



COMMERCIAL REALTY SOLUTIONS
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Long Lake - Industrial Building FOR SALE

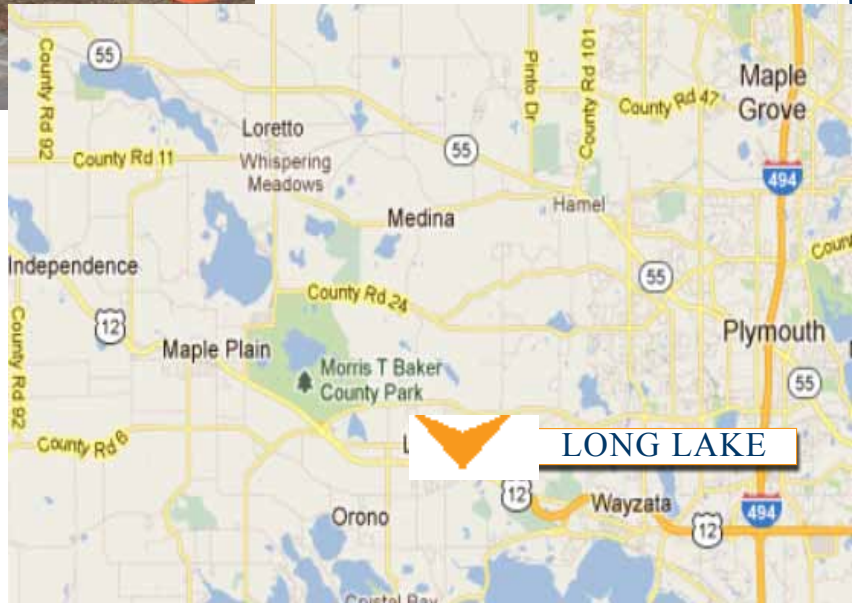
500 Brimhall Ave., Long Lake, MN 55356



Great location in
Industrial Park!

PROPERTY INFORMATION

- * **SALE PRICE \$799,000.00**
- * Lot size 19,800/sf (99' x 200')
- * Building is 8,760/sf
 - Offices 3,000/sf (50' x 30') - 2 Story
 - Shop 5,760/sf (48' x 120')
- * Zoning is I-2 Industrial
- * Constructed in 1991
- * Hennepin County
- * PID 34-118-23-23-0010
- * 2011 Taxes \$27,019.98



LONG LAKE

Contact:

WAYNE ELAM
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3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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FOR SALE

500 Brimhall Ave., Long Lake, MN 55356

Quick and Easy
Access to
Highway 12/I-394!



PROPERTY INFORMATION

- * Close to Post Office, Long Lake City Hall, True Value Hardware, Subway, Public Library, Domino's Pizza, Caribou Coffee and more.
- * Convenient location with easy access to Highway 12/394

TRAFFIC COUNTS - 2009

- * Highway 12 - 24,500 VPD



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PROPERTY INFORMATION

- * Lower Level: 4 Private offices
- * Reception Area
- * Kitchen
- * (2) Restrooms



PROPERTY INFORMATION

- * Upper Level: 4 Private offices
- * Bathroom with Shower
- * Storage Room
- * (2) Forced Air furnaces w/AC
(1-main level and 1-upper level)



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PROPERTY INFORMATION

- * Building Fully Sprinklered
- * 200 Amp Service
- * (6) Bays (each 12'x14 O.H. Door (with operator)
- * Shop has center trench running the length of the building.



PROPERTY INFORMATION

- * 17' Sidewalls in the front sloping to 15' Sidewalls in the rear.
- * (3) Gas Ceiling Heaters
- * Ceiling fans in each bay
- * Shop/Warehouse is 48' x 120'



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