

OFFICE CONDO FOR SALE



25 Lake Street N #135, Forest Lake, MN 55025



SALE PRICE:	\$625,350
UNIT SIZE:	4,169 SF
BUILDING CLASS:	A
YEAR BUILT:	2006
ZONING:	MU - Downtown Mixed Use District
CROSS STREETS:	E Broadway Avenue

PROPERTY OVERVIEW

Investment property - office condo ideally situated at the corner of Broadway and Lake Street. This mixed use property has a mix of residential, retail and office tenants. Spectacular location with views of the park and Forest Lake.

Current Tenant: Forest Lake Orthodontics

Lease Expires: 1/1/2018

Current Lease Amount: \$6.63/sf

2017 Taxes - \$15,482

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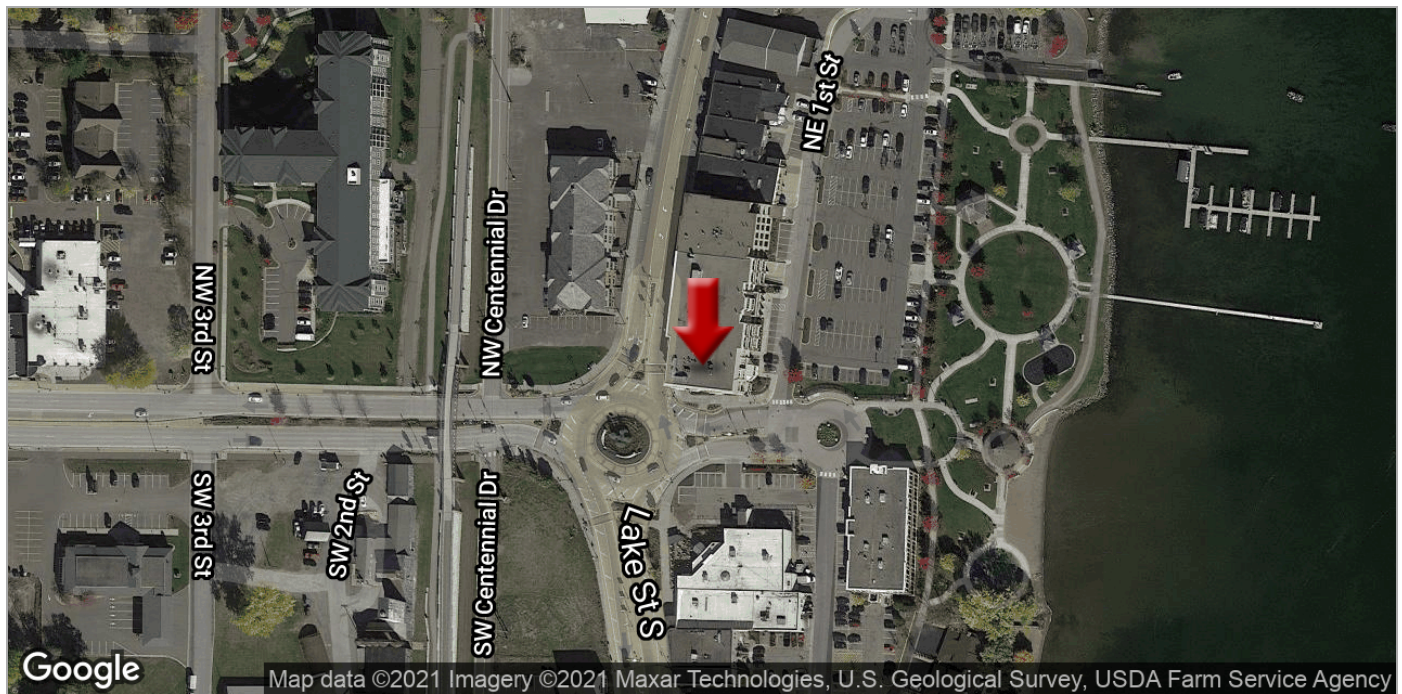
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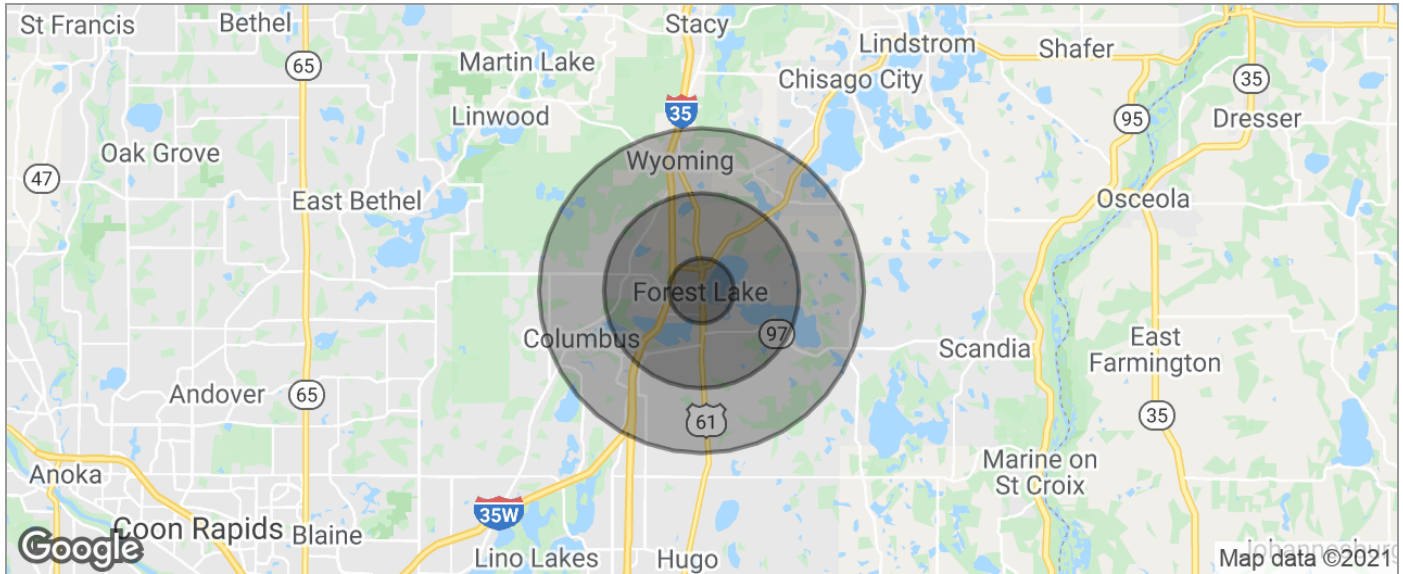
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,521	17,034	29,225
MEDIAN AGE	36.4	37.0	37.7
MEDIAN AGE (MALE)	35.5	36.6	37.6
MEDIAN AGE (FEMALE)	37.4	37.7	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,466	6,818	11,272
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$62,935	\$70,773	\$78,058
AVERAGE HOUSE VALUE	\$385,313	\$381,990	\$368,633
RACE	1 MILE	3 MILES	5 MILES
% WHITE	93.0%	94.6%	95.8%
% BLACK	0.6%	0.6%	0.5%
% ASIAN	1.3%	1.2%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.2%	0.9%	0.6%
% OTHER	0.4%	0.4%	0.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.0%	2.5%	2.8%

* Demographic data derived from 2010 US Census

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