

CONDO FOR SALE

CHAMPLIN DENTAL / OFFICE RETAIL CONDO

11209 COMMERCE DR N, CHAMPLIN, MN 55316



SALE PRICE:	\$599,999
TAXES:	\$13,180
ASSN DUES:	\$8,220
LOT SIZE:	0.87 Acres
BUILDING SIZE:	2,774 SF
BUILDING CLASS:	B
YEAR BUILT:	2003
RENOVATED:	2006
ZONING:	C-2/PUD Commercial General Business District
CROSS STREETS:	Hwy 169 & 114th

PROPERTY OVERVIEW

Office / Retail condo for sale, recently used set up as a modern dental office set up with 6 full service operatories, fully plumbed with water, air, vacuum, network and TV to each operatory. Five private offices for business operations of single or multi office practice. Also very practical for other medical uses as well.

PROPERTY FEATURES

- Near turnkey facility for Dental practice w/ infrastructure in place, ready for your Operatories.
- Commercial grade construction, high level finish appealing to new clients.
- Building Signage on front, back, and on marquee in front of Culver's on 169.
- Priced below replacement cost.
- Extremely attractive financing available for qualified Buyers.
- Owner willing to lease back up to 3 offices if desired by Buyer.

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

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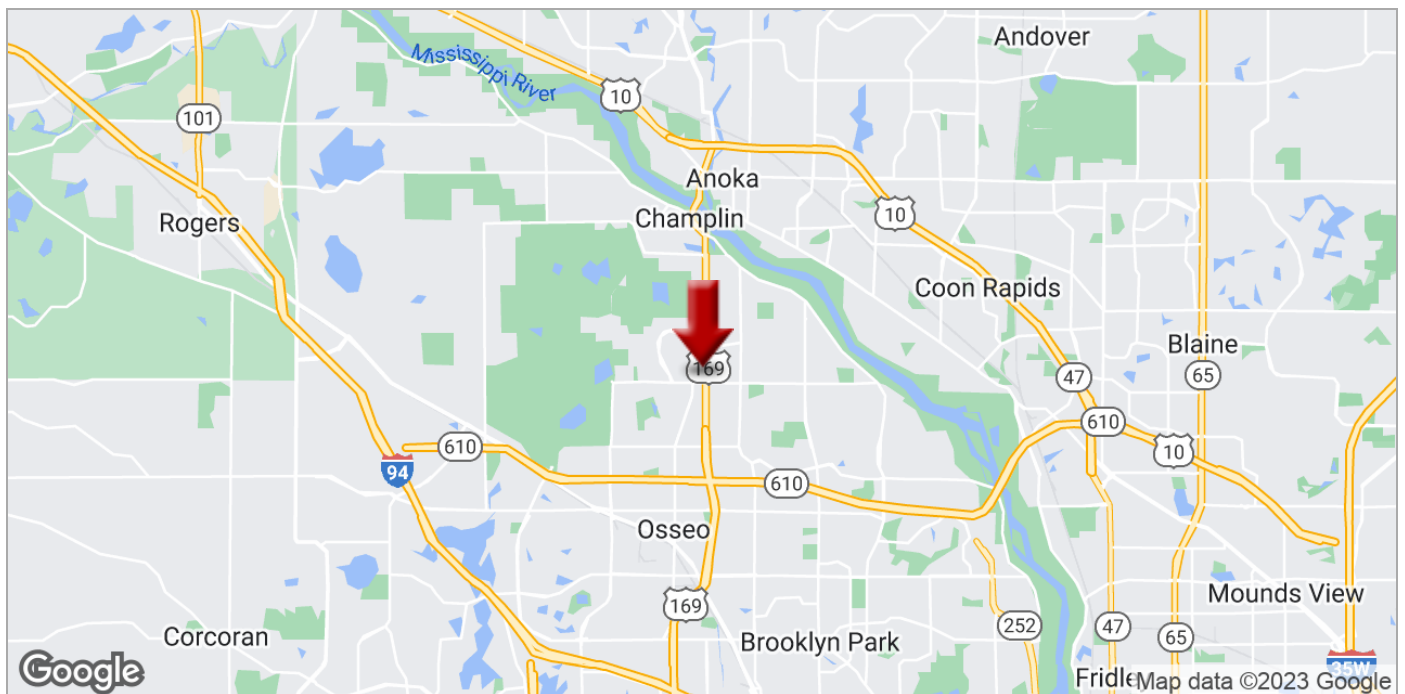
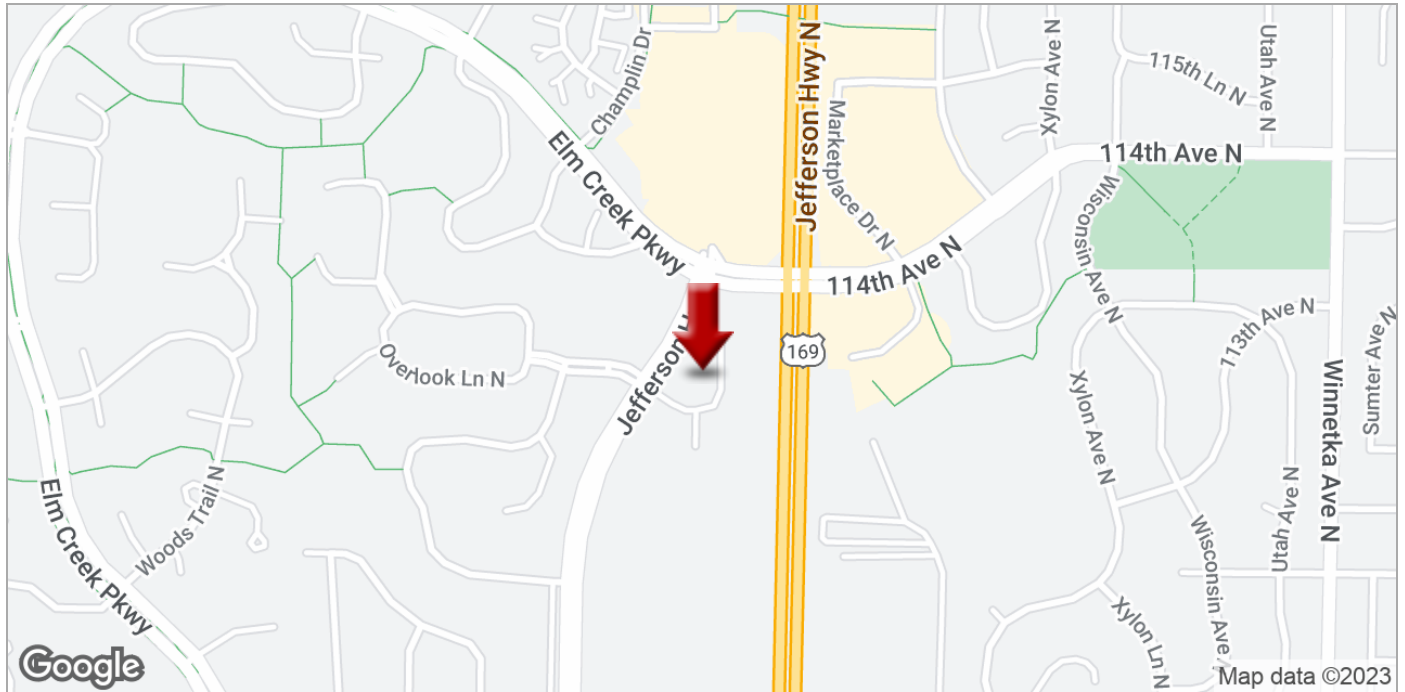
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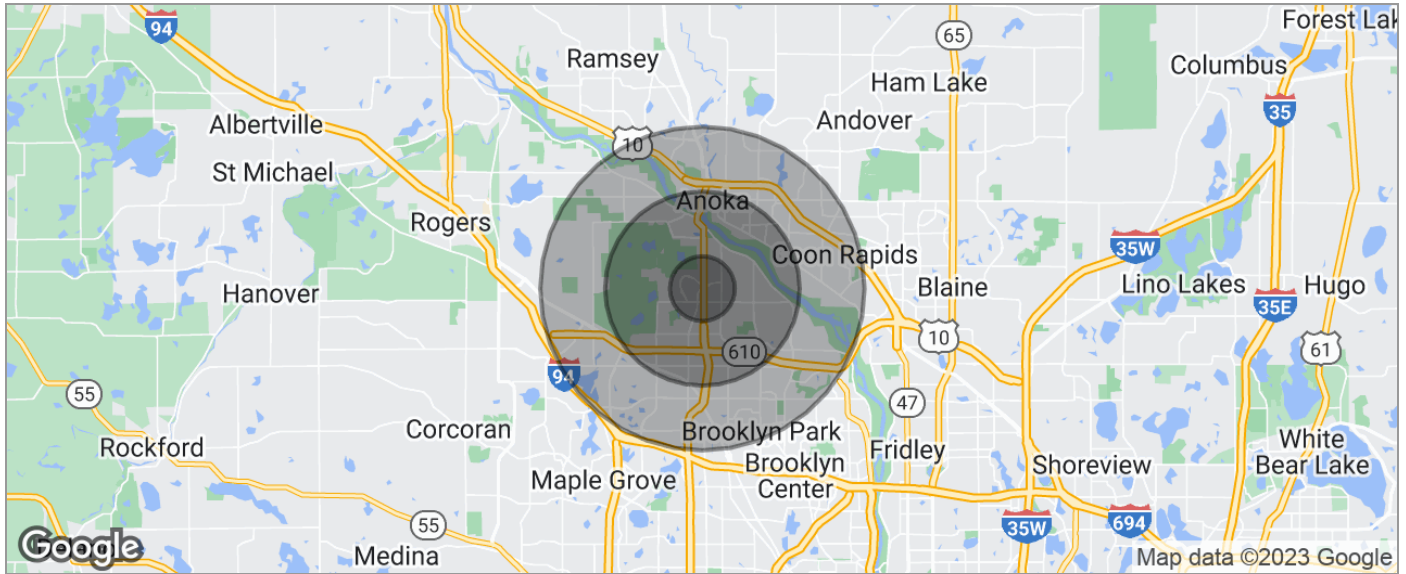
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,286	57,778	148,877
MEDIAN AGE	36.7	37.8	36.0
MEDIAN AGE (MALE)	35.9	36.7	34.9
MEDIAN AGE (FEMALE)	37.6	39.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,556	21,568	54,623
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$94,314	\$81,740	\$78,834
AVERAGE HOUSE VALUE	\$245,955	\$245,896	\$250,851
RACE	1 MILE	3 MILES	5 MILES
% WHITE	88.5%	86.9%	81.0%
% BLACK	5.1%	5.1%	8.1%
% ASIAN	4.6%	5.1%	6.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.6%
% OTHER	0.1%	0.5%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.2%	2.5%	3.3%

* Demographic data derived from 2020 ACS - US Census

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