

PRICE REDUCED!

FOR SALE OR LEASE

LAKES BUSINESS CENTER

15252 W FREEWAY DR NE
COLUMBUS, MN 55025



7,331 SF
Office Building



COMMERCIAL REAL ESTATE SERVICES

Scott Kragness *Senior Sales Executive*

1950 Northwestern Ave N #101
Stillwater, MN 55082

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Email Scott@MetroEastCRE.com
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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.

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



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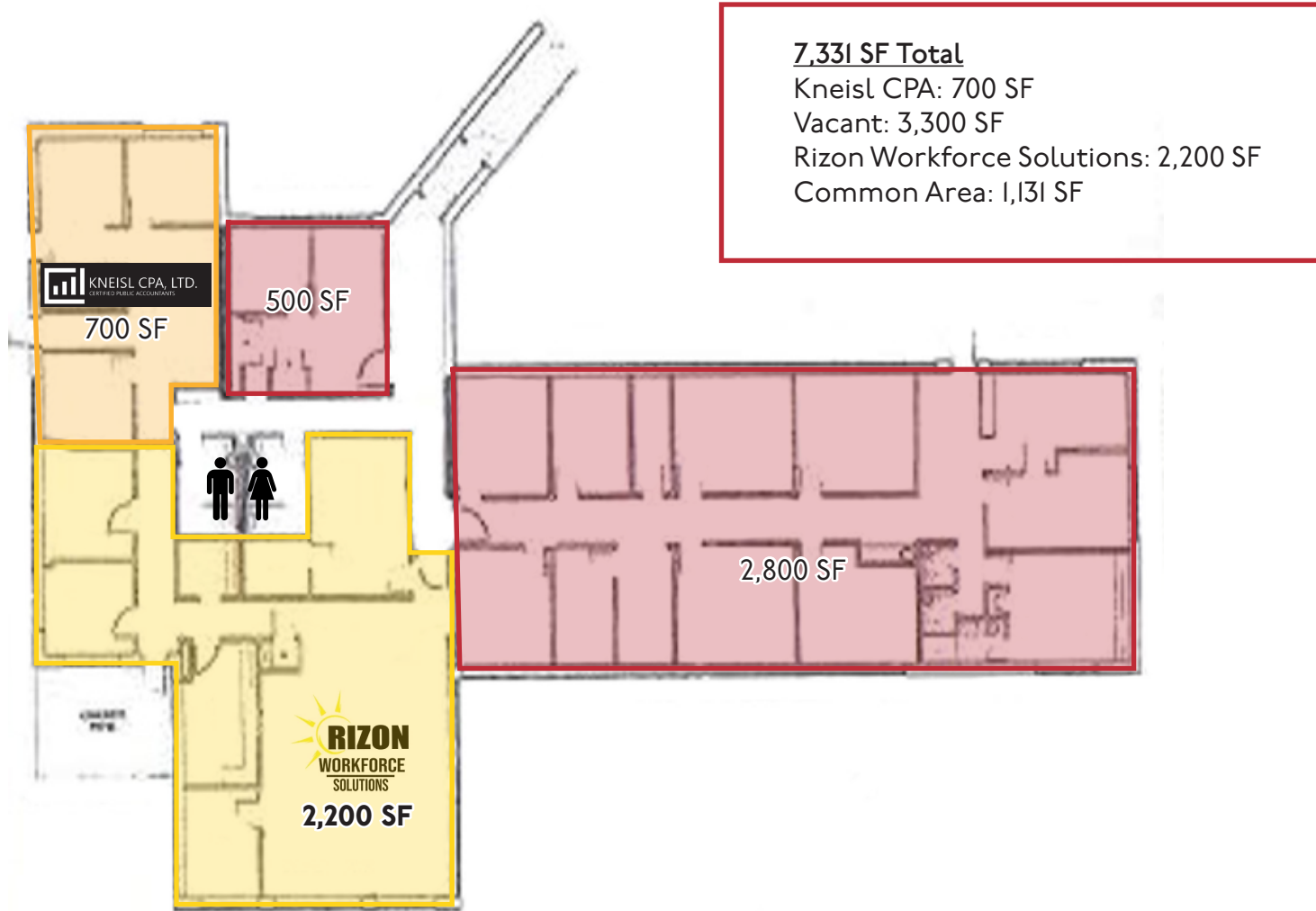
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The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

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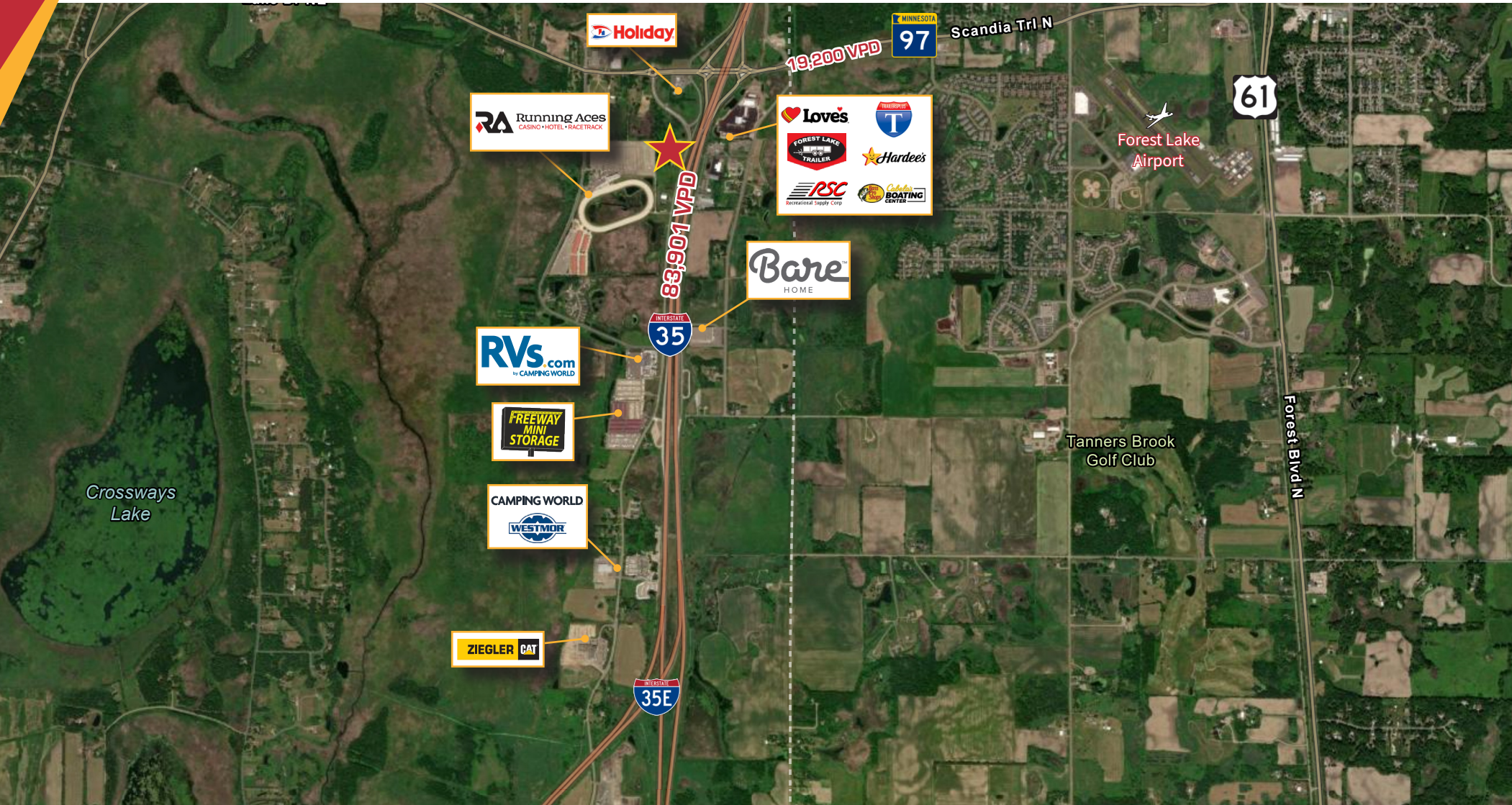
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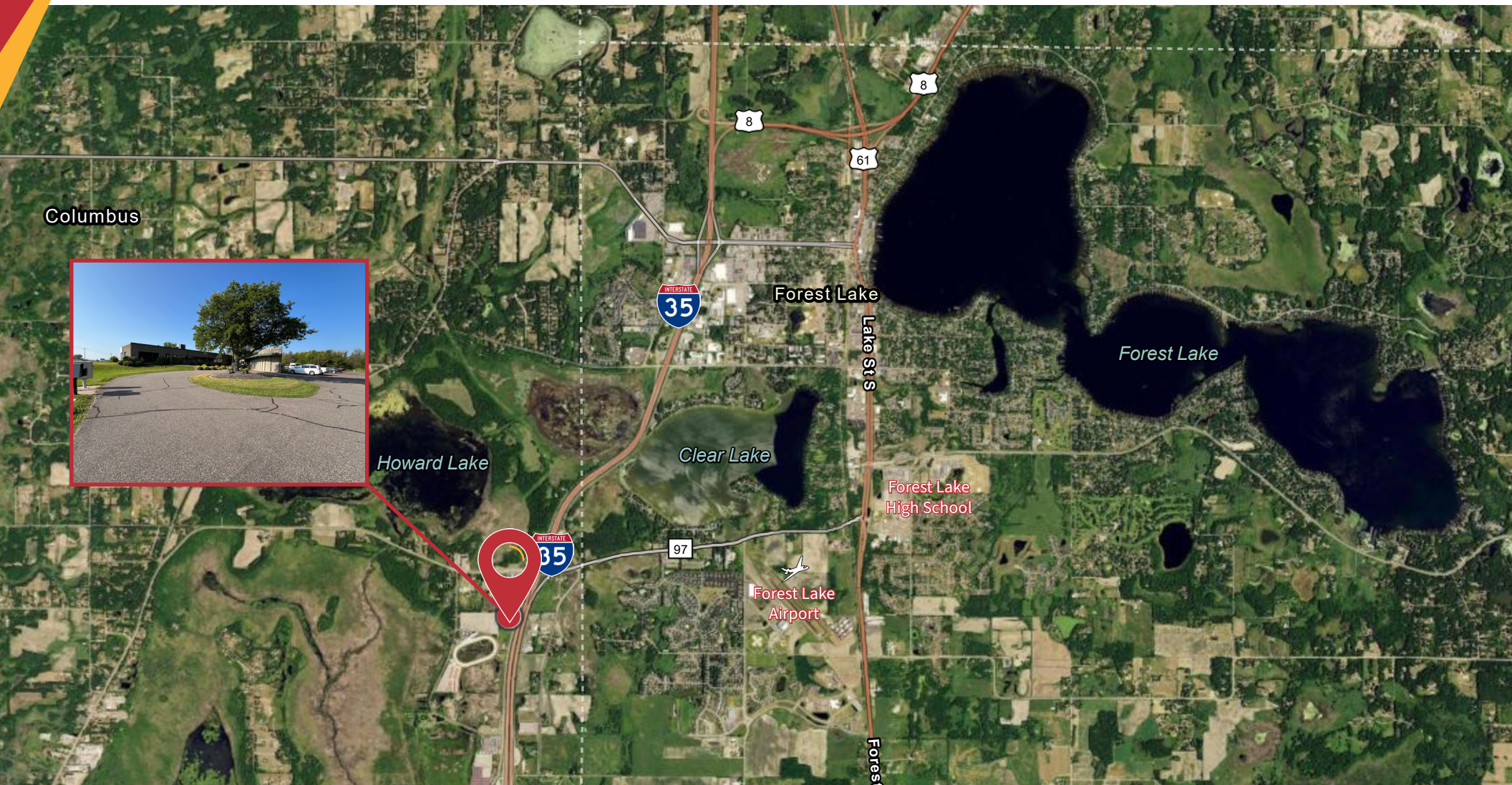
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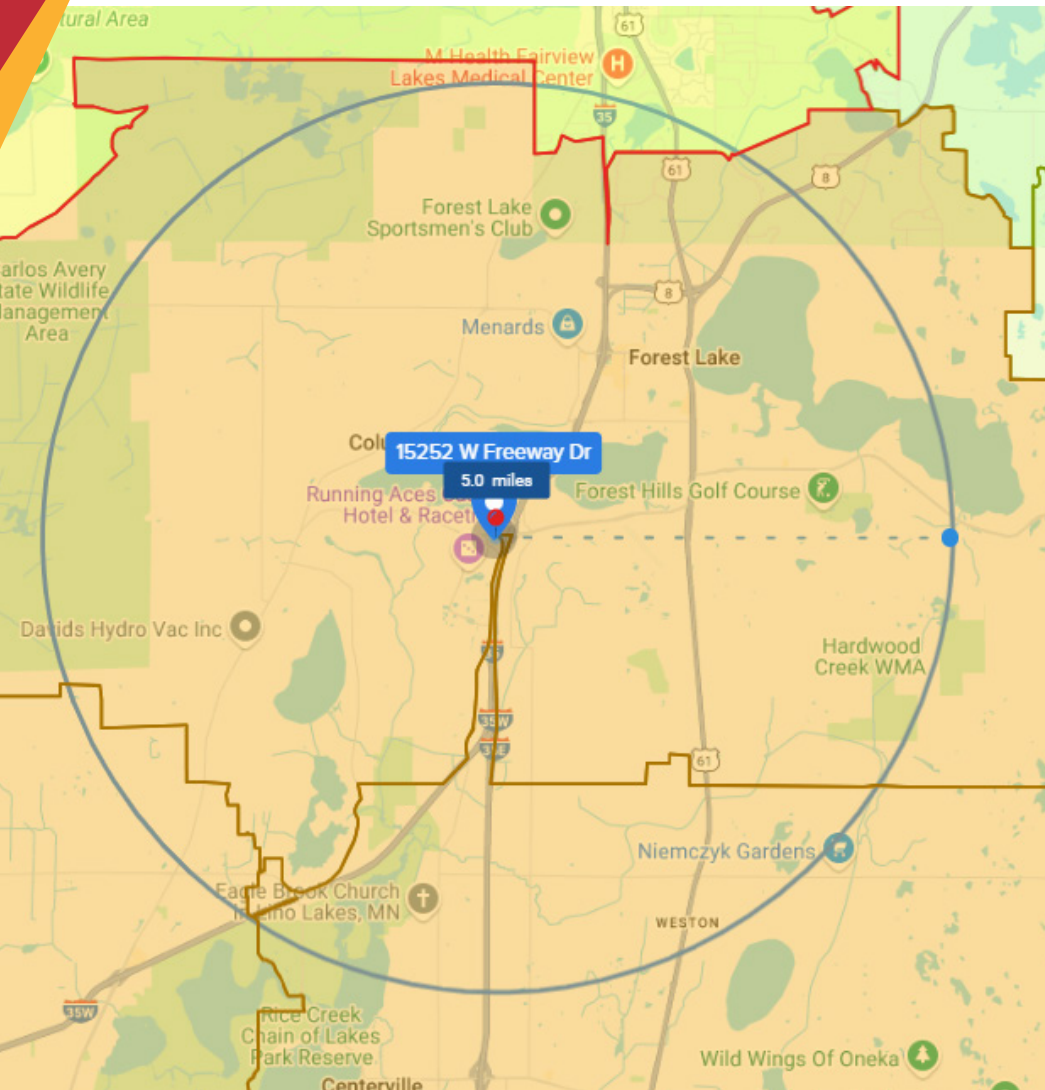
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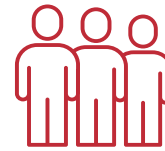
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Area Demographics



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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