



694 Garage Condos | Units Start At \$299,900+

5455 6TH STREET NE, FRIDLEY, MN



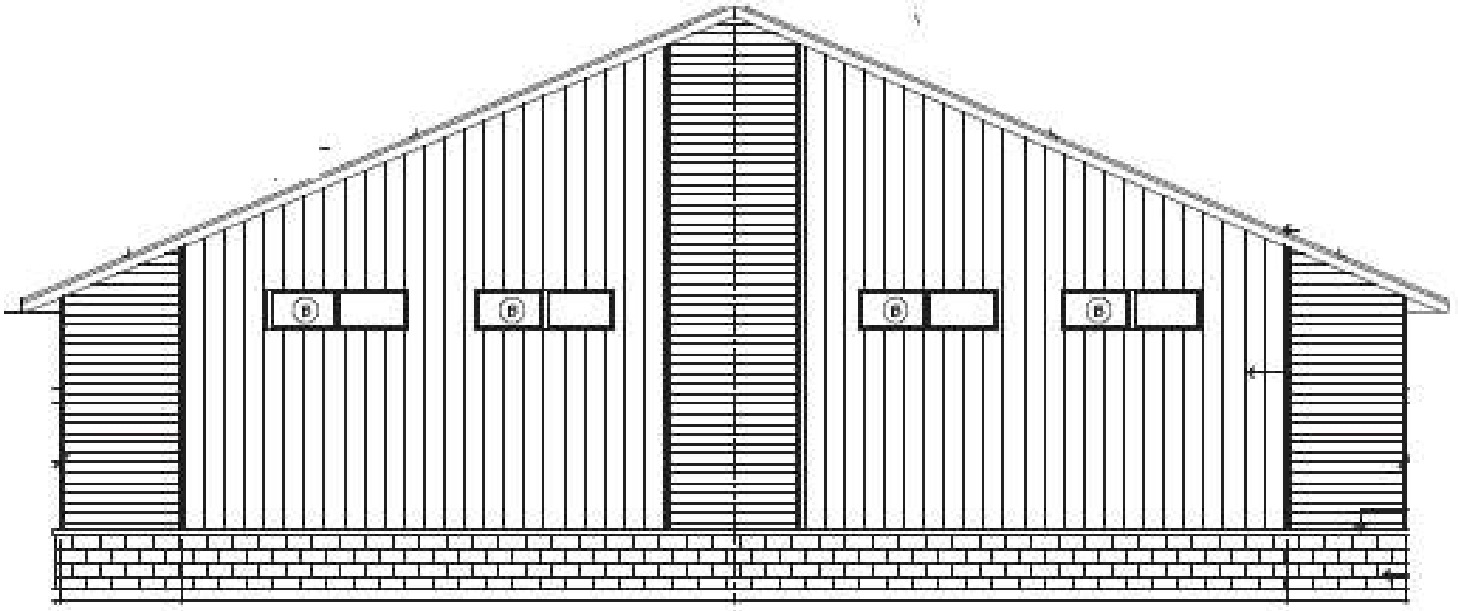
OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
O: 612.963.5147
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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 will be under construction soon and we're accepting Purchase Agreements today.

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.

** Conceptual drawings may change with new revisions **

OFFERING SUMMARY

Sale Price: \$299,900+

Number of Units: ⁶
* TWO PRE-SOLD *

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
Adam Widder
262.385.4409

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,593	110,135	458,870
Total Population	11,658	276,773	1,087,569
Average HH Income	\$75,100	\$78,972	\$88,478



Base Pricing & What's Included



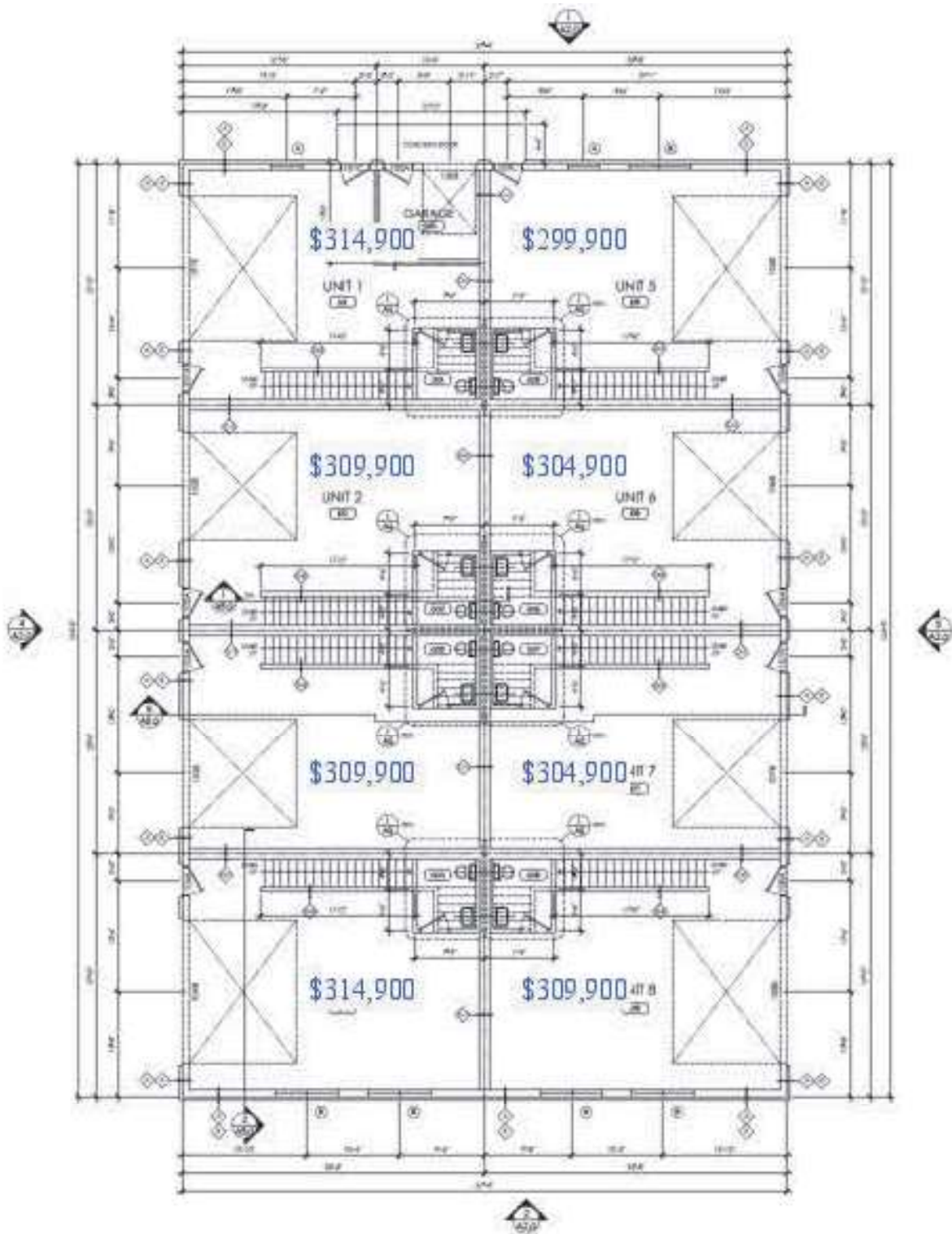
SUITE 1 314,900	SUITE 5 299,999
SUITE 2 309,900	SUITE 6 304,900
SUITE 3 309,900	SUITE 7 304,900
SUITE 4 314,900	SUITE 8 309,900

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



Additional Photos



More Details

Available Add On Options (Subject To Final Pricing):

- Electric Design/build
- Epoxy Floor
- Finished mud/Taped Sheetrock
- Fans and additional lighting
- Utility Sink
- Kitchenette
- AC

Mezzanine:

- Finished flooring, LVP or carpet squares
- Railing
- Walls for rooms

Units Available for Lease or CD

Lease at \$2500/month + Utilities
Contract for Deed terms available

Additional Costs

Separately metered Utilities: Gas, Electric, Trash
Pro rate share of expenses in HOA costs to the right

Annual Association covers

- Snow / Lawn
- Property Utilities
- Water
- Fire Protection
- Roof maintenance/ reserves
- Exterior maintenance
- Insurance
- Property Taxes

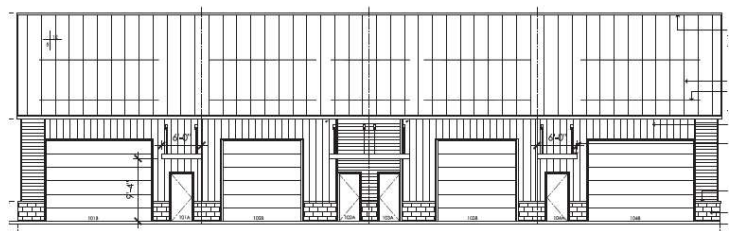
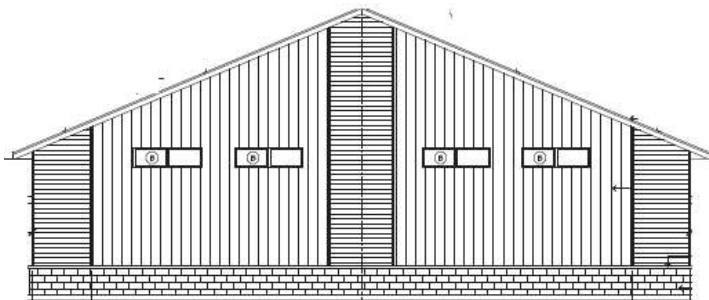
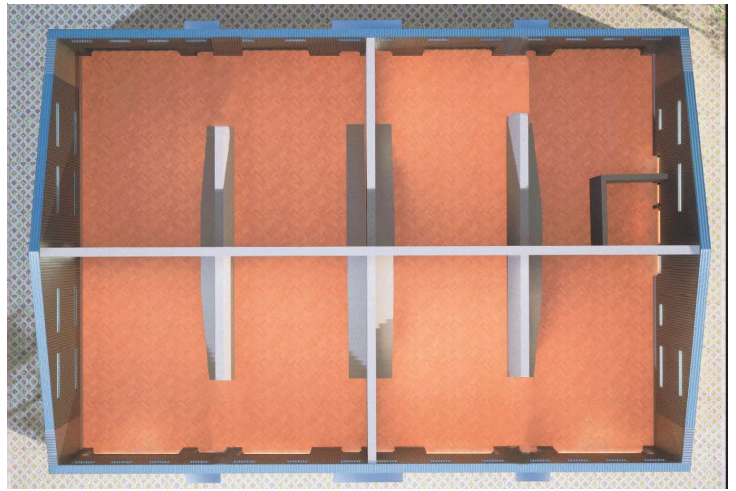
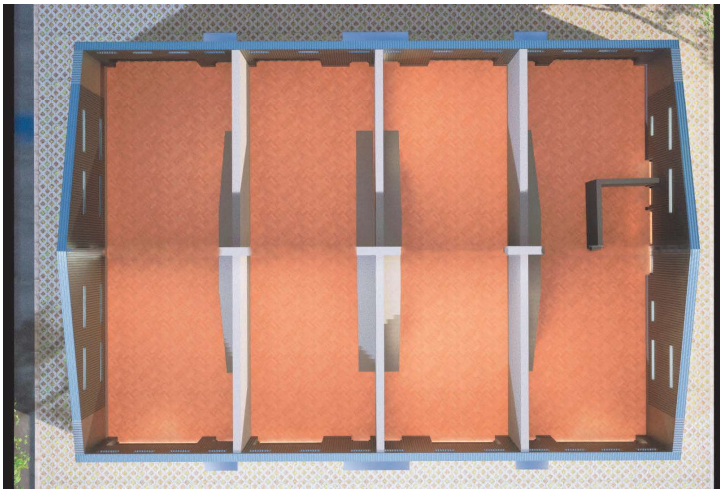
Annual Association Costs (Estimated)

\$43,201.25 Annual Cost
\$5,401.25 / Annual Unit cost
\$4.60 / SF
\$450 / month / unit

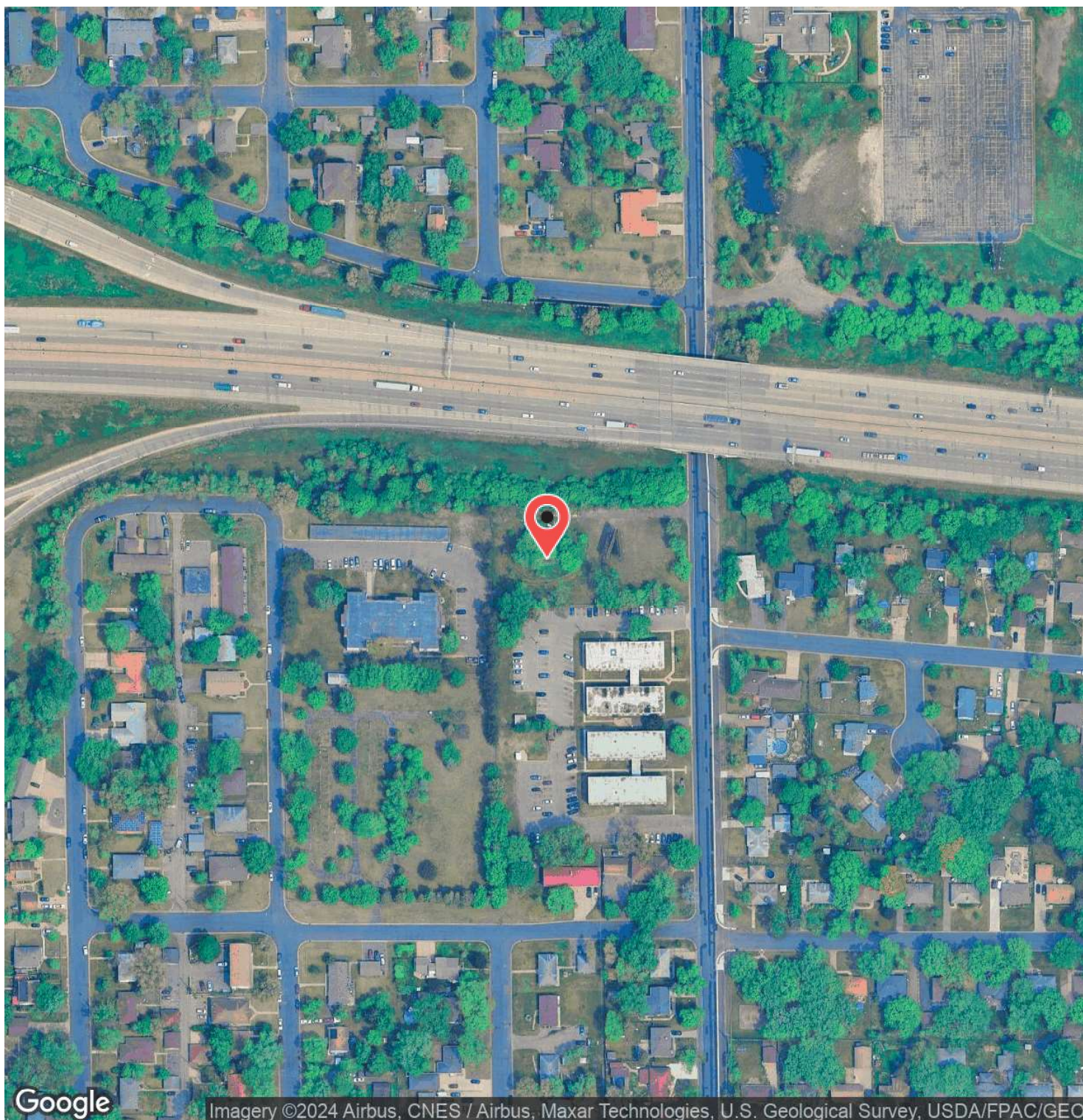
Annual Taxes To be Determined



Conceptual Drawings (Revisions In Process)



Aerial Map

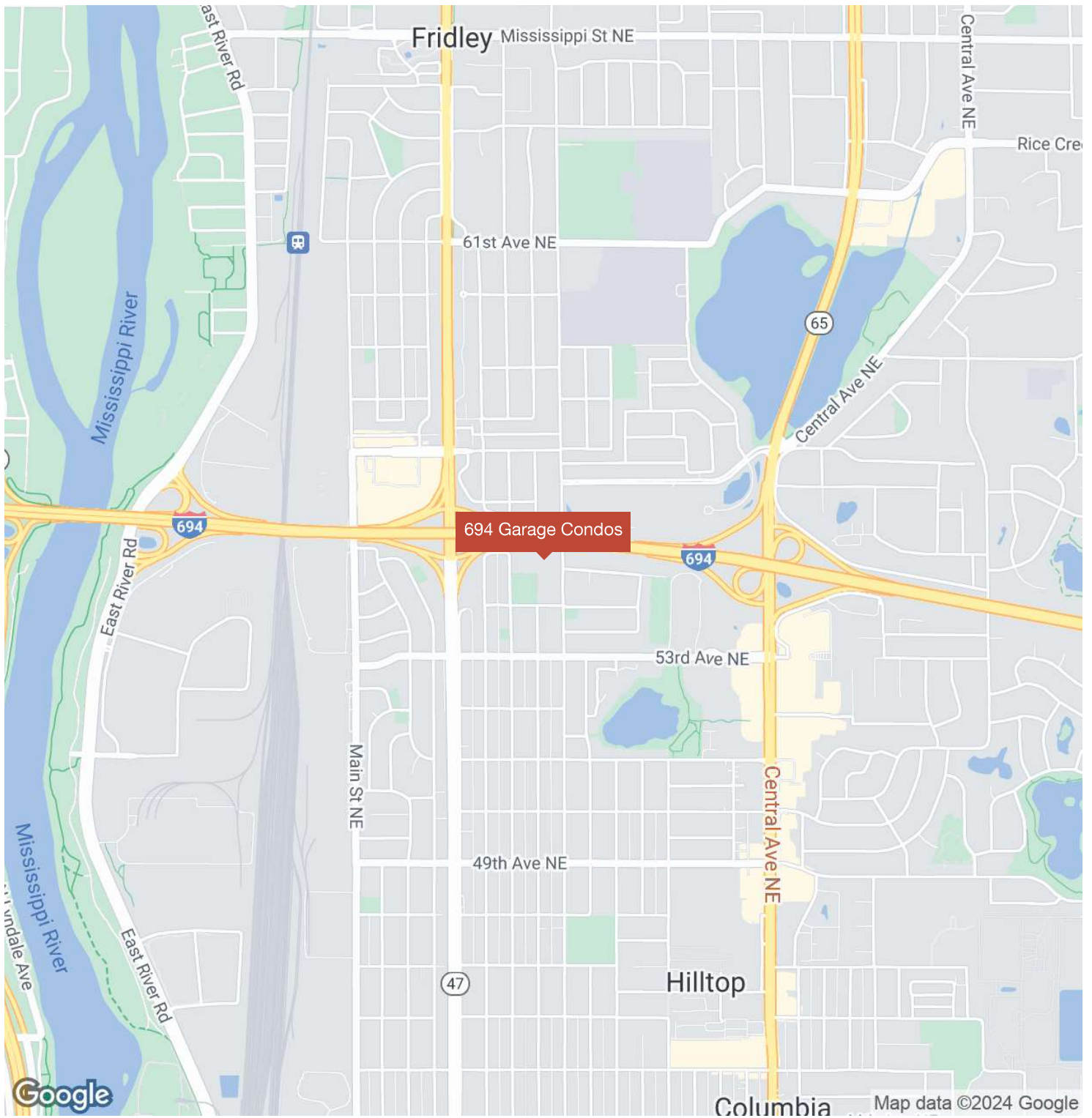


Google

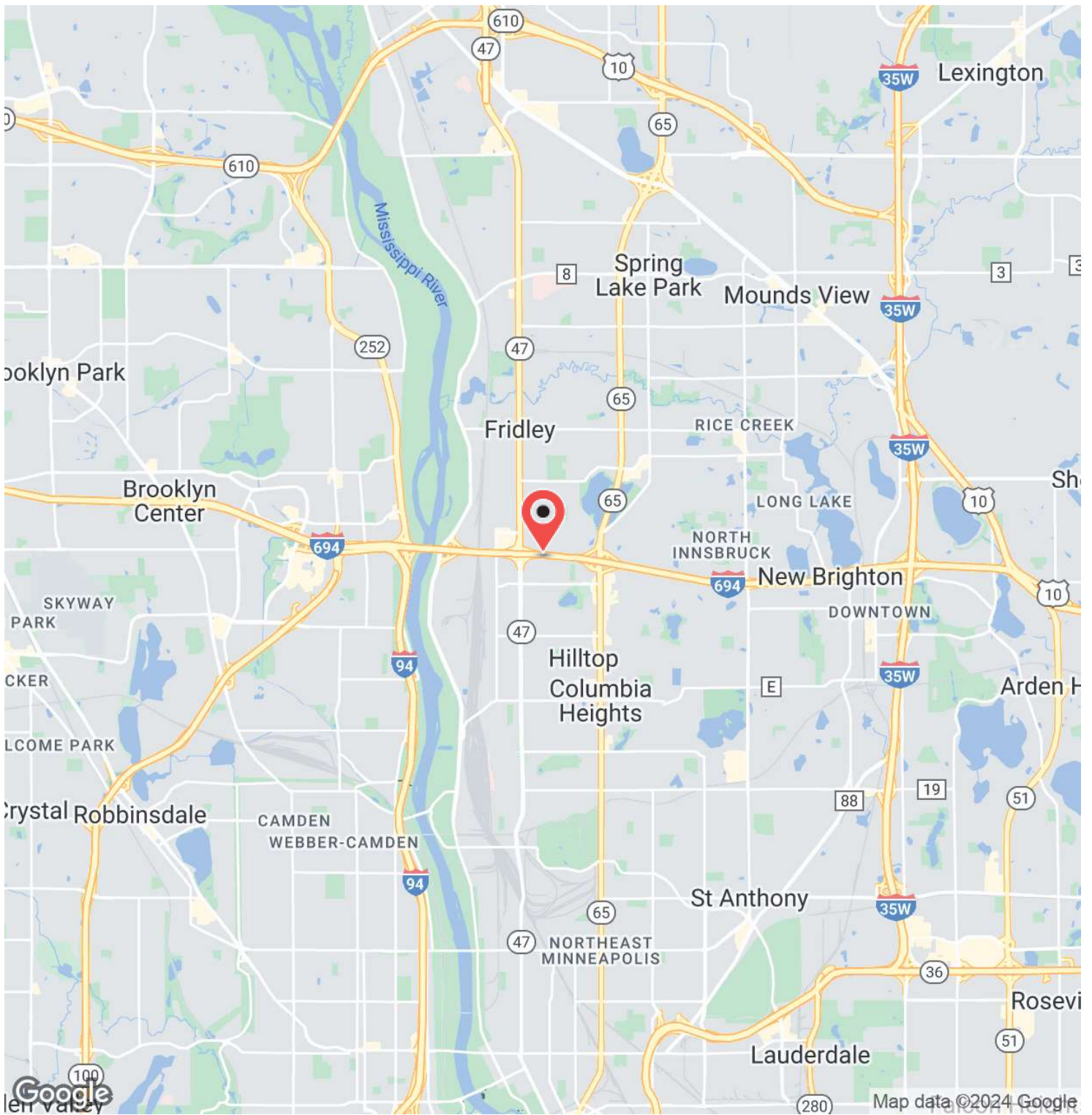
Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



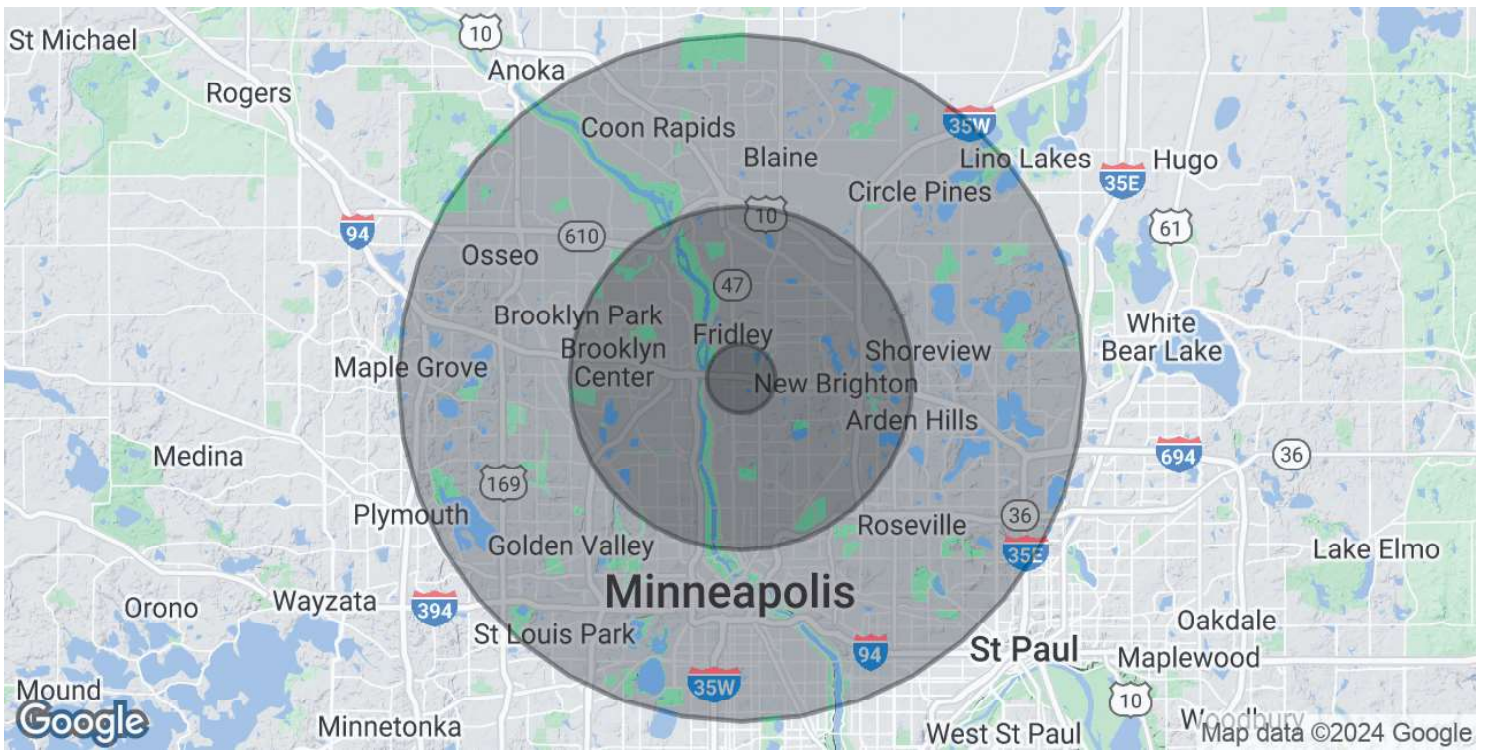
Regional Map



Location Map



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,658	276,773	1,087,569
Average Age	34.4	36.1	36.7
Average Age (Male)	34.9	35.5	35.9
Average Age (Female)	35.3	37.6	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,593	110,135	458,870
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$75,100	\$78,972	\$88,478
Average House Value	\$202,595	\$215,682	\$247,362

* Demographic data derived from 2020 ACS - US Census

