

FOR SALE

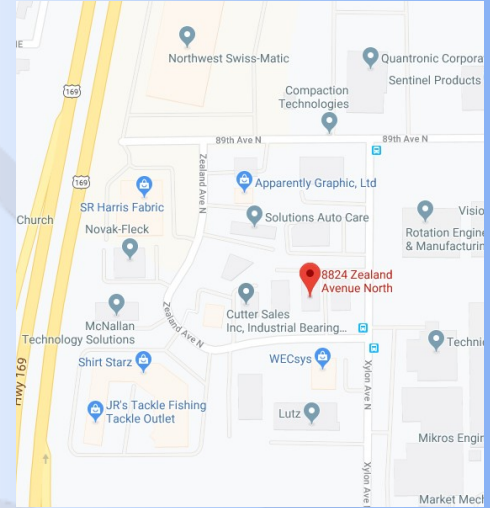
8824 Zealand Building

8824 Zealand Ave North
Brooklyn Park, MN 55445



SUMMERHILL

Commercial Real Estate, LLC



SALE DETAILS: **PRICE REDUCED**

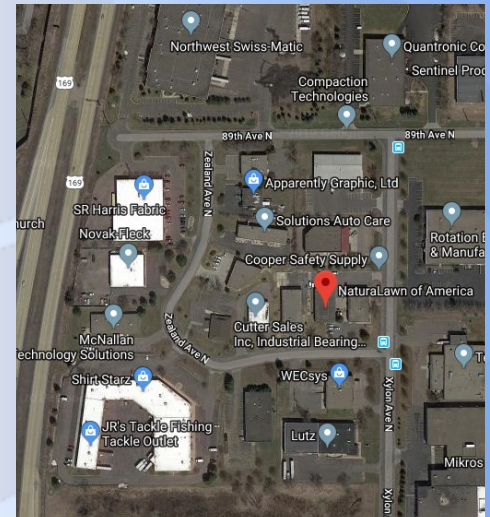
Offering Price: \$795,000
Taxes: \$13,278.56/\$2.21 PSF

BUILDING DETAILS:

Building Size: 6,000 SF, measuring 60' wide x 100' long
Space Mix: 2,000 SF office/4,000 SF warehouse
Equally divisible into two 3,000 SF bays, each with approximately 1,000 SF of office
2,000 SF bonus forklift accessible mezzanine storage above office
Lot Size: 100' X 210'
PID: 18-119-21-42-0026

FEATURES:

- Hard to find small building divisible by 50%
- Great owner opportunity, owner can occupy 1 side, and lease out the other side
- Nice green area in front
- Great location and highway accessibility
- 15 total parking stalls, plus on street parking
- LED Lighting throughout
- A/C in office, partial A/C in warehouse, heating throughout.
- Separately metered utilities for each bay
- Kitchenette in one bay, sinks in both bays
- Separate restrooms for each bay
- Clear height 14.5' -15.5'
- Two 10' X 12' drive-in doors with openers
- Access to exterior pit 4' high loading dock
- 240 volt, 3 phase power, 200 amp service in each bay



CONTACTS:

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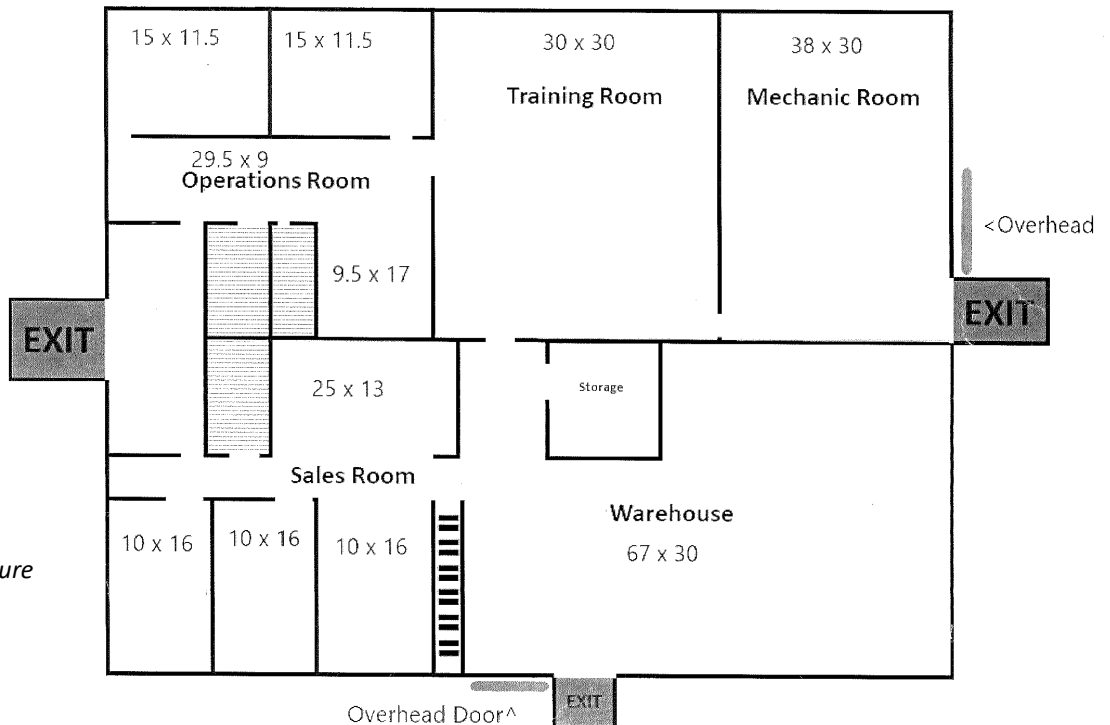


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SITE PLAN:



**All information in this brochure is deemed reliable, but not guaranteed.*

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