

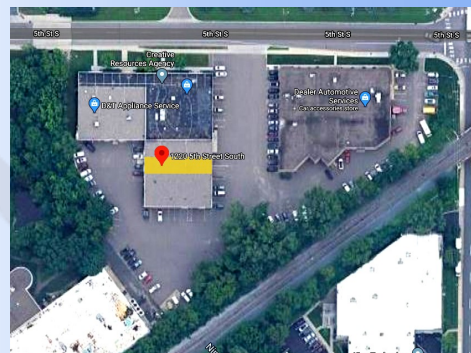
INDUSTRIAL CONDO FOR SALE

Creekside Office Warehouse Condo Building

1220 5th Street South
Hopkins, MN 55343



SUMMERHILL
Commercial Real Estate, LLC



SALE DETAILS:

Offering Price:	\$349,000 (\$140.00 PSF) \$359,000 Office fully furnished, forklift, racking
Real Estate Taxes 2020:	\$6,919.52 (\$2.77 PSF) Annually
PID/CIC:	25-117-22 24 0147/CIC #1809, Unit #1220
Association Dues:	\$3,375 (\$1.36 PSF) Annually

INDUSTRIAL CONDO DETAILS:

Property Size:	2,488 SF, measuring approx. 25' wide x 100' long
Space Mix:	1,044 SF Office <u>1,444 SF Warehouse</u> 2,488 SF Total

FEATURES:

- Hard to find small industrial property for sale in great SW metro location.
- 9' x 10' Drive In Door AND 9' x 10' Truck High Dock Door!
- Open ceiling concept office area with newer finishes consisting of (2) private offices, closet in entry hallway, kitchenette area with extensive cabinets, (2) open office areas, and (1) ADA restroom.
- Great location and highway accessibility near Hopkins amenities and new light rail.
- Existing furniture can stay creating potential plug and play opportunity.
- Ample parking, well lit space.
- A/C in office, heating throughout (radiant heat in warehouse).
- Separately metered utilities.
- Mop sink in the warehouse, plus floor drain and water near drive in door.
- Clear height of approximately 13'.

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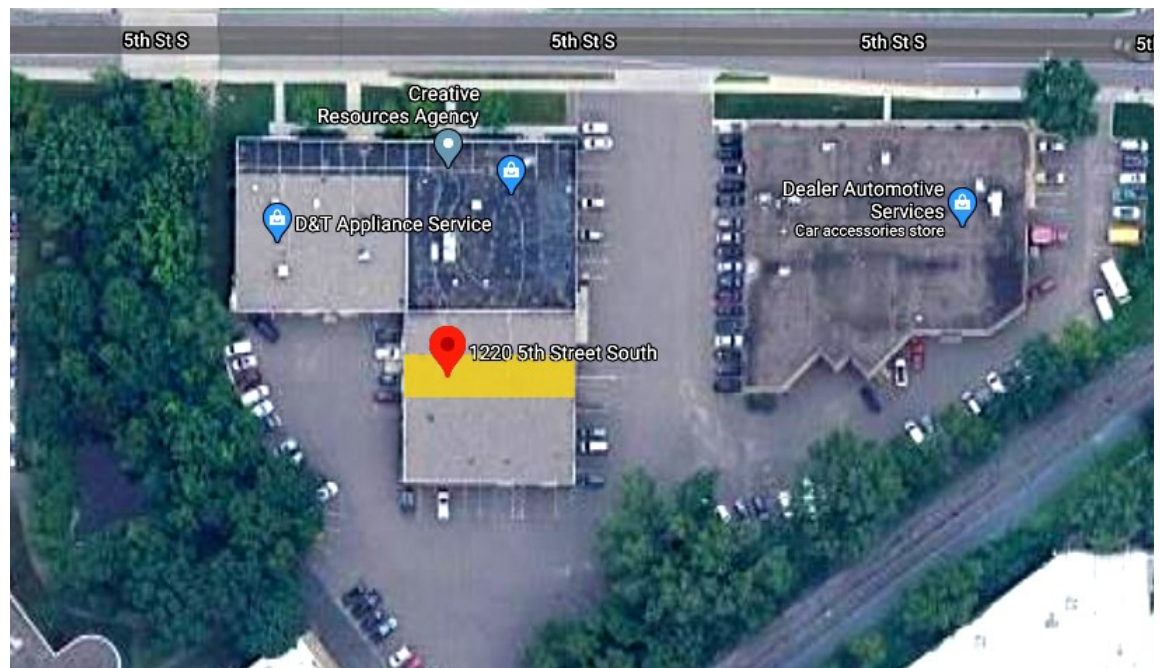


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SITE PLAN:



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