

# Available

For Sale

Small Office Building

1305 66th Street E.

Richfield, MN



## Property Highlights:

- Great Richfield location – close to MSP airport
- Excellent access to Highway 77 (Cedar Ave) & Highway 62
- Neighborhood retail
- Former dental practice
- Functional space
- Parking on-site
- Great for owner/user
- Sale Price: \$170,000.00

## Exclusively Marketed by:

**Peter Tanis**

Phone: 952-224-0723

Email: ptanis@cchaseco.com

**Bruce Bahneman**

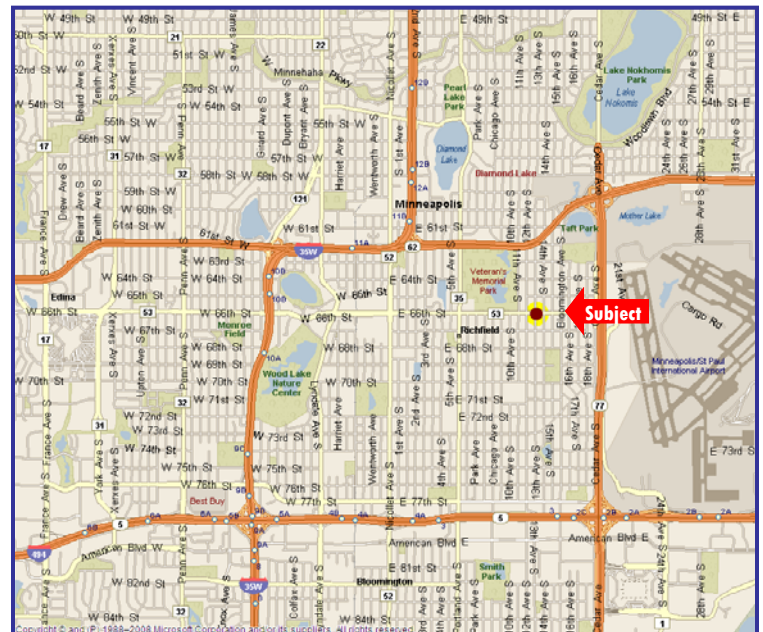
Phone: 952-224-0722

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**The C. Chase Company**

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509



**The C. Chase Company**

Real Estate Brokerage and Consulting

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**  
**OFFICE/MEDICAL BUILDING**

**Address:** 1305 66<sup>th</sup> Street East  
Richfield, MN 55423

**Rentable Square Feet:** 687 SF

**Building Age:** 1945

**PID #:** 26-028-24-42-0057

**Lot Size:** 6,750 square feet

**Zoning:** Commercial Preferred

**Parking:** On-site

**Taxes:** \$4,257.90 (2010)

**Assessor's Market Value:** \$156,000.00 (2010)

**Sale Price:** \$170,000.00

**Remarks:**

- Great Richfield location – close to MSP airport
- Excellent access to Highway 77 (Cedar Ave) & Highway 62
- Neighborhood retail
- Former dentist practice
- Functional space
- Parking on-site
- Great for owner/user

For further information, contact:

Peter Tanis

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5353 Gamble Drive, Suite 310  
Minneapolis, MN 55416  
Phone: 952-525-1000  
Fax: 952-525-1335  
Website: [www.cchaseco.com](http://www.cchaseco.com)

### Parcel Data for Taxes Payable 2010

Property ID:	26-028-24-42-0057	
Address:	1305 66TH ST E	
Municipality:	RICHFIELD	
School Dist:	280	Construction year: 1945
Watershed:	3	Approx. Parcel Size: 54 X 125
Sewer Dist:		
Owner Name:	BRADLEY S ISAACSON ET AL	
Taxpayer Name & Address:	BRADLEY S ISAACSON 2630 QUEENSLAND AVE N PLYMOUTH MN 55447	

### 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:	December, 2008
Sale Price:	\$161,000
Transaction Type:	

### Tax Parcel Description

Addition Name:	RICH FIELDS
Lot:	
Block:	001
Metes & Bounds:	E 54 FT OF W 106 FT OF N 125 FT
Abstract or Torrens:	TORRENS

### Value and Tax Summary for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

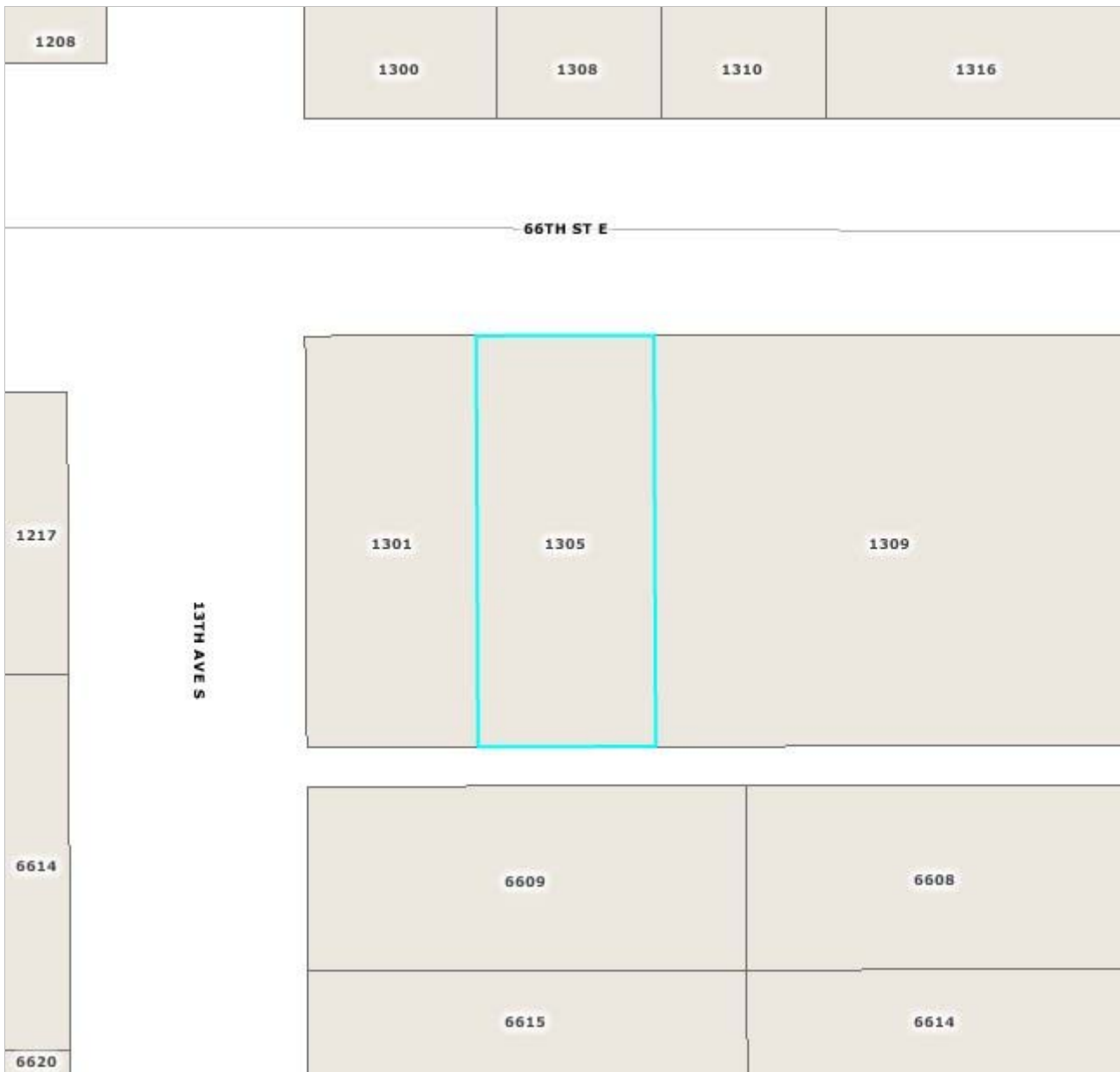
Estimated Market Value:	\$156,000
Taxable Market Value:	\$156,000
Total Improvement Amount:	
Total Net Tax:	\$4,257.90
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	\$4,257.90

### Property Information Detail for Taxes Payable 2010 Values Established by Assessor as of January 2, 2009

Values:				
Land Market	\$97,000			
Building Market	\$59,000			
Machinery Market				
<b>Total Market:</b>	<b>\$156,000</b>			
Qualifying Improvements				
Veterans Exclusion				
Classifications:				
Property Type	COMMERCIAL PREFERRED			
Homestead Status	NON-HOMESTEAD			
Relative Homestead				
Agricultural				
Exempt Status				

# Hennepin County Property Map - Tax Year: 2010

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



### Selected Parcel Data

Parcel ID: 26-028-24-42-0057  
 Owner Name: BRADLEY S ISAACSON ET AL  
 Parcel Address: 1305 66TH ST E , RICHFIELD , MN 55423  
 Property Type: COMMERCIAL-PREF  
 Homestead: NON-HOMESTEAD  
 Area (sqft): 6750  
 Area (acres): 0.15  
 A-T-B: TORRENS  
 Market Total: \$156,000.00  
 Tax Total: \$4,257.90

Date Printed: 11/2/2010 3:07:47 PM  
 Current Parcel Date: 10/6/2010

Sale Price: \$161,000.00  
 Sale Date: 12/2008  
 Sale Code: