

STORAGE SPACE FOR SALE



25 Lake Street N #G22, Forest Lake, MN 55025



SALE PRICE:	\$125,000
UNIT SIZE:	2,650 SF
BUILDING CLASS:	A
YEAR BUILT:	2006
ZONING:	MU - Downtown Mixed Use District
CROSS STREETS:	E Broadway Avenue

PROPERTY OVERVIEW

Storage unit in mixed use building with residences, retail and office. This storage space is ideally situated on the corner of Broadway and Lake Street - two of the busiest streets in Forest Lake.

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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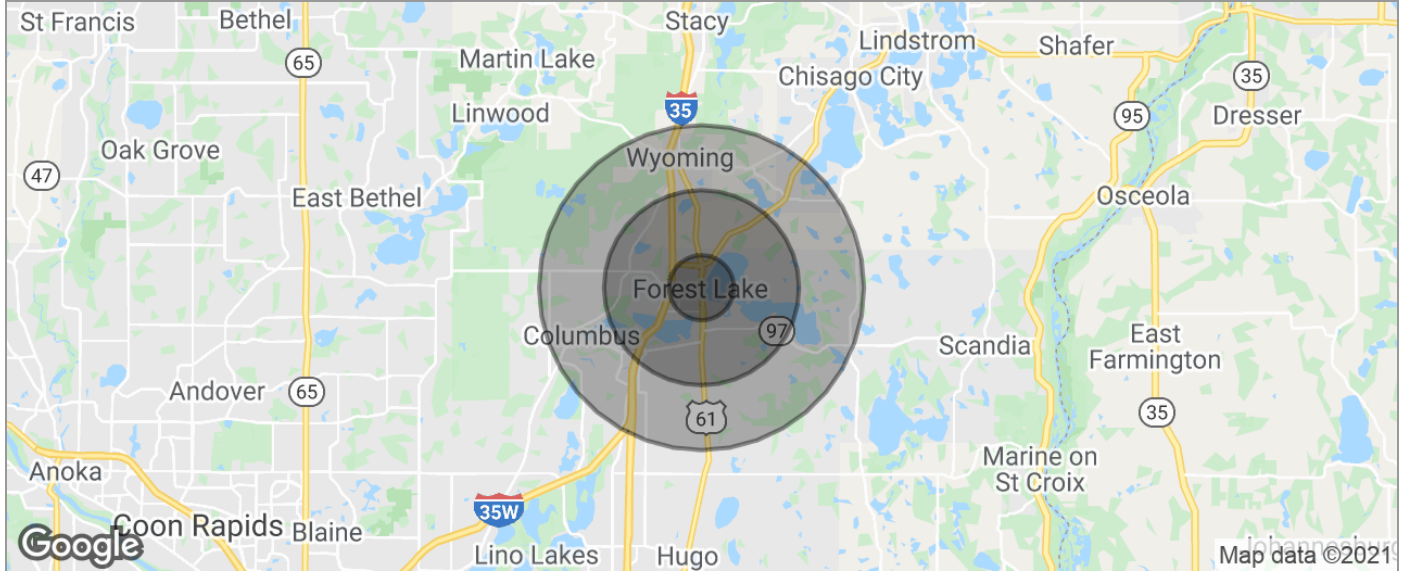
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,521	17,034	29,225
MEDIAN AGE	36.4	37.0	37.7
MEDIAN AGE (MALE)	35.5	36.6	37.6
MEDIAN AGE (FEMALE)	37.4	37.7	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,466	6,818	11,272
# OF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