

Douglas Commons

Office/Retail Space

For SALE or LEASE

For more information, contact:

Ron Touchette, Broker

612.685.0373

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ROCK SOLID Commercial

7044 E. Fish Lake Rd.

Maple Grove, MN 55311

Main: 763.786.7979

Fax: 763.416.7817

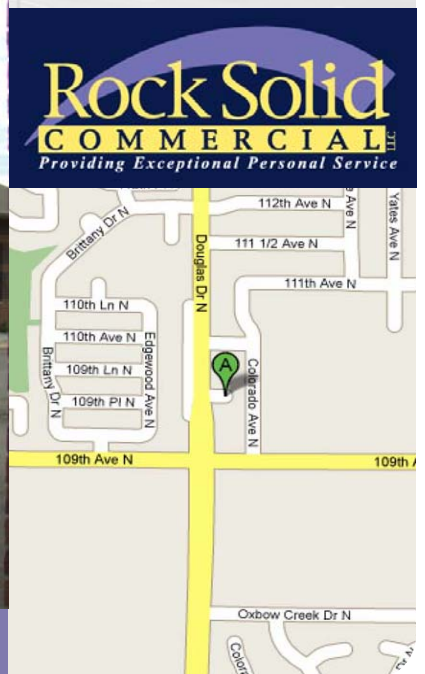


**Brand New
Building!**

**Minutes from
169/610!**



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Site Data

List Price:	\$1,601,777.00
Lease Rate:	\$12.00-\$14.00/SF NNN
Location:	6250-6282 Douglas Ct., Champlin, MN 55316
PID No.:	3312021330089
Taxes (2008):	\$8,150.16
Zoning:	CN - Neighborhood Commercial District
Lot Size:	~36,600 SF
Lot Dimensions:	From NE corner - 253.45 x 168.53 x ~94 x 8.31 x 178.33 x 140
Topography:	Developed, curb & gutter, sidewalks
Utilities:	Electric: Xcel Energy Gas: Centerpoint Energy Sanitary Sewer: Municipal Water: Municipal
Number of Bldgs.:	1
Building SF:	9,228 (leasable)
No. of Units:	6
Building Type:	Brick, wood
Year Built:	2008
Parking:	Ample off street
Access:	Just off Douglas Drive, half a block north of 109th Ave. Only minutes from Zane Ave., and Highways 169, 610, 252, and 10.
Add. Comments:	Douglas Drive sees 7,800 cpd (cars per day) and 109th sees 6,900 cpd.

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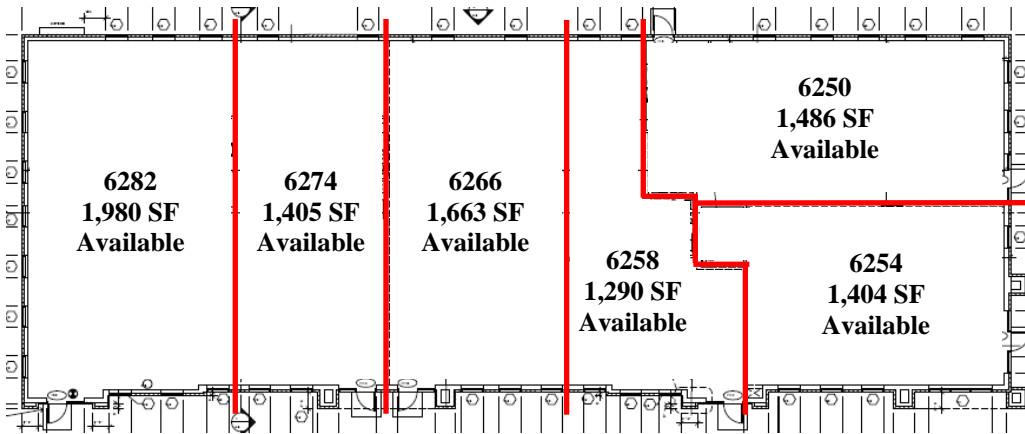
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Lease Pricing

Unit Number	Square Feet	Lease Rate (NNN)	Est. CAM & Taxes	Monthly Payment
6250	1,486	\$14.00/SF	\$5.30/SF	\$2,390.18
6254	1,404	\$14.50/SF	\$5.30/SF	\$2,316.78
6258	1,290	\$13.00/SF	\$5.30/SF	\$1,967.42
6266	1,663	\$12.00/SF	\$5.30/SF	\$2,397.71
6274	1,405	\$12.00/SF	\$5.30/SF	\$2,025.73
6282	1,980	\$12.00/SF	\$5.30/SF	\$2,854.76

Sale Pricing

Sale Price:	\$1,601,777.00 (\$173.58/SF)
Operating Income:	\$162,407.93
Annual Debt Service*:	\$114,647.22
Adj. Operating Expense:	(\$0.00)
CAM & Tax Back Out:	(\$48,922.86)
Income from Operation:	(\$1,162.15)
Depreciation Estimate:	\$26,666.67
Net Effective ROI:	7.96%
Capitalization Rate:	7.08%

*Assumes 20% down payment and 20 year, 6.5% loan terms

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