

FOR SALE

6,200 SF TWO-TENANT, OFFICE/WAREHOUSE

QUALITY PROPERTY IN CHOICE LOCATION

100% vacant



RE/MAX RESULTS

710 HAMEL ROAD, MEDINA, MN

- Two-tenant office/warehouse building
- Nicely appointed office with breakroom, built in 2007
- Unbeatable West Metro location
- Corner Lot

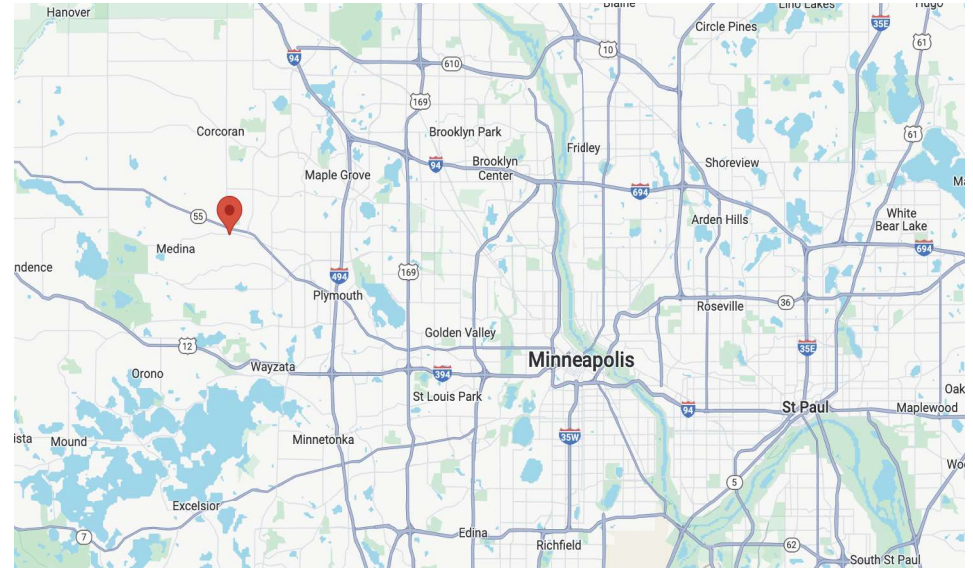
BUILDING/SPACE INFORMATION

BUILDING SQFT	6,200 sf
OFFICE/WAREHOUSE	Suite 700: 3,100 sf with approx 63% Office Suite 710: 3,100 sf with approx 17% Office
LAND	.55 acres / 24,164 sf
PARKING STALLS	27 stalls, approximately
YEAR BUILT/RENOVATED	1971 / 2008
LOADING	2 drive-in doors
CLEAR HEIGHT	14 ft
ROOF AGE	New in 2020
SPRINKLER	None
2024 TAXES	\$28,730 including \$4,174 special assessment
SALE PRICE	\$990,000

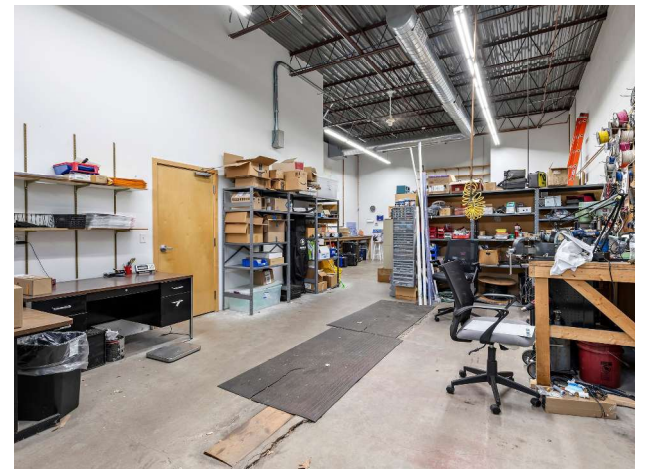
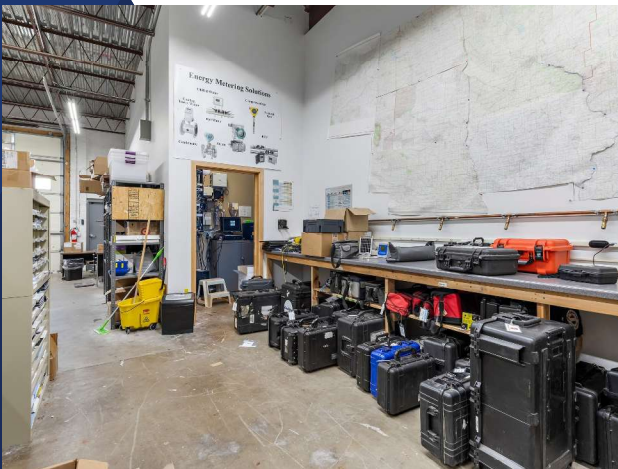


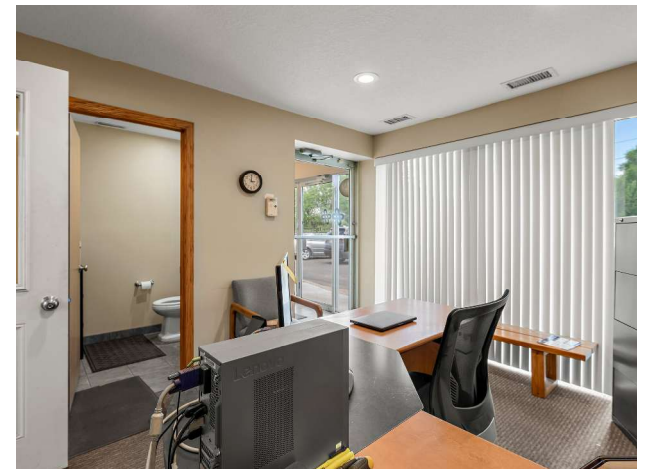
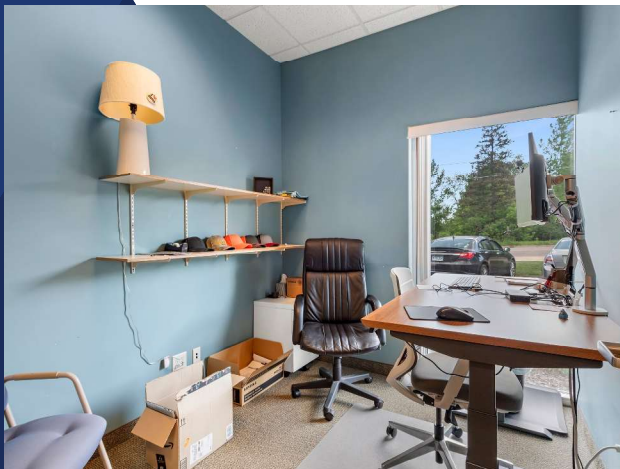
710 HAMEL ROAD, MEDINA, MN

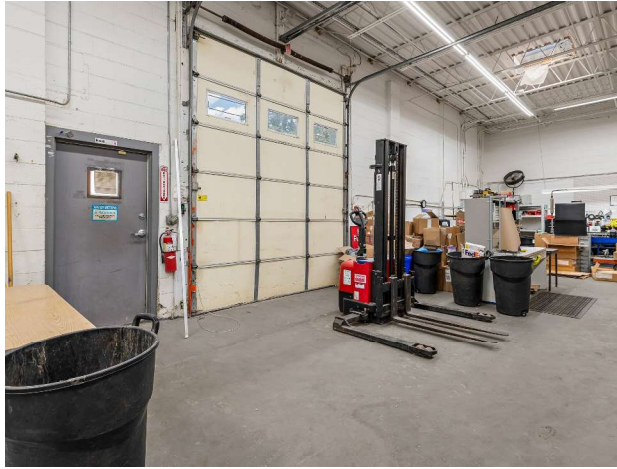
HIGHLIGHTS



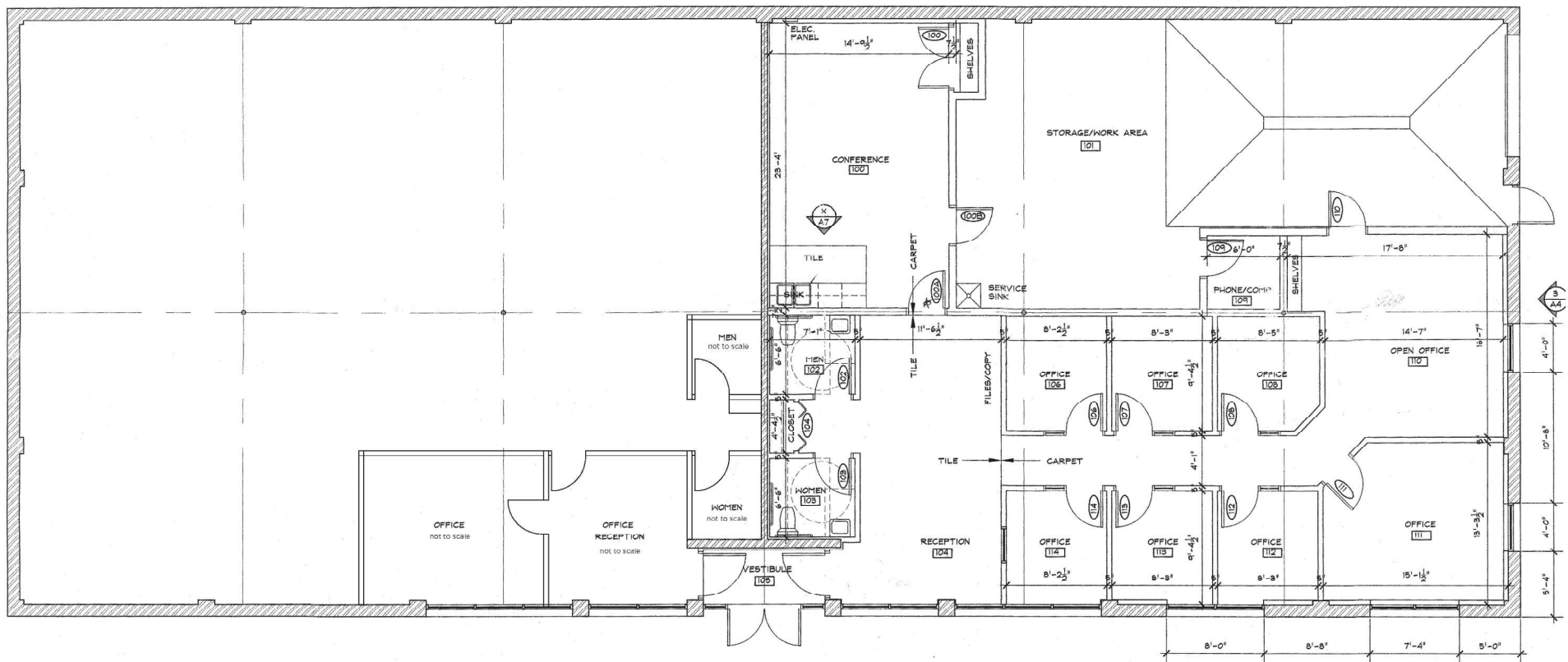
710 HAMEL ROAD, MEDINA, MN







FLOORPLAN



710 HAMEL ROAD, MEDINA, MN

CERTIFICATE OF SURVEY

for...
CARNCO PROPERTIES LLC

BRIAN CARNEY
710 HAMEL ROAD
MEDINA, MN 55340



710 Hamel Road

RE/MAX Results - Minneapolis

7700 France Ave S, #230 Edina, MN 55435 | 612-210-6116



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 710 Hamel Road, Medina, MN 55340

CITY, STATE

Medina, MN

POPULATION

47,734

AVG. HH SIZE

2.68

MEDIAN HH INCOME

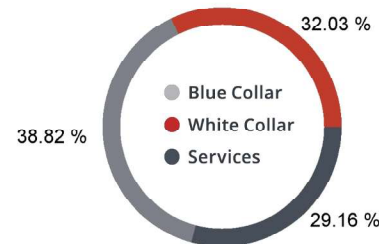
\$110,000

HOME OWNERSHIP

Renters: **3,101**

Owners: **14,624**

EMPLOYMENT



Employed: **53.10 %**

Unemployed: **1.22 %**

EDUCATION

High School Grad: **13.89 %**

Some College: **18.73 %**

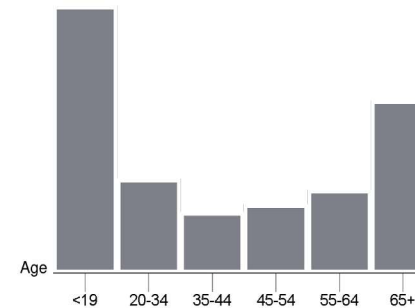
Associates: **7.38 %**

Bachelors: **64.82 %**

GENDER & AGE

Male: **48.87 %**

Female: **51.13 %**



RACE & ETHNICITY

White: **91.37 %**

Asian: **5.36 %**

Native American: **0.00 %**

Pacific Islanders: **0.00 %**

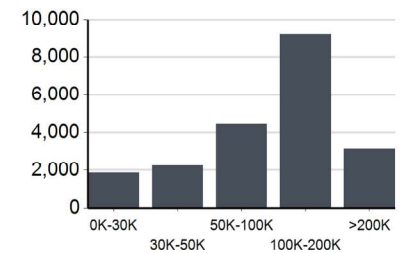
African-American: **1.08 %**

Hispanic: **1.09 %**

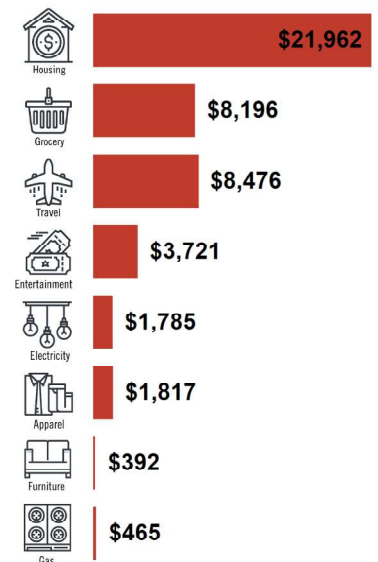
Two or More Races: **1.10 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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CONTACT



RE/MAX RESULTS

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