

3900 4060ft2



Location **Minnesota**  
<https://www.genclassifieds.com/x-695985-z>

This property is located at 8557 Wyoming Ave N, Brooklyn Park, MN.

50% OF THE BASE RENT TO A MAXIMUM OF \$50,000.00 WOULD BE ACCRUED TOWARDS THE DOWN PAYMENT OF THE PURCHASE OF THIS PROPERTY IN A RENT TO OWN AGREEMENT.

AVAILABLE FOR LEASE DECEMBER 1, 2015 AS RENT TO OWN OR AS CONVENTIONAL LEASE.

UNIT 6, THE FRONT UNIT, HAS 4100 SF OFFICE AND 560 SF WAREHOUSE OFFERED FOR SALE AND 3500 SF OFFICE AND 560 SF WAREHOUSE AVAILABLE FOR RENT. THE NE CORNER OF UNIT 6 IS CURRENTLY LEASED TO ANOTHER TENANT BUT WOULD BE INCLUDED IN THE SALE PACKAGE.

IMPRESSIVE MAIN FLOOR ENTRANCE TO THE WAITING AREA FEATURES A VAULTED CEILING, CHANDELIER, FIREPLACE AND STAIRCASE LEADING TO THE MEZZANINE AREA. THE MAIN FLOOR WAITING AREA LEADS TO THE RECEPTIONIST'S AREA FRONTED BY A 4' HIGH COUNTER.

THERE ARE 4 EXTERIOR WALL OFFICES, 3 INTERIOR OFFICES, A BREAK ROOM, 3 REST ROOMS AND LOTS OF CLOSET SPACE FOR RENT. ONE OF THE INTERIOR OFFICES IS BEING USED AS A CLIMATE CONTROLLED SERVER SPACE.

THE SPACE FOR 1ST FLOORERS 7 EXTERIOR WALL OFFICES  
 THE MEZZANINE 1500 SF 2ND EXTERIOR WALL OFFICE AND A LARGE CONFERENCE

RENT IS A MODIFIED GROSS OF \$3,000.00 / MONTH FOR 4060 SF, \$3,000.00 / MONTH FOR 3500 SF OFFICE OR \$2,500.00 FOR 2500 SF OFFICE.

THE TENANT RESPONSIBLE FOR THE HEAT AND POWER CHARGES.

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THE EXTERIOR MAINTENANCE, PROPERTY TAX, CAM, WATER AND SEWER CHARGES ARE INCLUDED IN THE GROSS RENT.

SAKE PRICE IS \$396,000.00 @ \$84.98 / SF.

PROPERTY TAX PAYABLE IN 2015 \$8,304.00, CAM IS \$1.50 / SF.

SELLER FINANCING MAY BE.