



25820 7th St W

ZIMMERMAN, MN



OFFERING MEMORANDUM

WOODBURY - EAST SUBURBAN

635 Bielenberg Drive,
Ste. 100
Woodbury, MN 55125

PRESENTED BY:

SCOTT MILLER

Senior Director
O: 651.283.6803
mrreferral@kw.com

SAM JOHNSON

Associate
O: 320.420.1177
sam.johnson@kw.com
MN #40550302



Confidentiality & Disclaimer

ZIMMERMAN, MN

All materials and information received or derived from Woodbury - East Suburban its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Woodbury - East Suburban its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Woodbury - East Suburban will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Woodbury - East Suburban makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Woodbury - East Suburban does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Woodbury - East Suburban in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

WOODBURY - EAST SUBURBAN

635 Bielenberg Drive,
Ste. 100
Woodbury, MN 55125

SCOTT MILLER

Senior Director
O: 651.283.6803
mrreferral@kw.com

SAM JOHNSON

Associate
O: 320.420.1177
sam.johnson@kw.com
MN #40550302



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Executive Summary



OFFERING SUMMARY

SALE PRICE: \$999,999

LOT SIZE: 4.1 Acres

YEAR BUILT: 1996

BUILDING SIZE: 27,455

ZONING: Commercial Preferred

PRICE / SF: \$36.42

PROPERTY OVERVIEW

2 Buildings onsite (16,656SF & 10,800SF).

The 16,656 sq ft building is heated with plumbing, electrical and is currently leased to a cabinet shop until 11/31/18.

The 10,800 sq ft building is for storage and does not have heat or water.

Great location for light manufacturing, Wholesale businesses, Retail, Warehouse, Contractor shops, Media businesses, etc.

PROPERTY HIGHLIGHTS

- OPPORTUNITY KNOCKS, bring your business to either building and lease out the other for additional income
- Link to the Video <https://carlton-mcmillan-photography.seehouseat.com/1159250>

Property Details

SALE PRICE

\$999,999

LOCATION INFORMATION

Street Address	25820 7th St W
City, State, Zip	Zimmerman, MN 55330
County/Township	Sherburne

BUILDING INFORMATION

Building Size	27,455 SF
Number Of Grade Level Doors	9
Crane Description	none
Ceiling Height	8 - 16 ft
Office Space	1000
Year Built	1996
Load Factor	Yes
Free Standing	No

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Commercial Preferred
Lot Size	4.1 Acres
APN#	95-017-1109

UTILITIES & AMENITIES

Gas / Propane	Natural
Power	Yes

Additional Photos



Aerial Map

