

# OFFICE CONDO FOR SALE OR LEASE



25 Lake Street N #320, Forest Lake, MN 55025



UNIT SIZE:	2,728 SF
BUILDING CLASS:	A
YEAR BUILT:	2004
PRICE	\$354,640
LEASE NNN:	\$12 - \$16 PSF
R.E. TAXES	2020 - \$8,726; \$3.20 PSF
C.A.M.	\$1,160.85 Per Mo.; \$5.11 PSF
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. Condo is For Sale and For Lease.

Former technology company space, faces west with vast amount of natural light.

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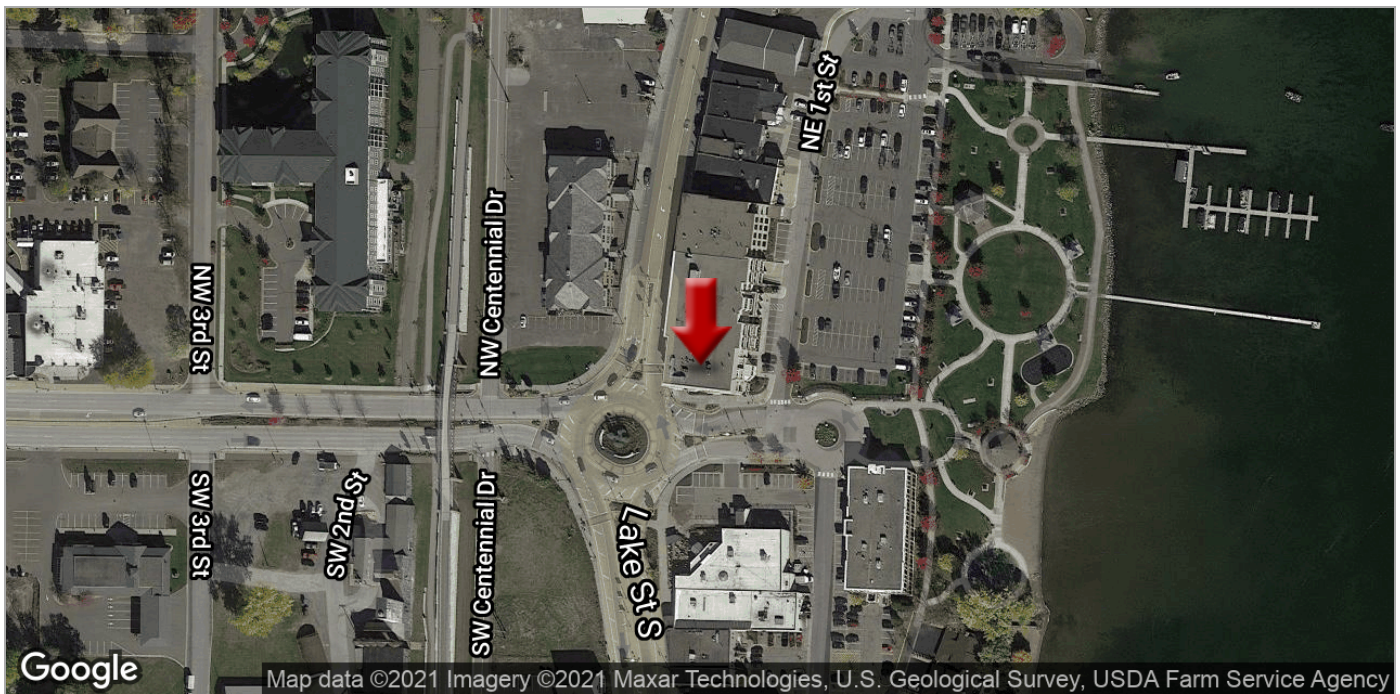
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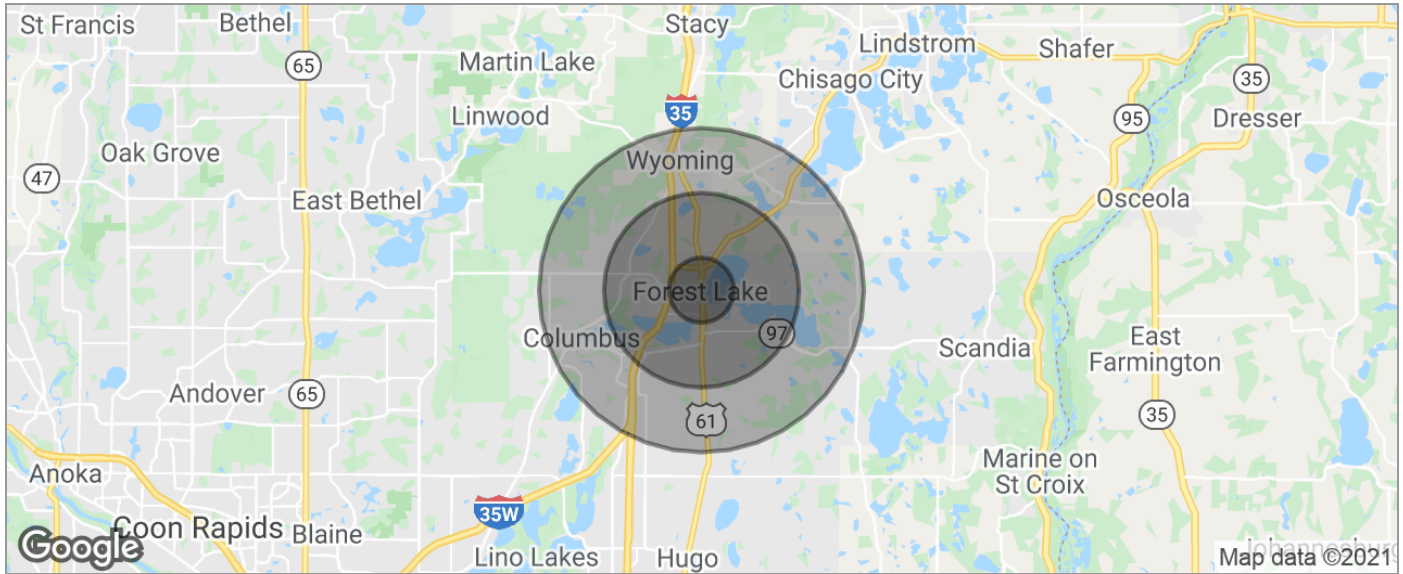
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,521	17,034	29,225
MEDIAN AGE	36.4	37.0	37.7
MEDIAN AGE (MALE)	35.5	36.6	37.6
MEDIAN AGE (FEMALE)	37.4	37.7	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,466	6,818	11,272
# OF 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

\* Demographic data derived from 2010 US Census

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