

Available

For Sale Office/Warehouse

*Coachman Building
6660 Shingle Creek Parkway
Brooklyn Center, MN*



Property Highlights:

- Multi-tenant office/warehouse building
- Five suites available from 3,723 SF – 10,800 SF
- 16 ft. clear ceiling height
- 5 docks/4 drive-ins
- Easy access to Highway 100 & I-694.
- For sale: \$1,500,000.00

Exclusively Marketed by:

Sherman Malkerson

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Kyle Malkerson

Phone: 952-746-5341

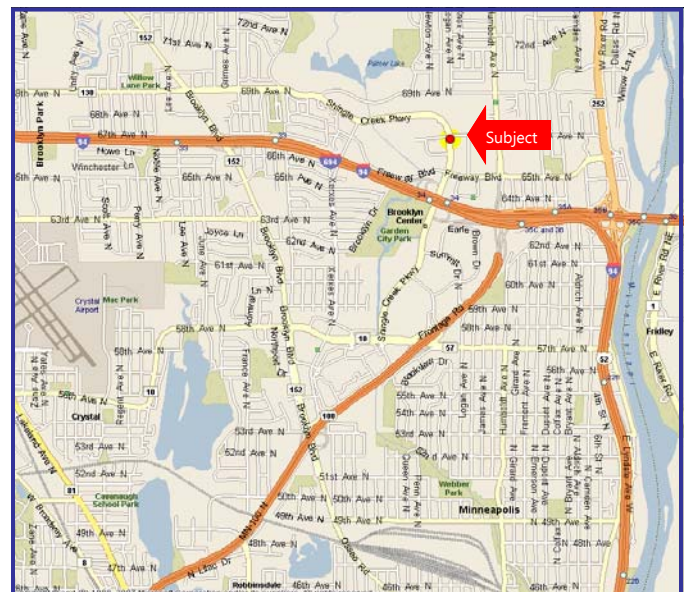
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The C. Chase Company

5353 Gamble Drive, Suite 310

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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
COACHMAN BUILDING

Address: 6660 Shingle Creek Parkway
Brooklyn Center, MN

Land Area: 90,625 SF (2.08 acres)

Zoning: Industrial

Building Age: Built in 1978

Gross Building Area:

Office:	4,723 SF
Manufacturing:	<u>30,277 SF</u>
<i>Total:</i>	<i>35,000 SF</i>

Ceiling Height: 16 ft clear

Dock Doors: 5 docks

Drive-in Door: 4 drive-ins

Power: 240 volts; 200 amps; 3-phase power

Sprinkler: Wet system throughout

Parking: 40 car stalls

Assessor's Value (2011): \$1,566,000

Real Estate Taxes (2010): \$63,633.49

PID Numbers: 35-119-21-14-0006

Sale Price: \$1,500,000.00 (\$42.86 PSF)

Comments:

- Multi-tenant building
- Five suites ranging in size from 3,723 SF to 10,800 SF
- Two short term tenants occupy 14,200 SF
- Excellent opportunity for owner/user

For further information:

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Parcel Data for Taxes Payable 2011

Property ID:	35-119-21-14-0006		
Address:	6660 SHINGLE CREEK PKWY		
Municipality:	BROOKLYN CENTER		
School Dist:	286	Construction year:	1978
Watershed:	8	Approx. Parcel Size:	W 311X304X310X280
Sewer Dist:			
Owner Name:	COACHMAN JOINT VENTURE LP		
Taxpayer Name & Address:	COACHMAN JOINT VENTURE DAISLEY RUFF FINANCIAL CORP 440 REGENCY PKWY #200 OMAHA NE 68114		

Sale Information

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

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

Addition Name:	REG. LAND SURVEY NO. 1329
Lot:	
Block:	
Metes & Bounds:	TRACT B

Abstract or Torrens:	TORRENS
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Value and Tax Summary for Taxes Payable 2011 Values Established by Assessor as of January 2, 2010

Estimated Market Value:	\$1,566,000
Taxable Market Value:	\$1,566,000
Total Improvement Amount:	
Total Net Tax:	\$63,313.00
Total Special Assessments:	
Solid Waste Fee:	
Total Tax:	\$63,313.00

Property Information Detail for Taxes Payable 2011 Values Established by Assessor as of January 2, 2010

Values:	
Land Market	\$515,000
Building Market	\$1,051,000
Machinery Market	
Total Market:	\$1,566,000
Qualifying Improvements	
Veterans Exclusion	
Classifications:	
Property Type	INDUSTRIAL PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

Hennepin County Property Map - Tax Year: 2011

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: 35-119-21-14-0006

Owner Name: COACHMAN JOINT VENTURE LP

Parcel Address: 6660 SHINGLE CREEK PKWY , BROOKLYN CENTER , MN 55430

Property Type: INDUSTRIAL-PREF

Homestead: NON-HOMESTEAD

Area (sqft): 90584

Area (acres): 2.08

A-T-B: TORRENS

Market Total: \$1,566,000.00

Tax Total: \$63,313.00

Date Printed: 3/11/2011 11:45:43 AM

Current Parcel Date: 3/3/2011

Sale Price: \$0.00

Sale Date: /

Sale Code: