

FOR SALE

LAKE STREET PORTFOLIO

FOREST LAKE, MN 55025



Portfolio Highlights

- Excellent value-add investment
- Redevelopment opportunity
- Prime location in developing area
- Immediate access to I-35 E
- Great visibility
- Zoned mixed-use development

Portfolio Details

Building	Building #1	Building #2	Building #3
Address	91 Lake Street Forest Lake, MN	79 Lake Street Forest Lake, MN	67 Lake Street Forest Lake, MN
Building Size	3,882 SF	8,460 SF	1,521 SF
Land Size	.29 Acres	.225 Acres	.124 Acres
Year Built	1960's	1960's	1960's
Construction	Brick & Block	Brick & Block	Brick & Block
Current Occupancy	MTM	MTM	MTM
Number of Tenants	1	1	1

LAKE STREET PORTFOLIO



- 1 Existing site buildings, retail drive thru & addl parking
- 2 Lake & park access
- 3 New development corridor
- 4 Hardwood Creek bike and running path

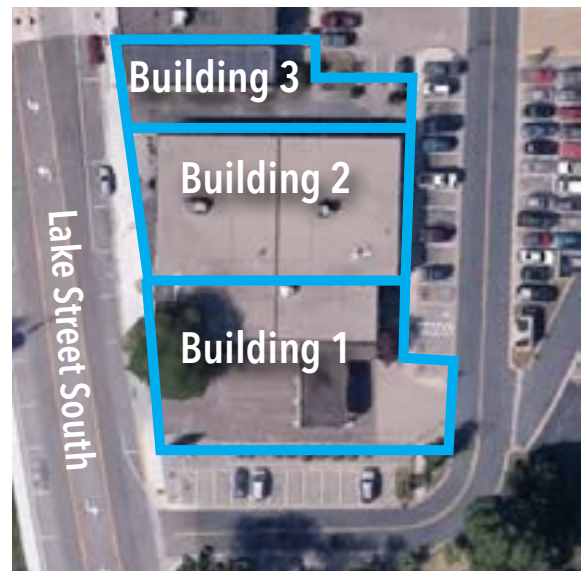
PROPERTY SUMMARY

Lake Street Portfolio is a combination of three properties containing approximately 13,863 combined square feet. These buildings are located in the heart of Forest Lake, MN and sits on a total of .639 acres of land just off of Lake Street and West Broadway Avenue.

Sale Price

\$1,185,000

\$85.48/SF



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