workspace built by a cabinet maker — a warehouse bay + a shop, with a finished office side, joined by French doors.

Warehouse (larger bay) Shop Office side (office · bath · storage)



3-phase via converter

Geothermal + radiant floor (office side)

Propane tube heat (warehouse)

Built-in 80-gal air compressor

Pallet racking included

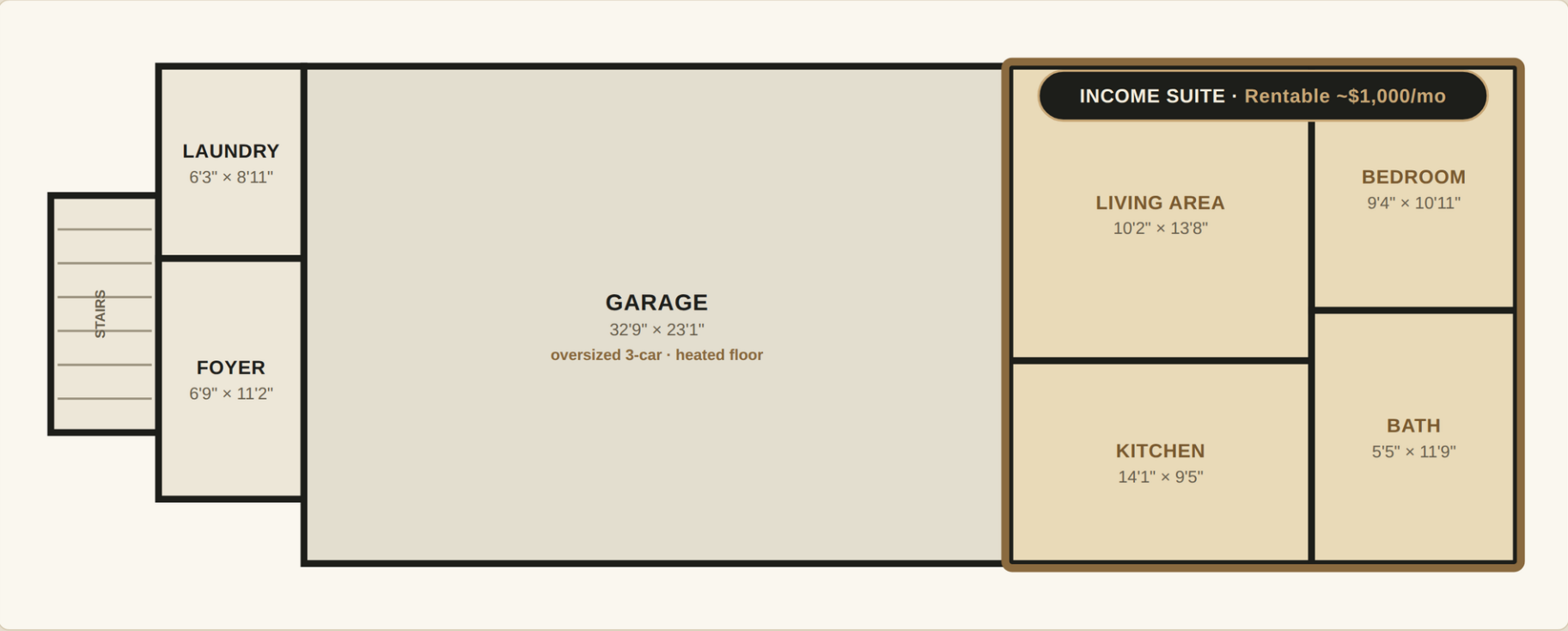
Own electric meter

Dimensions are approximate and provided for marketing illustration; the shop's ~4,800 sq ft is an estimate (the two measured bays total ~4,518 sq ft) — buyer to verify all dimensions and square footage independently. Zoned General Rural; operated for years as a home-based cabinet business — buyer confirms intended use with Sherburne County. Measurements deemed reliable but not guaranteed. · Serdar+Partners at Compass · geoffreyserdar.com · 952-258-3100

Entry Level — Garage & Income Suite.

9765 261st Ave NW, Zimmerman, MN · an oversized 3-car heated garage and a separate ~480 sq ft living suite with its own entrance, kitchen & bath.

☐ Income suite — rentable ☐ Garage & parking ☐ Entry · laundry · stairs



Separate entrance to the suite

Own kitchen & bath

In-floor heat

Oversized 3-car heated garage

Rentable at ~\$1,000/mo or house family

Dimensions are approximate and provided for marketing illustration; buyer to verify all room dimensions, square footage, and suite rental potential independently. Suite rent is an estimate, not a guarantee. **Measurements deemed reliable but not guaranteed.** · Serdar+Partners at Compass · geoffreyserdar.com · 952-258-3100

Main Level — Living & Kitchen.

9765 261st Ave NW, Zimmerman, MN · the primary living floor — **kitchen, living & dining**, the **primary bedroom**, a second bedroom & full bath.

Bedrooms & living Kitchen & bath Hall & stairs



Primary bedroom on this level Wood-burning fireplace Warm oak cabinetry Steel roof (2022)

Dimensions are approximate and provided for marketing illustration; buyer to verify all room dimensions and square footage independently. Measurements deemed reliable but not guaranteed. · Serdar+Partners at Compass · geoffreyserdar.com · 952-258-3100

Lower Level — Family Room & Bedrooms.

9765 261st Ave NW, Zimmerman, MN · a finished lower level — a big **family room** with a gas fireplace, **two more bedrooms**, a flex room & bath.

- ☐ Bedrooms & living
- ☐ Kitchen & bath
- ☐ Hall & stairs



- Two more bedrooms down
- Big family room
- Gas fireplace
- Flex room — office or 5th sleeping

Dimensions are approximate and provided for marketing illustration; buyer to verify all room dimensions and square footage independently. Measurements deemed reliable but not guaranteed. · Serdar+Partners at Compass · geoffreyserdar.com · 952-258-3100