



Fridley Flex Condos | Units Start At \$299,900+

5455 6TH STREET NE, FRIDLEY, MN



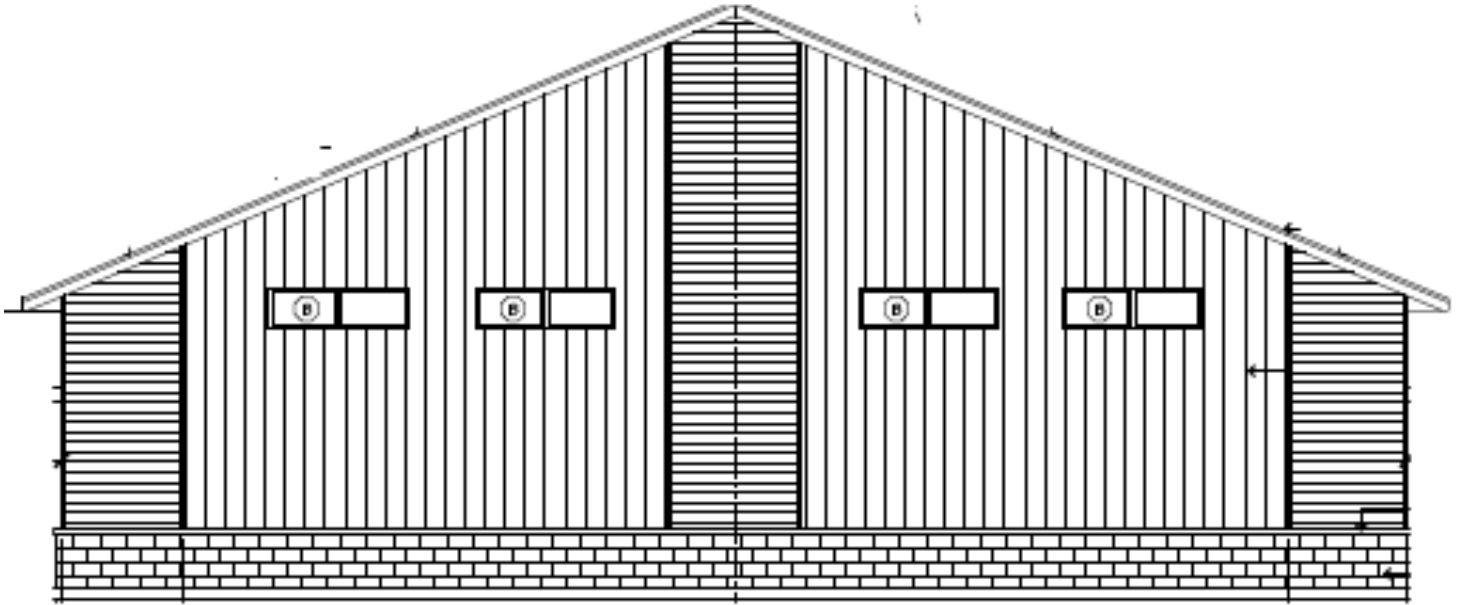
OFFERING MEMORANDUM

KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

PRESENTED BY:

CHAD HEER
CCIM | Managing Director & Broker
O: 612.963.5147
C: 612.963.5147
chadheer@kwcommercial.com

Property Summary



PROPERTY DESCRIPTION

Are you looking to OWN a warehouse, garage or flex space condo in the Twin Cities metro at an affordable price? This is it! High-demand units will be under construction soon and we're accepting Purchase Agreements today.

Customize from our base pricing to include, but not limited to:

- + Kitchenette or Restroom buildout
- + Private office/flex space on main or mezzanine levels
- + Combine multiple units for larger space
- + Create two garage door space for dual vehicle access

TONS OF OPPORTUNITIES:

Contractor Warehouse/Office/Storage, Luxury Garage, Customized Man Cave, Office/Flex space, Print Shop, Car Detailing or Private repair, Showroom, etc...

Association-maintained development with secure, gated access to units, prime visibility to 694 and easy access for owners or visitors. C-2 Zoning allows for a variety of flexible uses for owner-users.

** Conceptual drawings may change with new revisions **

OFFERING SUMMARY

Sale Price: \$299,900+

Number of Units: 6
* TWO PRE-SOLD *

Main Floor ~ 900 SF +
~ 300 SF Mezzanine

Included in base pricing:

Roughed-In Bathroom
In-Floor Heat + Floor Drain
2+ Outdoor Parking Stalls
12' X 14' Garage Door
Clear Height 16' up to 24'
Energy efficient LED lighting

Contact Info:

Chad Heer, CCIM
612.963.5147
Adam Widder
262.385.4409

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 4,593 | 110,135 | 458,870 |
| Total Population | 11,658 | 276,773 | 1,087,569 |
| Average HH Income | \$75,100 | \$78,972 | \$88,478 |



Base Pricing & What's Included

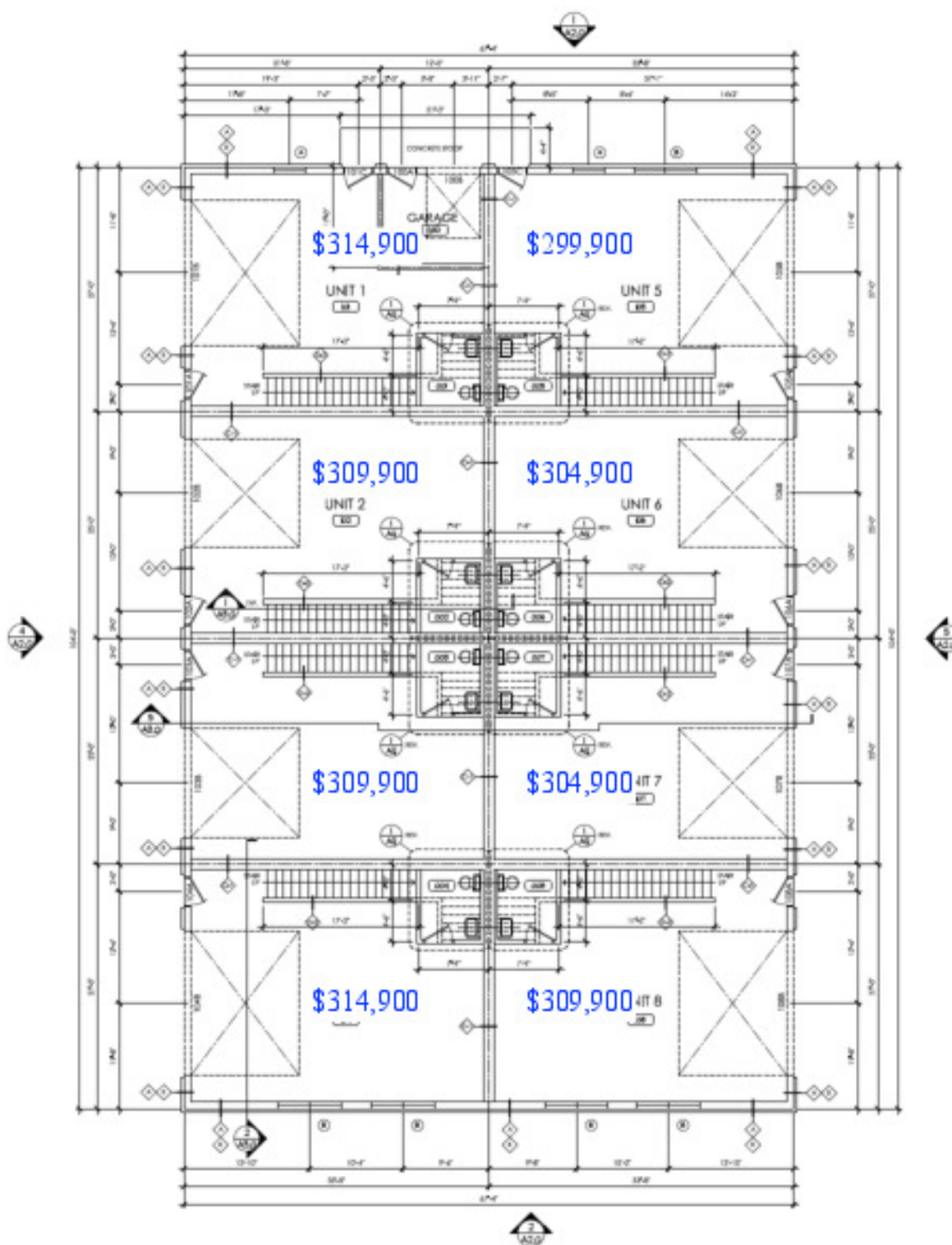
| | |
|---------------------------|---------------------------|
| SUITE 1 314,900 | SUITE 5 299,999 |
| SUITE 2 309,900 | SUITE 6 304,900 |
| SUITE 3 309,900 | SUITE 7 304,900 |
| SUITE 4 314,900 | SUITE 8 309,900 |

Base pricing from 299k | All units 875 SF main, 300 SF Mezzanine

- Base includes delivery shell of:
 - Sheetrocked walls
 - LED lights
 - 100 AMP service, 3phase to box, 6 outlets
 - In-Floor heat
 - Drains with flammable waste trap
 - Service door
 - 12 x 12 Garage door
 - Roughed in bath
 - Fire protection system



Additional Photos



More Details

Available Add On Options (Subject To Final Pricing):

- Electric Design/build
- Epoxy Floor
- Finished mud/Taped Sheetrock
- Fans and additional lighting
- Utility Sink
- Kitchenette
- AC

Mezzanine:

- Finished flooring, LVP or carpet squares
- Railing
- Walls for rooms

Units Available for Lease or CD

Lease at \$2500/month + Utilities

Contract for Deed terms available

Additional Costs

Separately metered Utilities: Gas, Electric, Trash

Pro rate share of expenses in HOA costs to the right

Annual Association covers

- Snow / Lawn
- Property Utilities
- Water
- Fire Protection
- Roof maintenance/ reserves
- Exterior maintenance
- Insurance
- Property Taxes

Annual Association Costs (Estimated)

\$43,201.25 Annual Cost

\$5,401.25 / Annual Unit cost

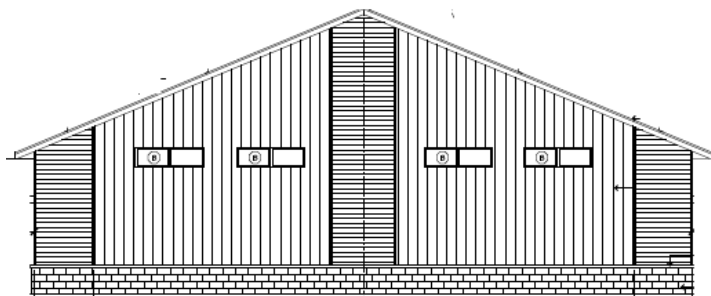
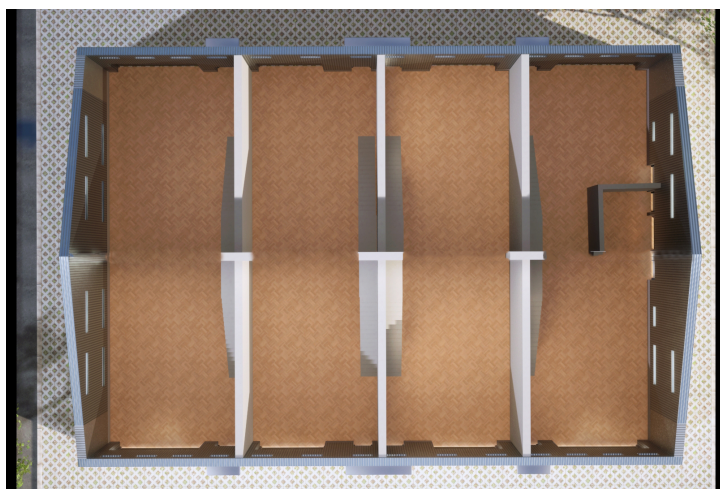
\$4.60 / SF

\$450 / month / unit

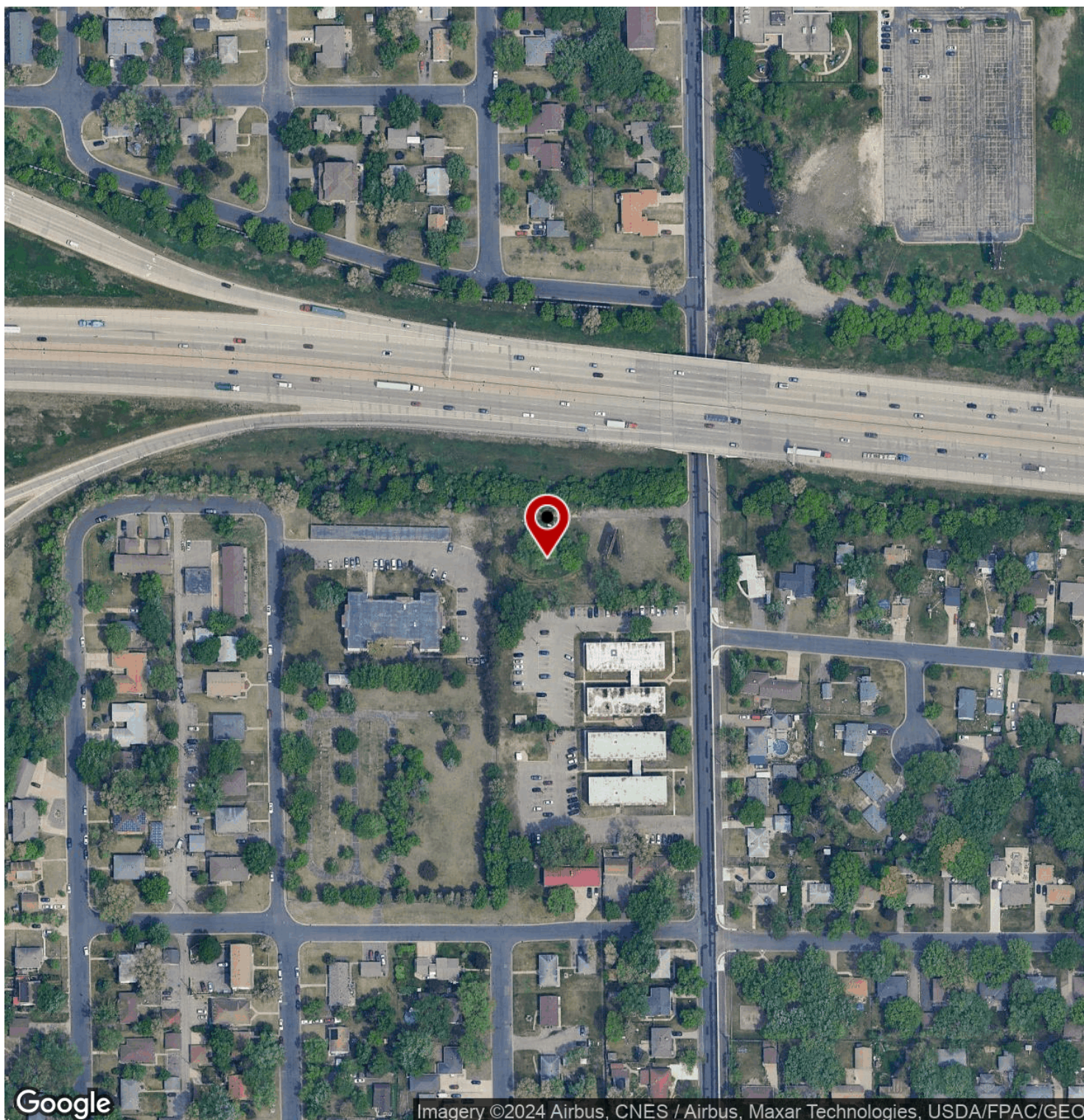
Annual Taxes To be Determined



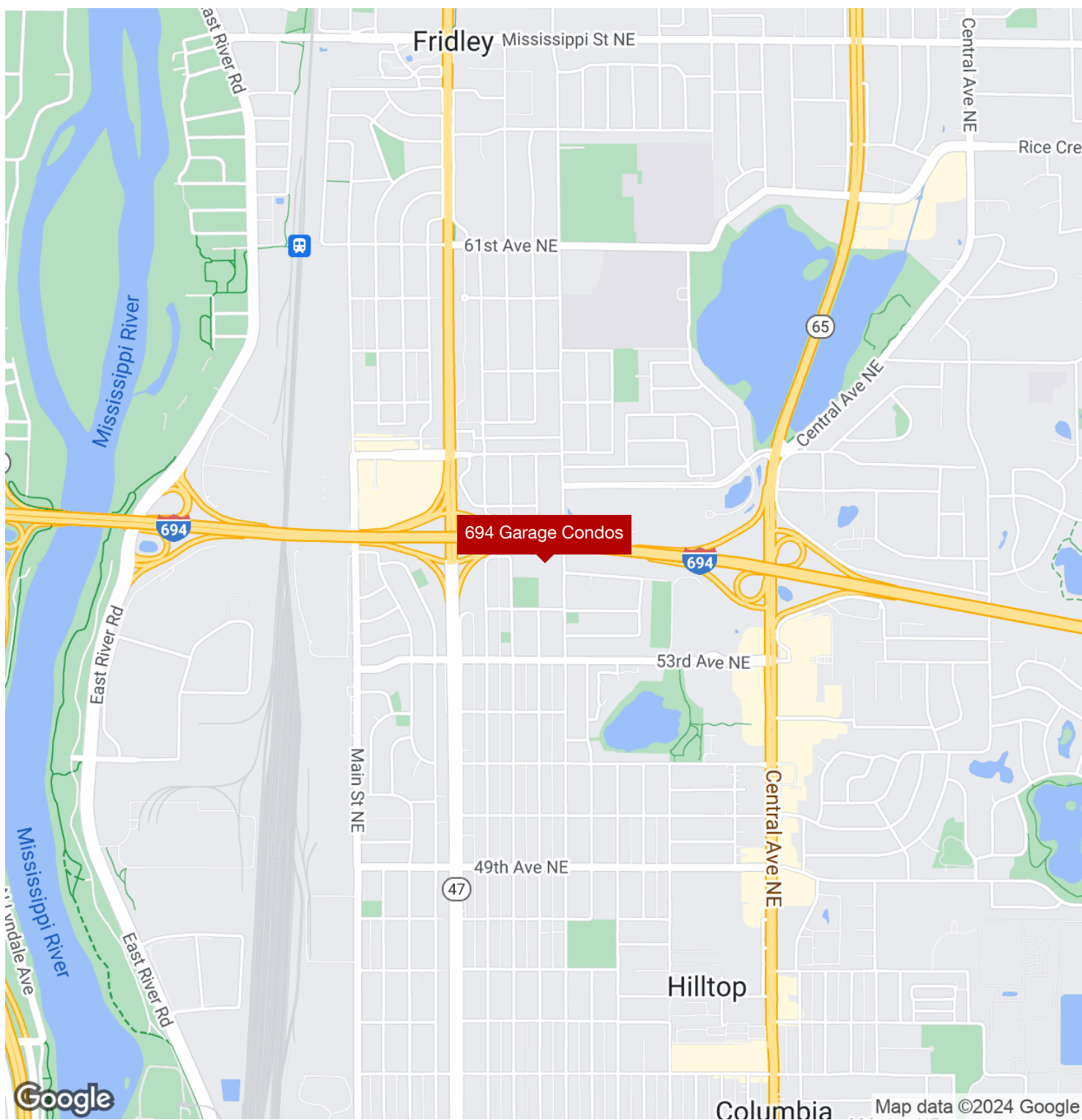
Conceptual Drawings (Revisions In Process)



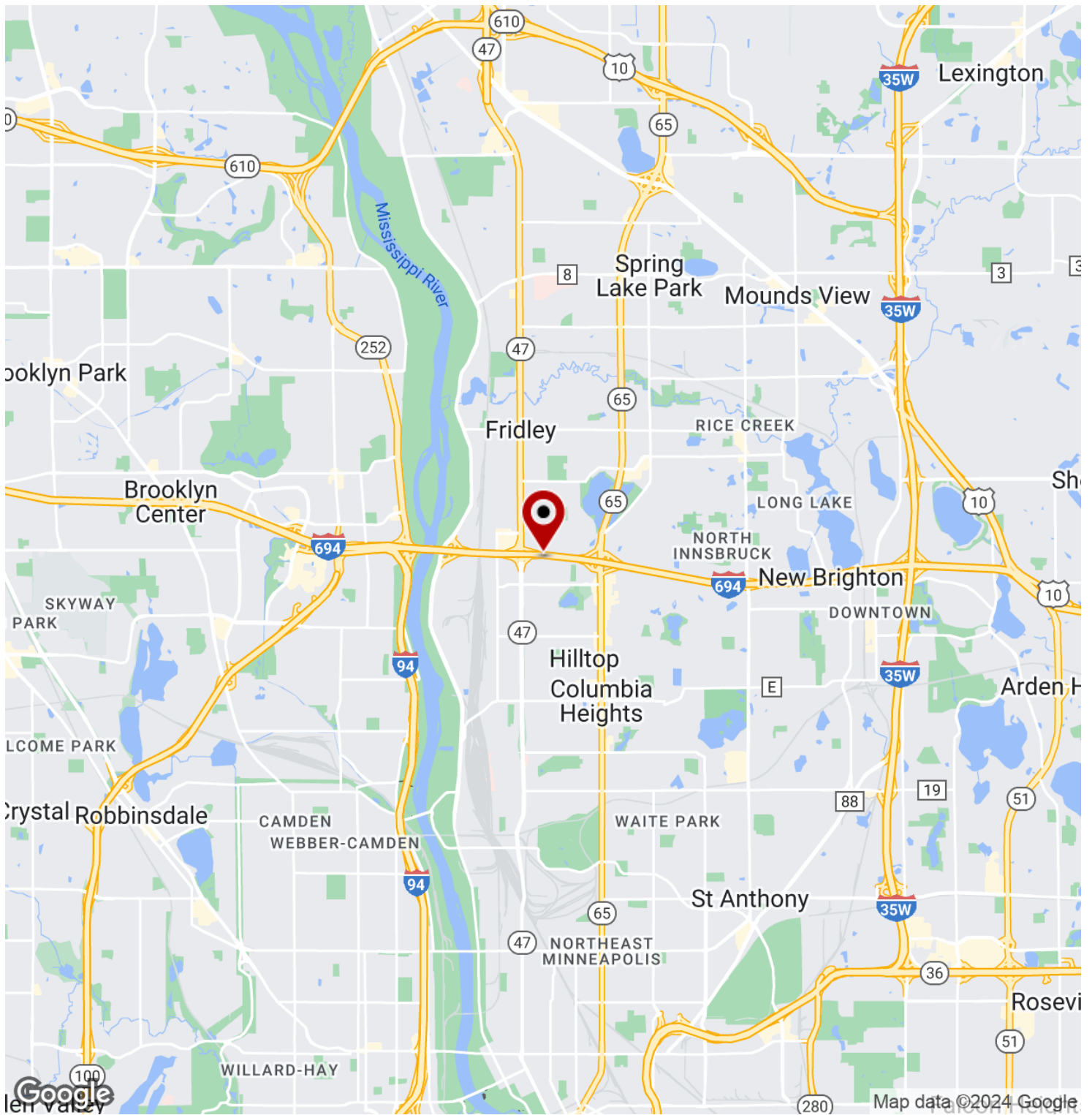
Aerial Map



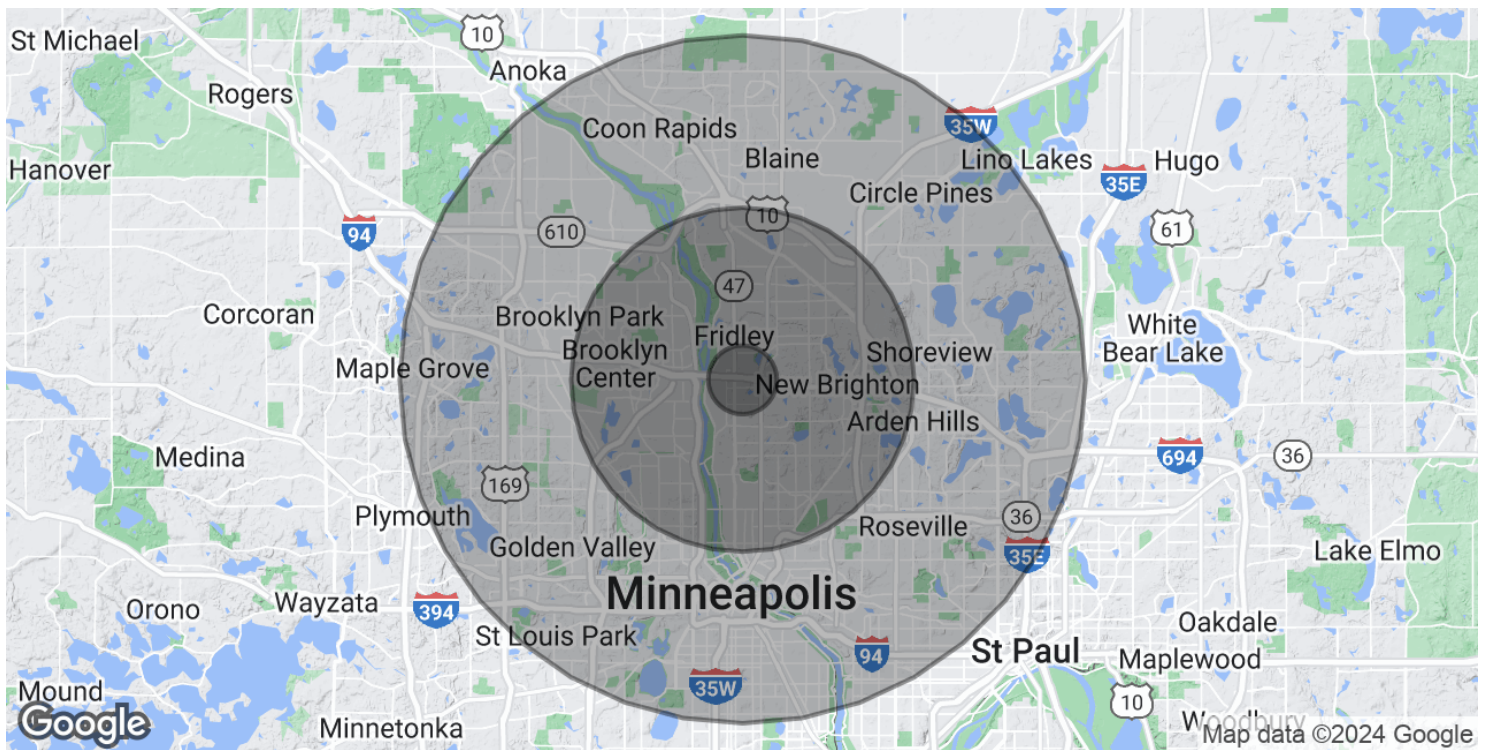
Regional Map



Location Map



Demographics Map & Report



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 11,658 | 276,773 | 1,087,569 |
| Average Age | 34.4 | 36.1 | 36.7 |
| Average Age (Male) | 34.9 | 35.5 | 35.9 |
| Average Age (Female) | 35.3 | 37.6 | 37.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,593 | 110,135 | 458,870 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$75,100 | \$78,972 | \$88,478 |
| Average House Value | \$202,595 | \$215,682 | \$247,362 |

2020 American Community Survey (ACS)

