

**PRICE REDUCED!**

# FOR SALE OR LEASE

LAKES BUSINESS CENTER

15252 W FREEWAY DR NE  
COLUMBUS, MN 55025



## 7,331 SF

Office Building



**Scott Kragness** *Senior Sales Executive*

1950 Northwestern Ave N #101  
Stillwater, MN 55082

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## Property Information

Offering Lakes Business Center for sale in Forest Lake, MN. Conveniently located one block north of Running Aces, with I-35 visibility and near many area amenities.

<b>Building Size:</b>	<b>7,331 SF</b>
<b>Site Size:</b>	<b>2.96 Acres</b>
<b>Asking Price:</b>	<b>\$1,045,000 \$998,000</b>
<b>Rental Rate:</b>	<b>\$13.00 PSF NNN</b>
<b>2024 Tax/Cam:</b>	<b>\$6.50 PSF</b>
<b>2024 Taxes:</b>	<b>\$22,717.52 Total</b>
<b>Year Built:</b>	<b>1974</b>
<b>Class:</b>	<b>B</b>
<b>Parking:</b>	<b>Ample Surface Lot</b>
<b>PID:</b>	<b>24-32-22-42-0004</b>
<b>County:</b>	<b>Anoka</b>
<b># of Stories:</b>	<b>One (1)</b>
<b>Occupancy:</b>	<b>60%</b>
<b>Roof:</b>	<b>Built-up</b>
<b>Construction:</b>	<b>Masonry</b>



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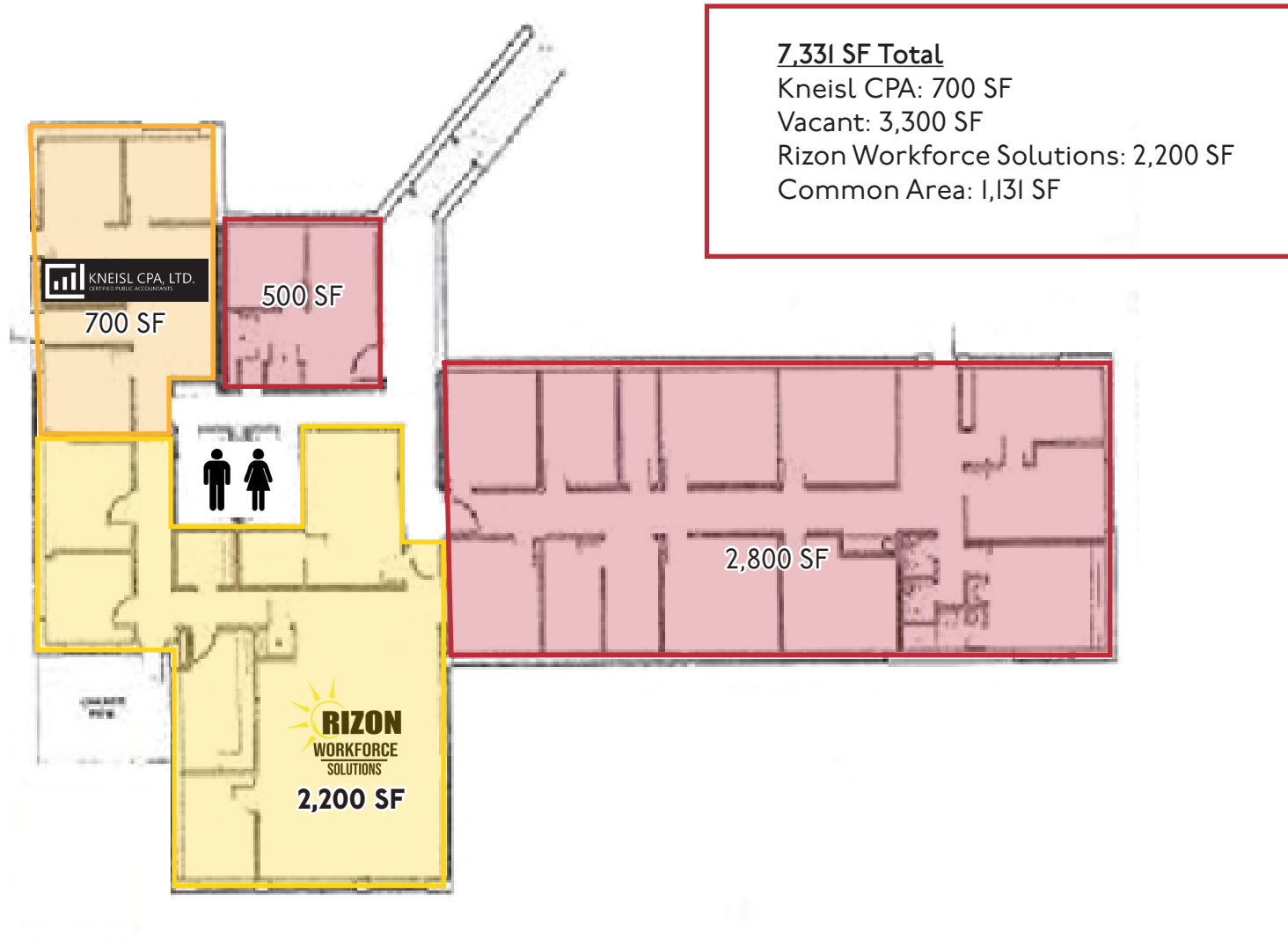
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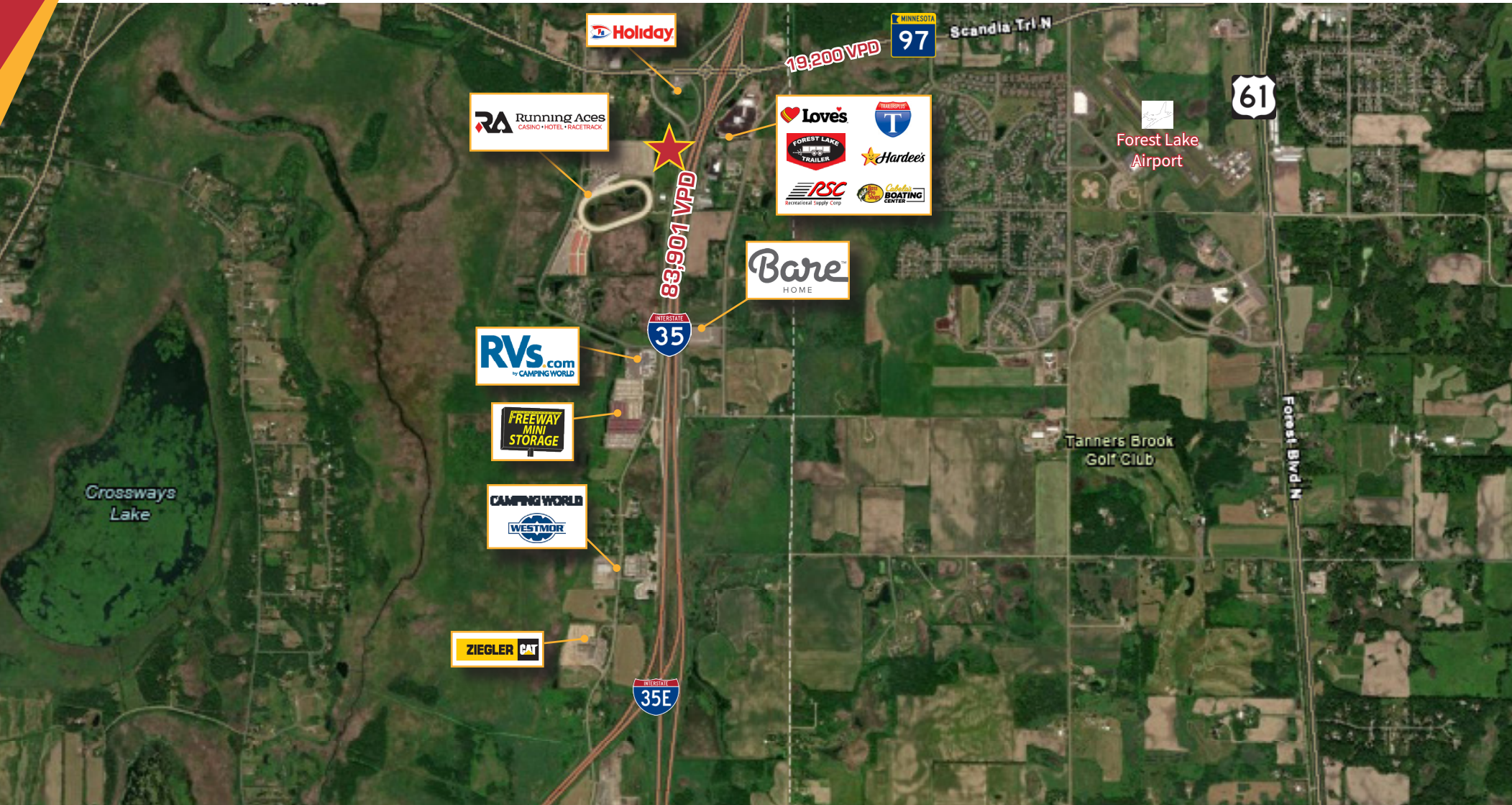
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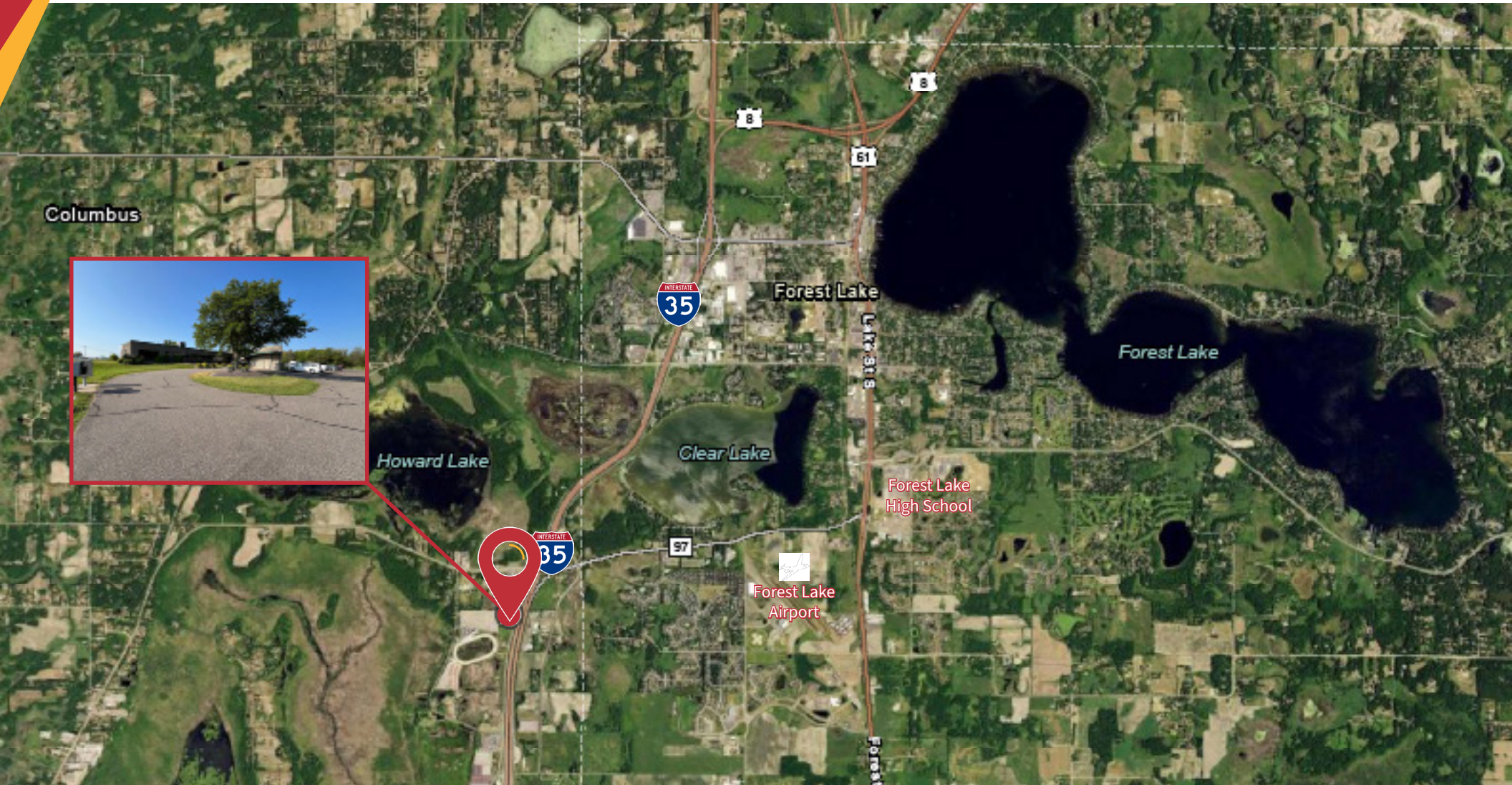
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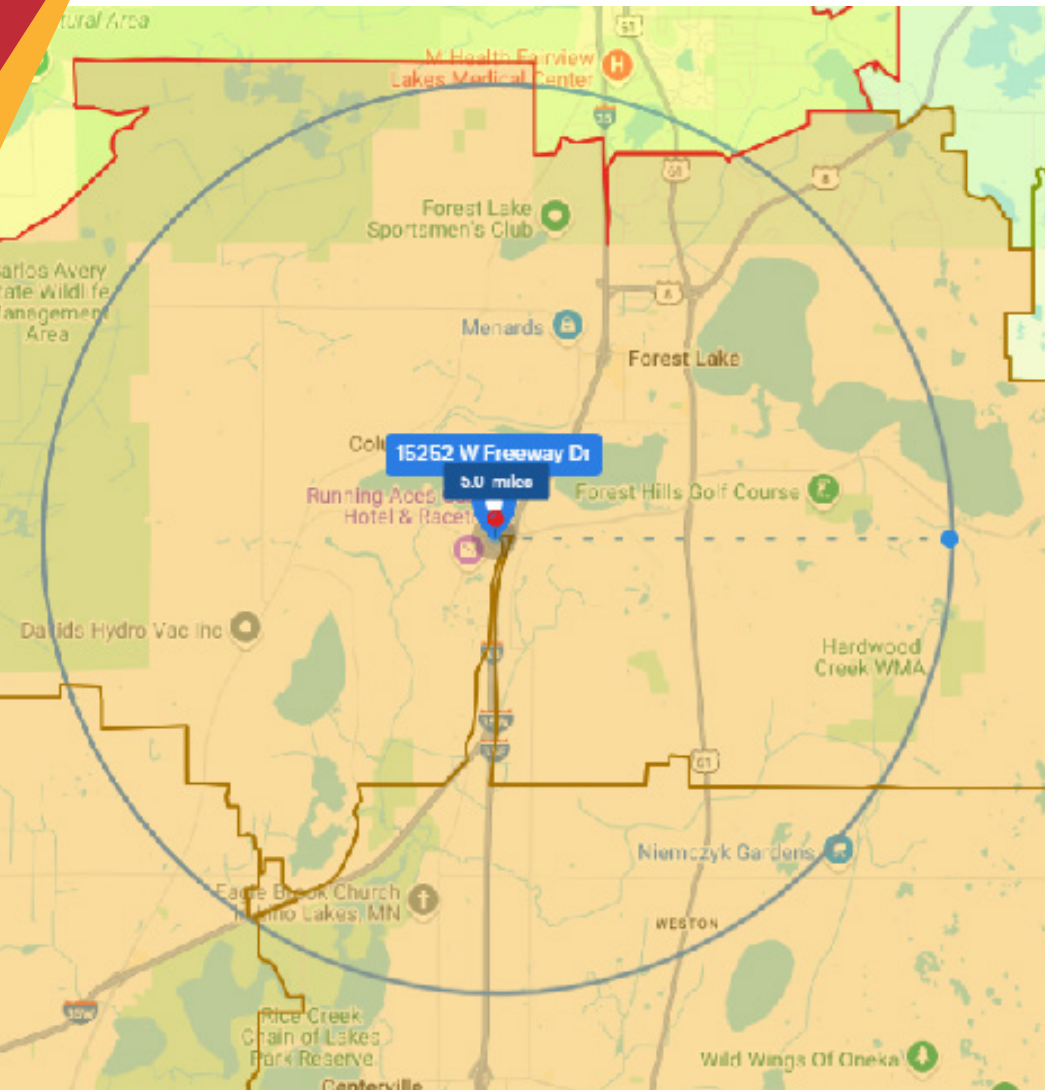
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## Area Demographics



**Total Population:**  
20,917



**Workers Age 16+:**  
11,094



**Total Households:**  
8,277



**Household Income:**  
Median: \$92,001  
Average: \$119,364

Source: ESRI, 2023-10-17



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