

Available

For Sale or Lease
5,293 - 12,252 Square Foot
Office/Retail Space
*1201 Currie Avenue North
Minneapolis, MN*



Exclusively Marketed by:

Peter Tanis

Phone: 952-224-0723

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The C. Chase Company

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509

Phone: 952-525-1000

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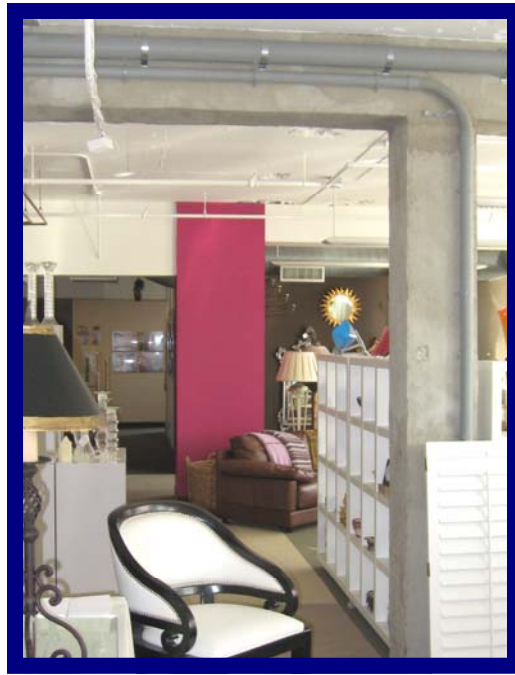
Website: www.cchaseco.com

Property Highlights:

- Great CBD location
- Newly renovated
- Well maintained
- On site parking
- Great exposure
- Available immediately
- Good access to I-394
- Near new Twins stadium
- Class B finishes
- Warehouse District feel
- Historic building



The C. Chase Company
CORFAC INTERNATIONAL



Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE OR LEASE
Minneapolis Office/Retail Building

Address:	1201 Currie Avenue North Minneapolis, MN 55403
PID Number:	22-029-24-34-0077
Building Size:	12,252 SF
Lot Size:	7,500 SF
Parking:	On site
Taxes (2008):	\$28,187.18
Zoning:	Commercial
Available Space For Lease:	5,293 SF
Lease Rates:	\$8.00 PSF Net
CAM:	\$6.50 PSF
Sale Price:	\$1,500,000.00
Remarks:	<ul style="list-style-type: none">• Exceptional remodel• Great Downtown location• On site parking + 4 garage stalls• High traffic counts• Great exposure• Warehouse District feel• Available immediately• Historic property• Built in 1941

For further information, contact:

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Parcel Data for Taxes Payable 2008

This parcel is enrolled in the Direct Debit program and the taxes will be automatically deducted on the due dates

Property ID:	22-029-24-34-0077	
Address:	1201 CURRIE AVE N	
Municipality:	MINNEAPOLIS	
School Dist:	001	Construction year: 1941
Watershed:	6	Approx. Parcel Size: 7500 SQ. FT.
Sewer Dist:		
Owner Name:	S & L PROPERTIES OF MN LLC	
Taxpayer Name & Address:	S & L PROPERTIES OF MN LLC 1201 CURRIE AVE N MINNEAPOLIS MN 55403	

Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale Date:	January, 2001
Sale Price:	\$849,000
Transaction Type:	Warranty Deed

Tax Parcel Description

Addition Name:	WILSON BELL & WAGNERS ADDN TO MPLS
Lot:	001
Block:	013
Metes & Bounds:	
Abstract or Torrens:	ABSTRACT

Value and Tax Summary for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

Estimated Market Value:	\$860,000
Limited Market Value:	\$860,000
Taxable Market Value:	\$860,000
Total Improvement Amount:	
Total Net Tax:	\$28,050.96
Total Special Assessments:	
Solid Waste Fee:	\$136.22
Total Tax:	\$28,187.18

Property Information Detail for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

Values:

Land Market	\$85,100
Building Market	\$774,900
Machinery Market	
Total Market:	\$860,000
Land Limited	\$85,100
Building Limited	\$774,900
Total Limited:	\$860,000

Qualifying Improvements

Classifications:

Property Type	COMMERCIAL- PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	



Hennepin County Oblique Aerials
Images courtesy of: Microsoft® Virtual Earth™ 2008
Flight Date: April 2006

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