

For Sale or Lease

10267 & 10299 University Ave NE
Blaine, MN 55434

Blaine Professional Buildings



***Third Price Reduction:
\$449,000 per building***



7700 France Avenue, Suite 525
Edina, Minnesota 55435

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(952) 548-1439 Fax
donnellydevelopment.net

For information, contact:

Mike Zirbes
(952) 548-1423
mzirbes@donnellydevelopment.net

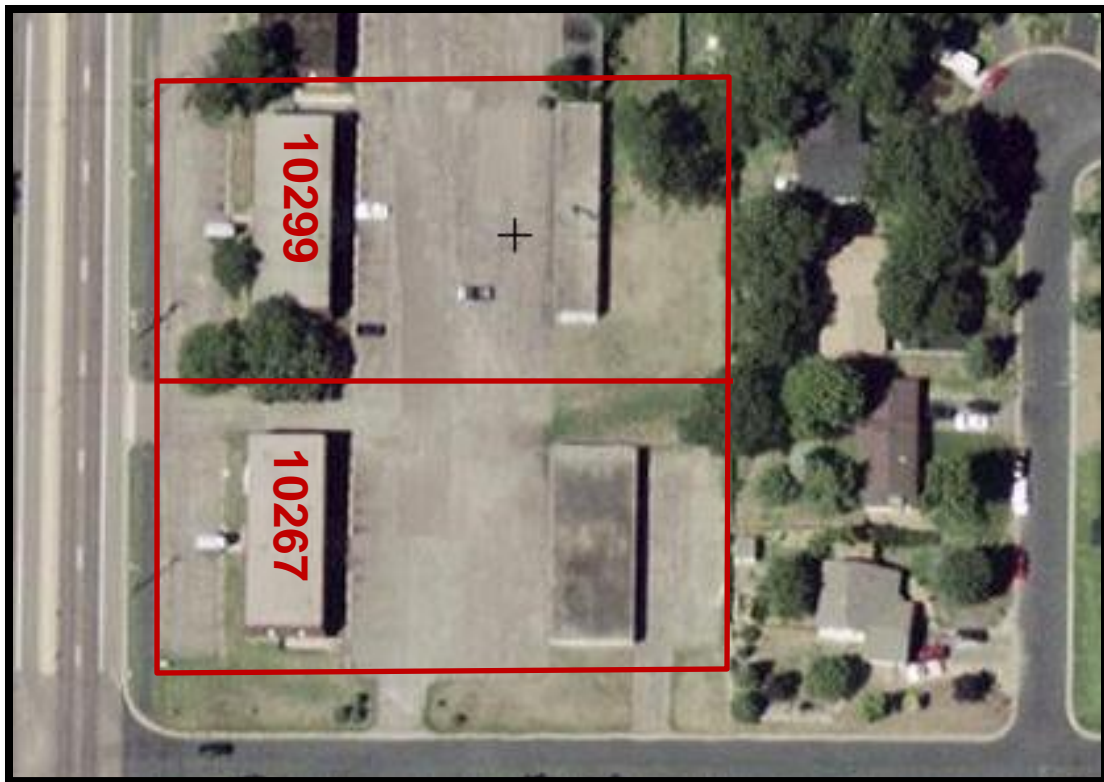
Jeff Brown
(952) 548-1422
jbrown@donnellydevelopment.net

For Lease

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Blaine, MN 55434

Investment Overview

10267 and 10299 University Ave NE are two professional office buildings within the Blaine Professional Building Complex. Both properties are ideal for local small businesses and/or single office users with excellent exposure via University Avenue and nearby access to local highways.



Both buildings are roughly 8,000 square feet and contain several private office suites ranging from 300sf to 2,000 sf. Each building sits on its own 1 acre tax parcel. Abundant non-exclusive parking is available in front and behind building.



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Investment Overview

Owner:	ProGrowth Bank
Location:	10267-10299 University Ave NE Blaine, MN 55434
PIDs (Anoka County):	10267-193123330003 10299-193123330002
Gross Land:	± 2.17 acres
Building Area:	8,000 square feet per building
Year Built:	10267- 1977 10299-1979
Assessments:	Seller is not aware of any special assessments.



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Investment Overview

2009 Taxes:

10267- \$23,126
10299- \$18,868

Price and Terms:

~~\$599,000 Per Building~~
~~\$549,000 Per Building~~
~~\$499,000 Per Building~~
\$449,000 Per Building

Access:

The site is accessible on University Ave NE
It is situated for very convenient access to
Hwy 10, Hwy 610, and I-35W.

Utilities:

All utilities to the property with 3 phase 480
volt electrical service

Traffic Counts:

University Ave— 18,600 VPD
Highway 10— 83,600 VPD

Highlights:

Individual office suites available
Great visibility along University Ave
Abundant Parking
Proximity to HWY 10 and 35W
Room for expansion



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Aerials, Photos, and Maps



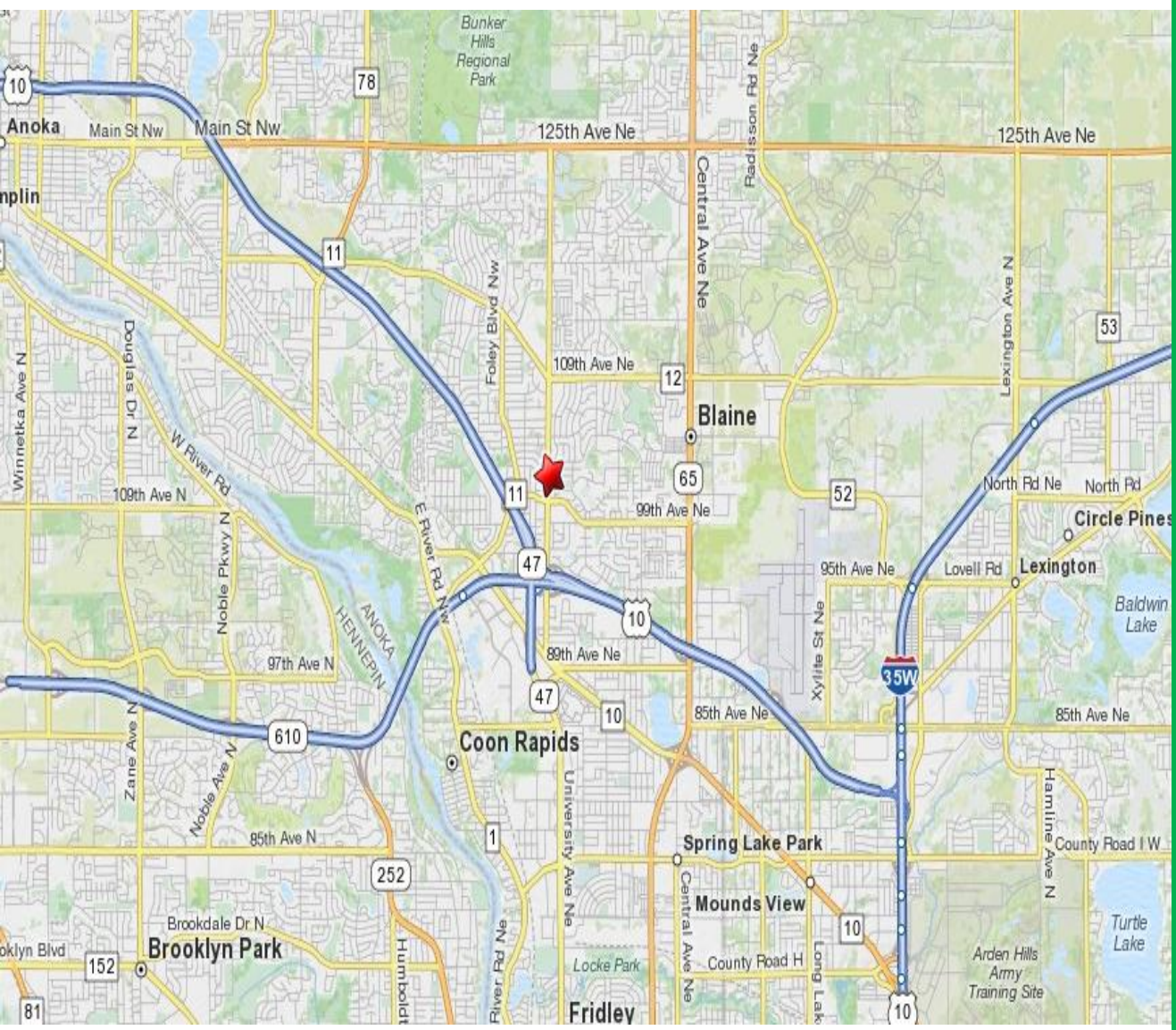
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