



INVESTMENT OFFERING
FOR SALE

1710 DOUGLAS DRIVE NORTH
GOLDEN VALLEY, MINNESOTA



SUBMITTED BY:
TODD MCGINLEY
TODD@CATALYSTCP.NET

P. (952) 345-0600
F. (952) 939-0331
C. (612) 961-9096

FOR SALE



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343

Catalyst Commercial Properties is focused on providing expert service to buyers, sellers and lessee's of prime commercial properties throughout the Twin Cities area and beyond.

Table Of Contents

One Offering Summary

Two Property Information

Photos

Location Map

Aerial Photograph

Property Description

Physical Description

Rent Roll

Three Property Tax Summary



www.catalystcp.net



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343



Investment Offering Limiting Conditions

This Offering Memorandum has been prepared by Catalyst Commercial Properties (“Catalyst”) for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property. Each prospective purchaser is to rely upon its own investigation, evaluation and judgments as to the advisability of purchasing the property described herein.

The expenses set forth in this Memorandum do not constitute a representation, warranty or a guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Prospective purchasers should develop their own independent estimates of expenses before making any decisions on whether to acquire the property.

This Memorandum is the property of Catalyst Commercial Properties and may be used only by parties to whom Catalyst delivered the Memorandum or to whom Catalyst has approved such delivery. By accepting a copy of this Memorandum, the party who has possession thereof agrees to return it to Catalyst immediately upon its request.

No representations are made as to any changes in the affairs of the property subsequent to the date of this Memorandum.

No copies of this Memorandum may be made without Catalyst’s prior written consent and no excerpts or summaries thereof may be distributed, reproduced, or included in any documentation without such consent.

We thank you for this courtesy and for your time in considering acquisition of this property.



FOR SALE



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343

Offering Summary

Catalyst Commercial Properties as the exclusive listing representatives of FTK Properties ("Owner") is pleased to offer for sale the Owner's 100% Fee Simple Interest in 1710 Douglas Drive North, Golden Valley, Minnesota.

Property Address: 1710 Douglas Drive North
Golden Valley, Minnesota

Property Description: Quality two story building located in Golden Valley, Minnesota

Gross Building Area: 65,000 square feet

Net Building Area: 55,424 square feet

Offering Price: \$5,350,000.00

Property Highlights:

- * Great user or multi-tenant building
- * Close to area amenities including restaurants and banks
- * Near retail services
- * Solid brick building
- * Monument signage on Douglas Drive
- * Great access to Hwy 100 and Hwy 55



www.catalystcp.net



Building Photo



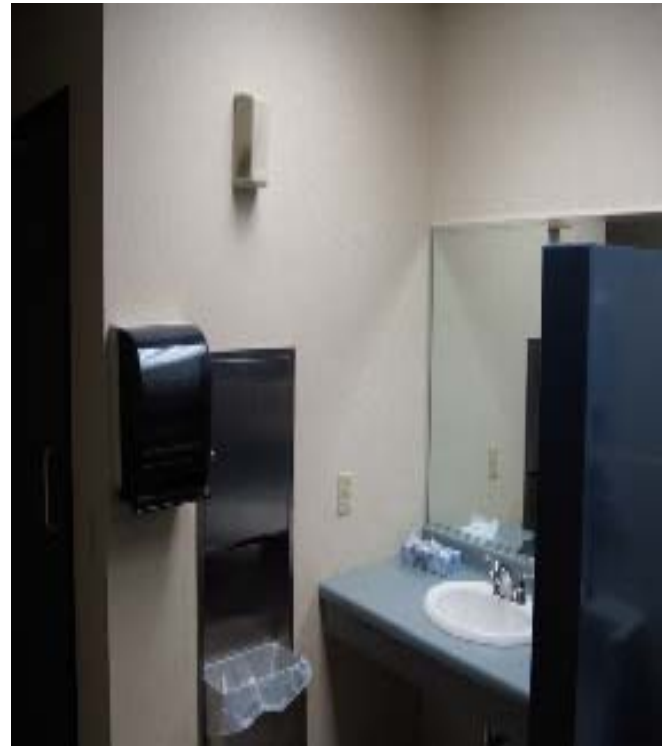
Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343









FOR SALE



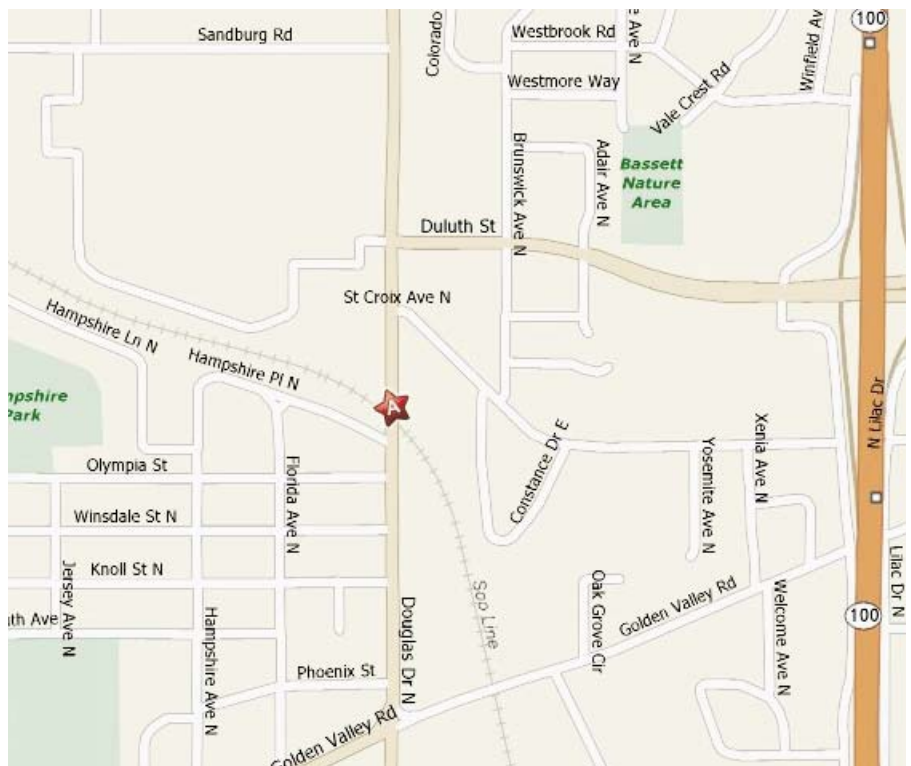
Location Map



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343



www.catalystcp.net

FOR SALE



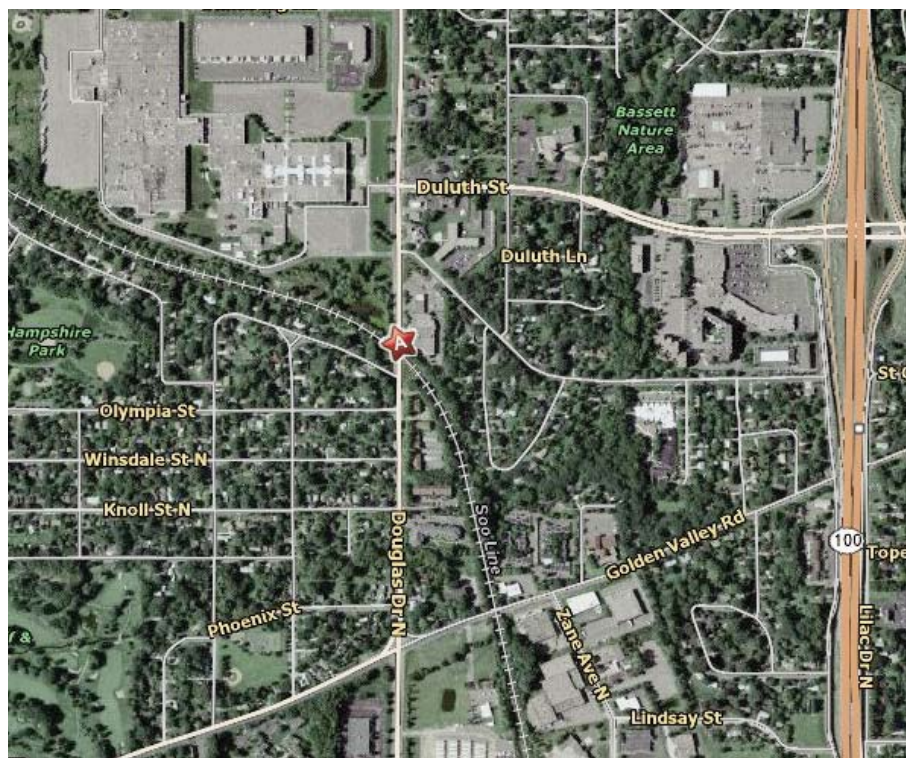
Aerial



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343



www.catalystcp.net

FOR SALE



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343

Property Description

Address:	1710 Douglas Drive North Golden Valley, Minnesota
PID:	28-118-21-32-0077
Building Size:	65,000 square feet
Year Built:	The property was built in 3 stages: 1965, 1985 and 1988
Adjoining Land Uses:	Residential, Office Tech, Retail



www.catalystcp.net

FOR SALE



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343

Physical Description

Framing:	Steel, Beam Concrete
Floor Structure:	Concrete
Exterior Wall:	Concrete Block
Roof:	Asphalt
Exterior Windows:	Fixed thermopane, Aluminum
Ceilings:	Acoustical ceiling tiles
Interior Walls:	Drywall
Floors & Coverings:	Carpet and tile
HVAC:	Gas forced air
Lighting Systems:	Flourescent lighting in office
Sprinklered:	Yes
Plumbing:	5 sets of restrooms
Parking:	Ample
Zoning:	Commercial



www.catalystcp.net

FOR SALE



Todd McGinley
todd@catalystcp.net

P. 952-345-0600
F. 952-939-0331
C. 612-961-9096

620 12th Ave. South
Hopkins, MN 55343

Property Tax Information

Property ID Number: 28-118-21-32-0077

2008 Tax Value \$1,165,000.00 Land
\$2,686,000.00 Building

Total Taxable Market Value: \$3,851,000.00

Property Taxes

Total Net Tax: \$129,193.91

Special Assessments: \$1,278.66

Solid Waste Fee: \$609.99

Total Tax \$131,082.56



www.catalystcp.net