

CHURCH & PROPERTY FOR SALE



5532 Hanrehan Lake Blvd, Savage, MN 55378



SALE PRICE:	\$894,000
LOT SIZE:	7.96 Acres
BUILDING SIZE:	3,500 SF
YEAR BUILT:	2002
ZONING:	R1 - Low Density Residential District
CROSS STREETS:	Edgewater Drive

PROPERTY OVERVIEW

Great opportunity for a first time, expanding or secondary site for a church. With 7.96 acres, this property offers potential for expansion with keeping the use of the current sanctuary as a chapel. Sufficient grounds available to expand building to accommodate seating up to 600+, parking and fellowship hall.

PROPERTY FEATURES

- Current church seats 100 +/-
- Includes barn for storage
- Extensive on-site parking with over 100 parking spaces
- Original farm house has been used as a teen center
- Sale includes building, land and inventory
- Upon city approval the site may have residential development potential depending on the density of use

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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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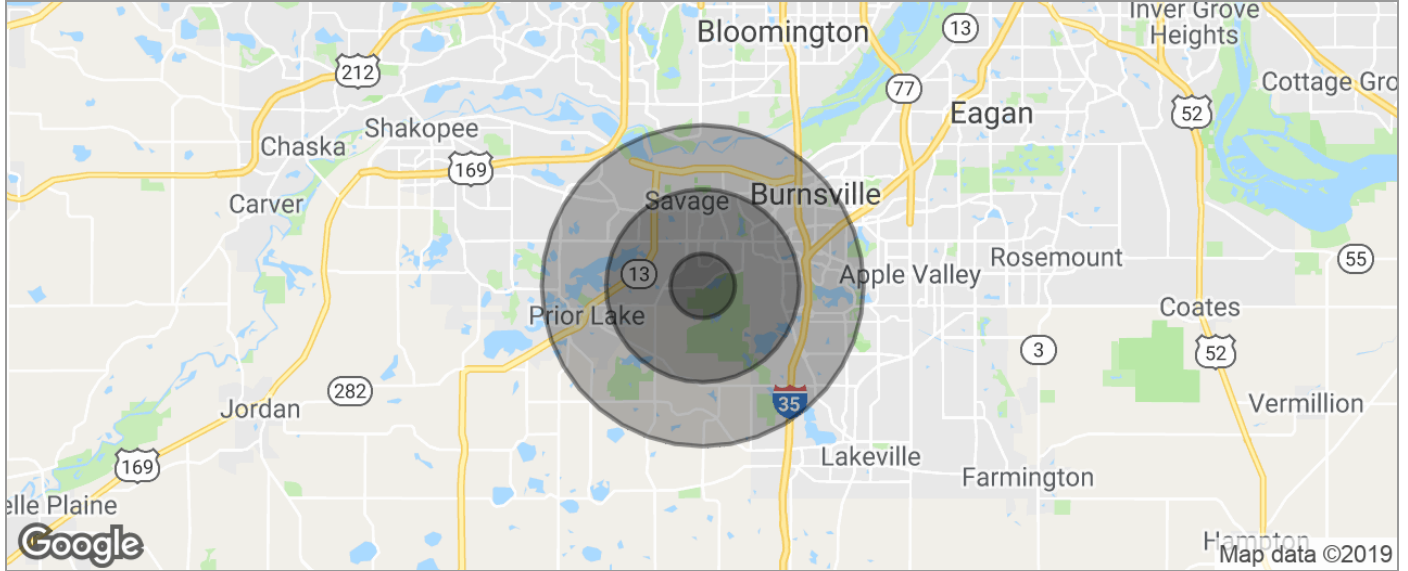
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,154	40,235	100,088
MEDIAN AGE	35.2	34.2	35.8
MEDIAN AGE (MALE)	35.1	34.3	35.2
MEDIAN AGE (FEMALE)	35.3	33.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,612	13,415	36,165
# OF PERSONS PER HH	3.2	3.0	2.8
AVERAGE HH INCOME	\$121,410	\$103,466	\$97,638
AVERAGE HOUSE VALUE	\$331,851	\$326,741	\$314,448
RACE	1 MILE	3 MILES	5 MILES
% WHITE	88.7%	86.3%	84.8%
% BLACK	5.6%	4.5%	4.6%
% ASIAN	4.0%	6.1%	6.2%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.0%	1.9%	2.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.0%	5.6%	5.9%

* Demographic data derived from 2010 US Census

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