

INDUSTRIAL INVESTMENT OPPORTUNITY FOR SALE

5450 QUAM AVE NE, ST MICHAEL, MN 55376



OFFERING SUMMARY

SALE PRICE:	\$1,419,000
LOT SIZE:	1.65 Acres
YEAR BUILT:	2004
BUILDING SIZE:	16,800 SF
ZONING:	Industrial
TAXES:	\$32,316

PROPERTY OVERVIEW

Industrial/Office building in St Michael

PROPERTY HIGHLIGHTS

- 16,800 SF
- 7,000 SF office built out
- 1.65 acres
- 14.5'-15' clear height
- 2 dock doors
- 2 drive in doors
- Built in 2004
- Landlord provides janitorial service for common area and restrooms
- Fully Leased
- Mix of Local and National credit tenants
- 7.0 Cap Rate

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

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.

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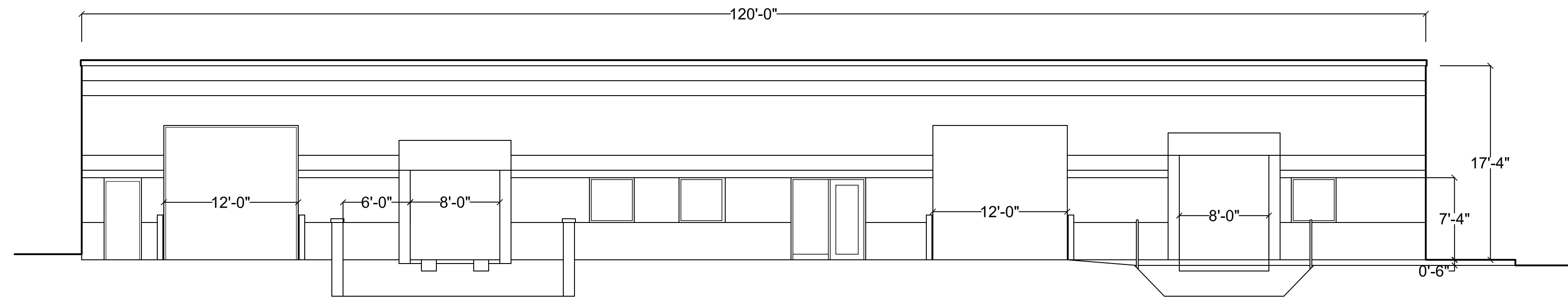


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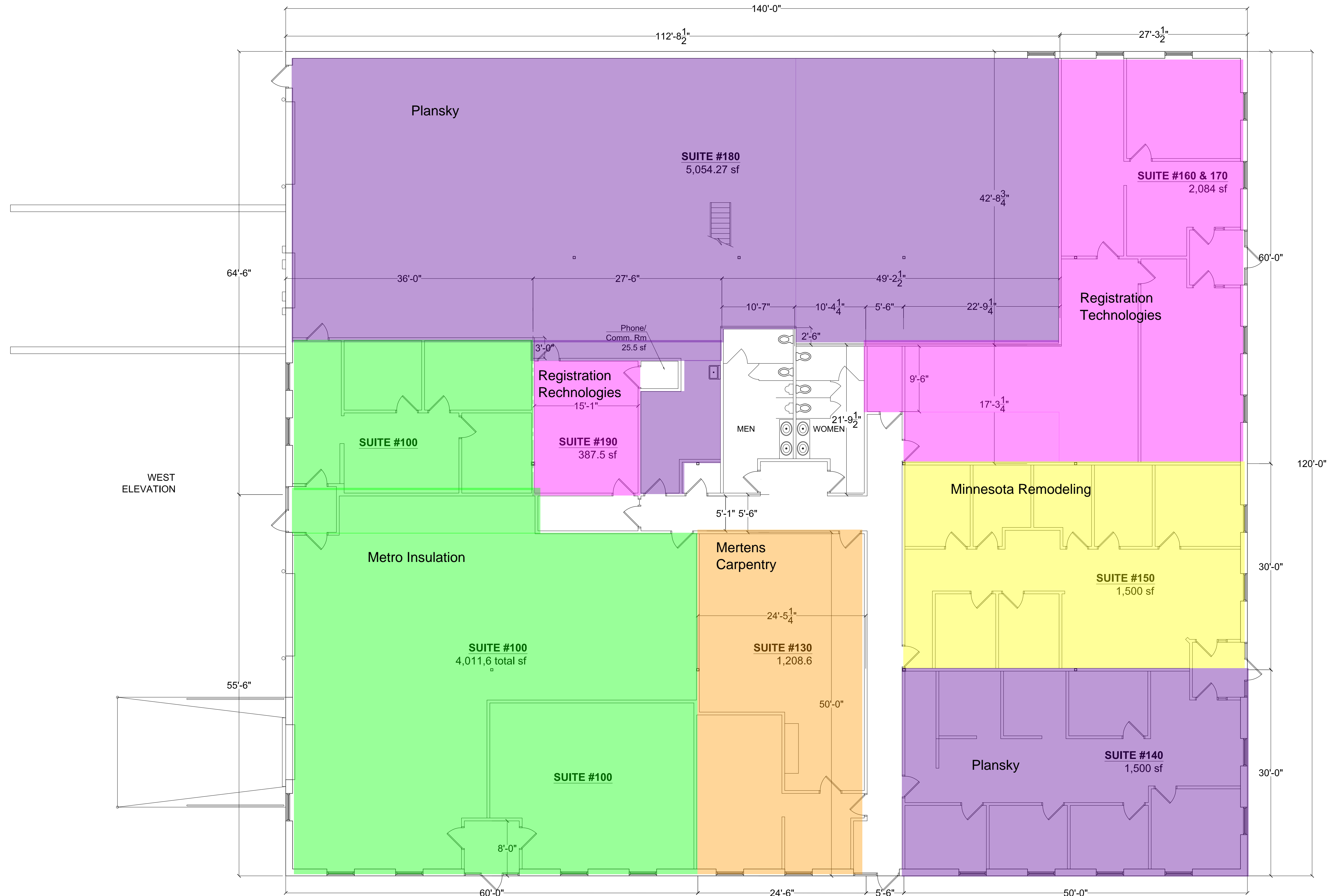
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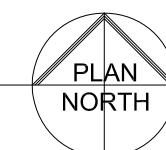
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2
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EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



1
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EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



101 COMMERCIAL BUILDING
5450 QUAM AVE. NE
ST. MICHAEL, MN

Building Area Summary:
1. Total Bldg Area: 16,800 SF
2. Rentable Area: 15,745.9
3. Common Area: 1,054.1
(Shared corridors, bathrooms,
utility rm)
4. Rentable/Common
Area Ratio:
15,745.9/1,054.1 = 14.937

DATE ISSUED:
4 Sept. 2020

DATE REVISED:

DRAWN BY:

DRAWING TITLE:
Existing Plan

COMMISSION NAME:

101 COMMERCIAL BUILDING
5450 QUAM AVE. NE
ST. MICHAEL, MN

COMMISSION NO:

--

DRAWING NUMBER:

Timothy O'Brien
& Associates
ARCHITECTS
6880 Tamarack St.
Rockford, MN 55373
612 / 371 - 0822
e-mail: toaarchtex@AOL.com

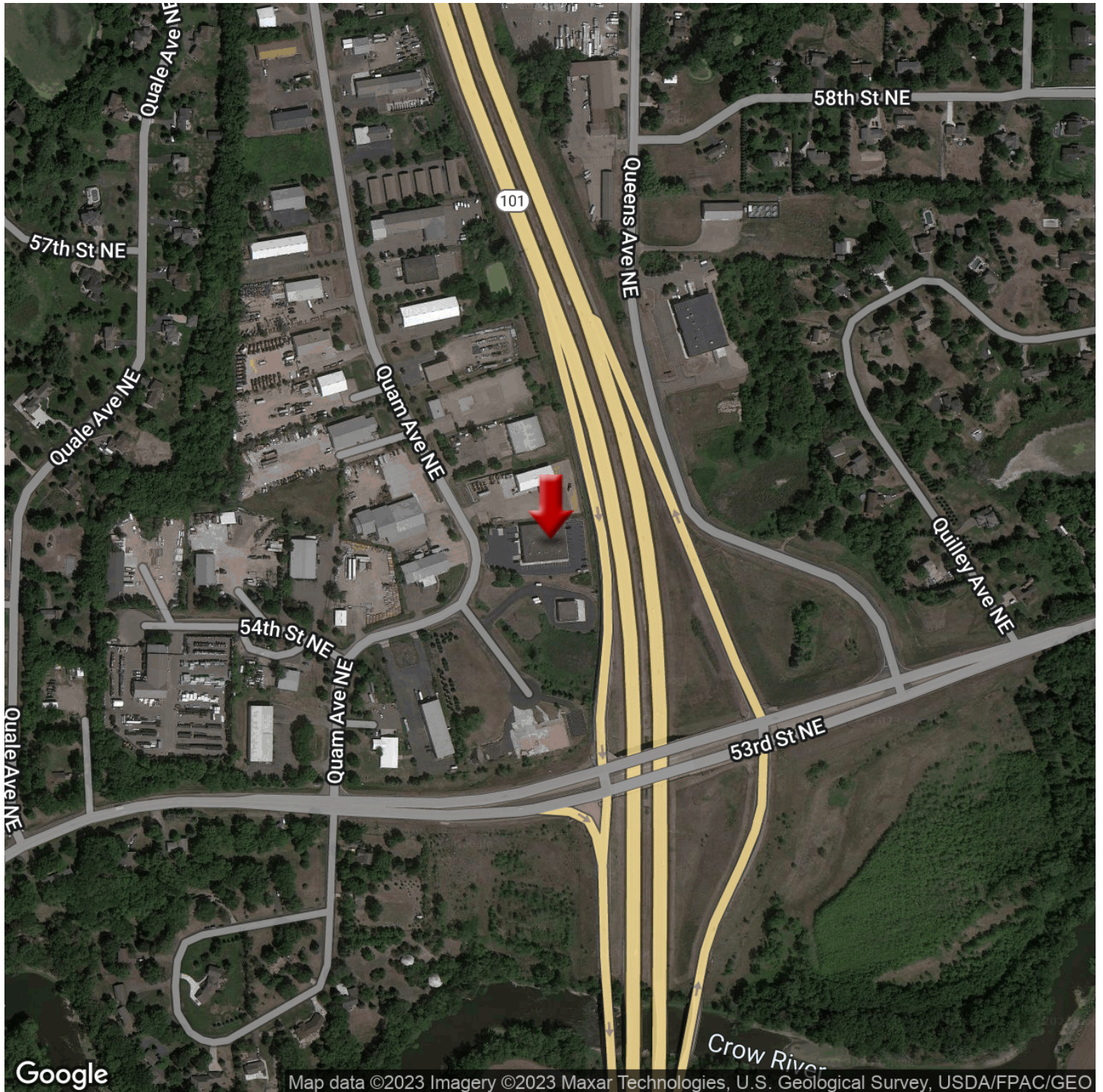
I hereby certify that this plan, specification, or report
was prepared by me or under my direct supervision
and that I am a duly Licensed Architect under the
laws of the state of Minnesota.

Date Reg.No.

REVISIONS

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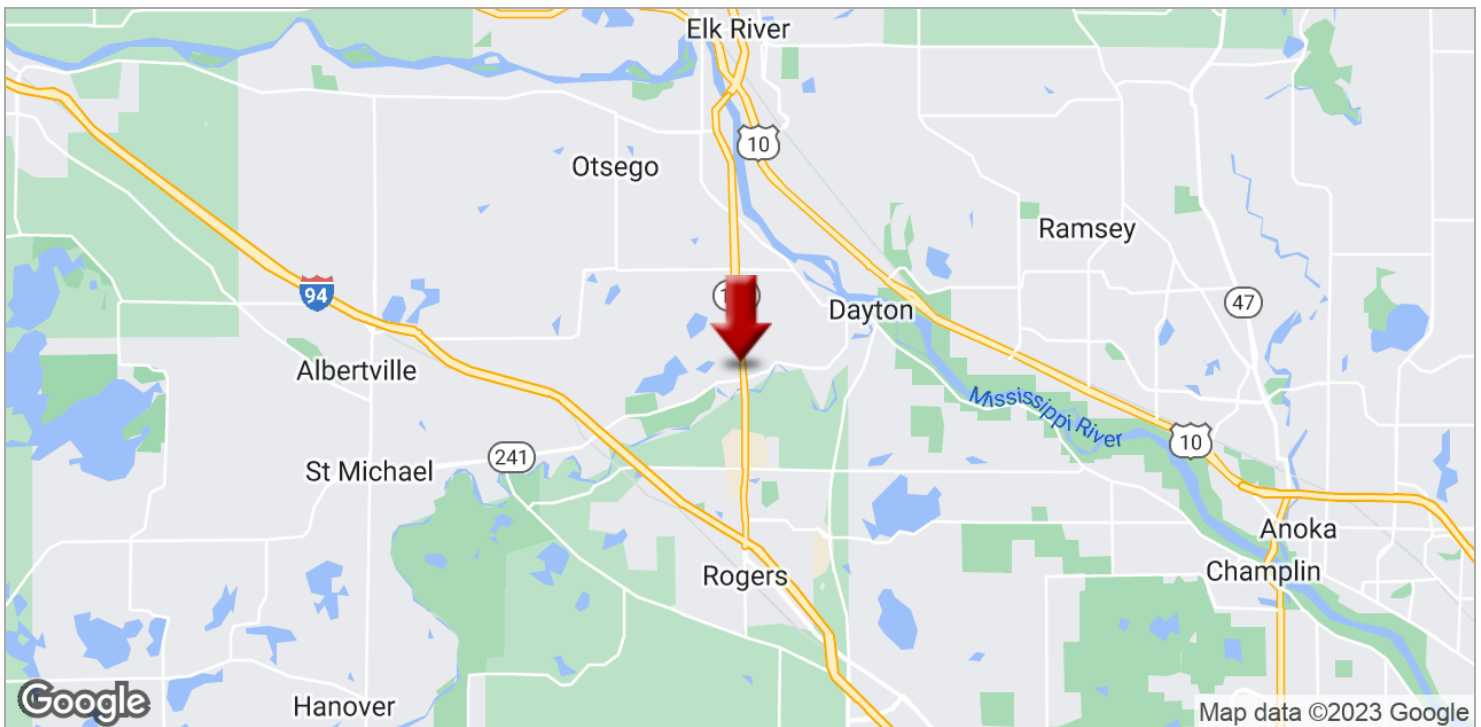
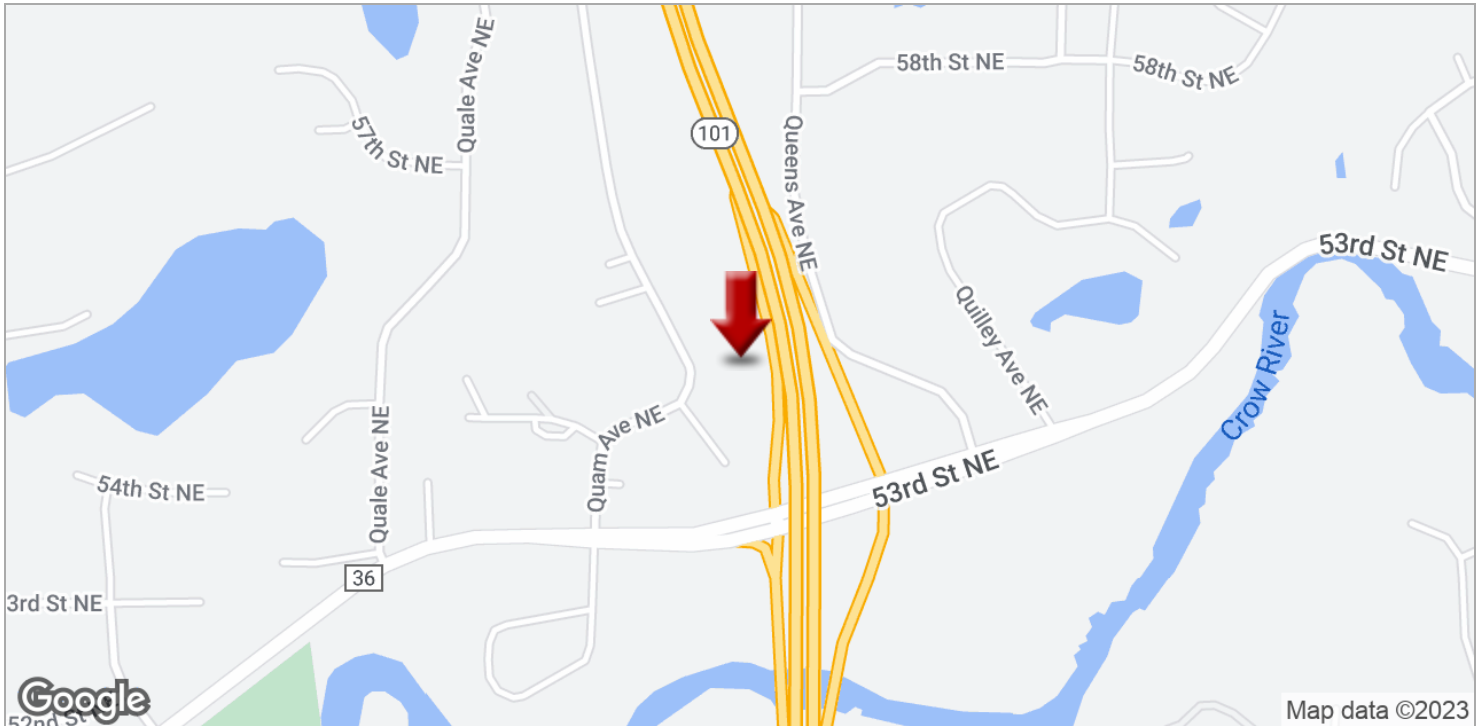
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