



**FOR SALE**

# 5626 Hwy 95 NW SHOP/WAREHOUSE

Exclusively Listed by

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**KW Commercial | Minnetonka**

13100 Wayzata Blvd #400

Minnetonka, MN 55305

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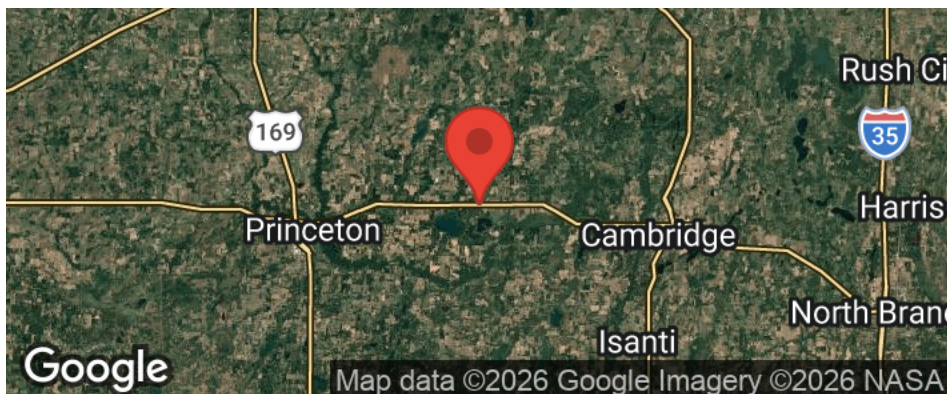
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## PROPERTY OVERVIEW

Hwy 95 (frontage) commercial property on 0.88 acres located between Princeton & Cambridge in Isanti County, MN. Property includes three metal warehouse buildings. Building A is heated, insulated has 1 loading dock with leveler. Building B is attached to building A and is cold storage. Building C is cold storage. Each building has electricity & lights. The buildings offer flexible space for owner-users, contractors, for storage, or light industrial



## OFFERING SUMMARY

|                     |                                                                      |
|---------------------|----------------------------------------------------------------------|
| Total SF: 10,420    | BUILDING A: 4,320 SF<br>BUILDING B: 2,500 SF<br>BUILDING C: 3,600 SF |
| Lot Size:           | 0.88 ACRES                                                           |
| Warehouse Flooring: | Concrete, 6" to 8"                                                   |
| Power:              | Single Phase (3 phase available)                                     |
| Price:              | \$595,000                                                            |
| Year Built:         | 2011; 2014; 2016, 2019                                               |
| Zoning:             | GENERAL BUSINESS (B)                                                 |
| PID#:               | 13.026.3504                                                          |

# Building Descriptions

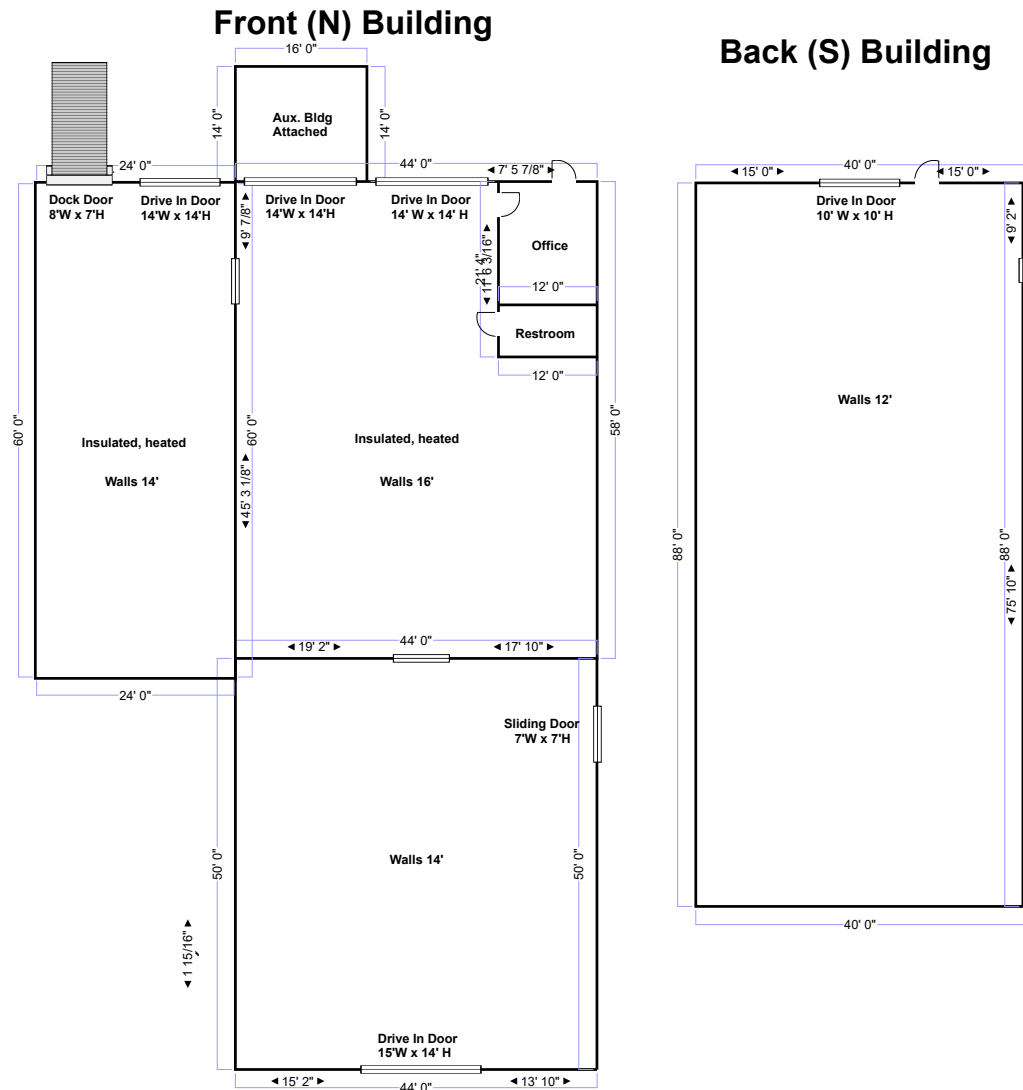


**Building A:** 4,320 SF, insulated and heated, has restroom, one loading dock with leveler, two drive in doors

**Building B:** 2,500 SF, attached to building A, cold storage, service door connects the buildings

**Building C:** 3,600 SF, cold storage, one drive in door and a service door, top wall daylight panel





## PROPERTY DETAILS 5626 Hwy 95 NW Cambridge, MN 55008

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Description:</b>                                          | Hwy 95 Shop/Warehouse on 0.88 acres located between Princeton & Cambridge in Isanti County, MN. Property includes three metal buildings of varying sizes. Building A is heated, insulated has 1 loading dock with leveler. Building B is attached to building A and is cold storage. Building C is cold storage. Each building has electricity and lights. Warehouse flooring is concrete, 6"-8" thick. The buildings offer flexible space for owner-users, contractors, storage, or light industrial operations.                                                                                                                                   |
| <b>Building SF:</b>                                                   | Total SF of three buildings: 10,420; Building A heated office/warehouse with 1 drive in, 1 loading dock, 1 restroom, 4320 SF; Building B cold storage attached to bldg. A has 1 drive in, 2500 SF; Building C cold storage building, 1 drive in with service door, 3600 SF                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Property ID:</b>                                                   | 13.026.3504                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Zoning:</b>                                                        | General Business zoning (B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Zoning Permitted &amp; Conditional Permitted Uses may include:</b> | <p><b>Permitted Uses Include:</b> Appliance store and appliance repair. Bicycle sales and repair shop. Book store (but not adult bookstores) or stationary store, antique or gift shop, art and school supply Cabinet/carpenter shop or construction yard. Garages (repair). Hardware store Landscape nursery, garden store and greenhouses. Marine, boat sales, and sporting goods Mini storage units Service business or trade</p> <p><b>Conditional Uses Include:</b> Other business activities of the same general character as listed in Subdivision 2 of this Section. Pawn Shops Light manufacturing</p> <p><b>Interim Uses:</b> Kennel.</p> |
| <b>Property Taxes:</b>                                                | \$7,270.00 (2026); Isanti County (Wyanett Township)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Year Built:</b>                                                    | 2011, 2014, 2016, 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Roof Type:</b>                                                     | Pitched, Metal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Water / Sewer:</b>                                                 | Well; Sewer Holding Tank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Power:</b>                                                         | Single phase; 3 phase power available for buyer installation (reasonable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Utilities:</b>                                                     | Electric: Connexus Energy; Gas: Centerpoint Energy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Neighboring Businesses:</b>                                        | Lakes Premier Storage and The Rustic Depot, Gifts & Décor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Helpful Contacts:</b>                                              | <p><u>Zoning Administrator:</u> Trina Bergloff, <a href="mailto:trina.bergloff@co.isanti.mn.us">trina.bergloff@co.isanti.mn.us</a></p> <p><u>Building Official:</u> Dennis Ginter <a href="mailto:dennis.ginter@co.isanti.mn.us">dennis.ginter@co.isanti.mn.us</a></p> <p><u>Economic Development:</u> Amanda Usher, Cty Administrator, <a href="mailto:amanda.usher@co.isanti.mn.us">amanda.usher@co.isanti.mn.us</a></p> <p>Wyanette Township: Linda Hass, Clerk, 763-389-4465 <a href="mailto:hass_linda@yahoo.com">hass_linda@yahoo.com</a></p>                                                                                                 |

# Property Photos



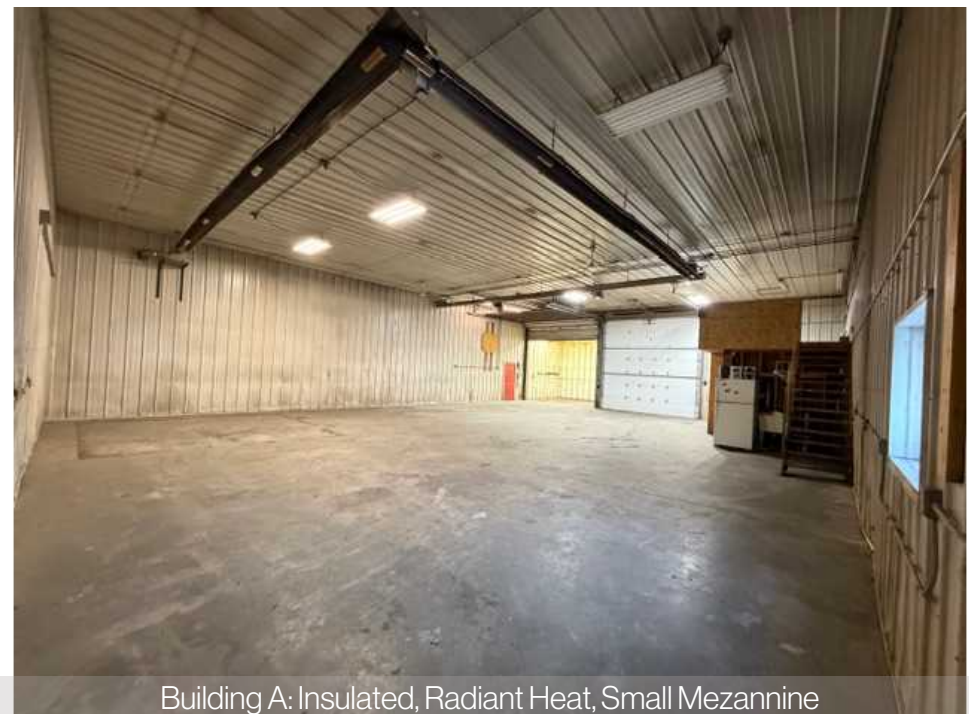
Building A: Office, RR, 2 DI & 1 Loading Dock with Leveler



Building A office with restroom



Building A Interior View Office & WH



Building A: Insulated, Radiant Heat, Small Mezzanine

# Property Photos



Building B: Attached to Bldg. A, Cold Storage, Electricity



Building B Interior, Drive In Door

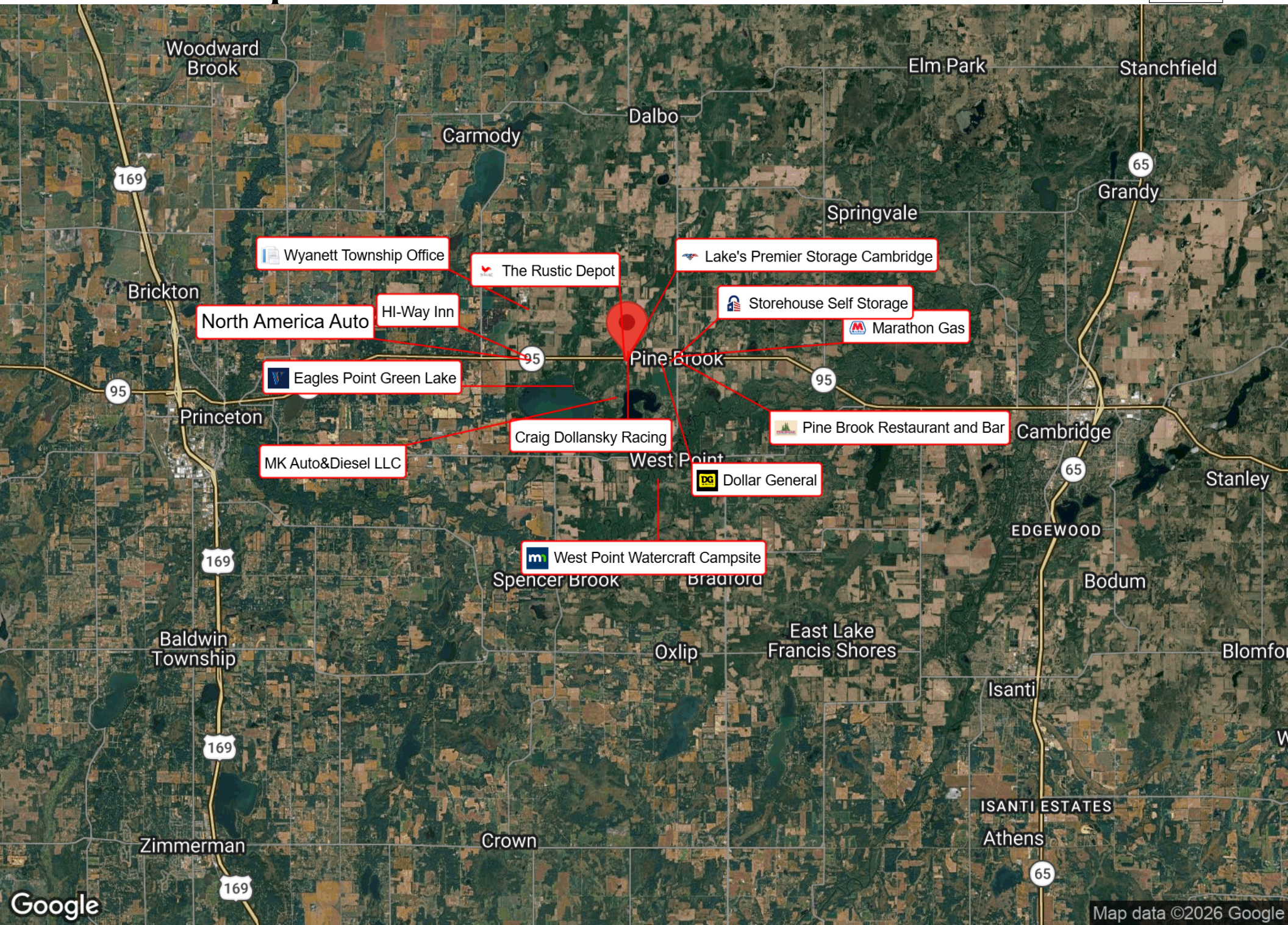


Building C on Left, Drive In Door

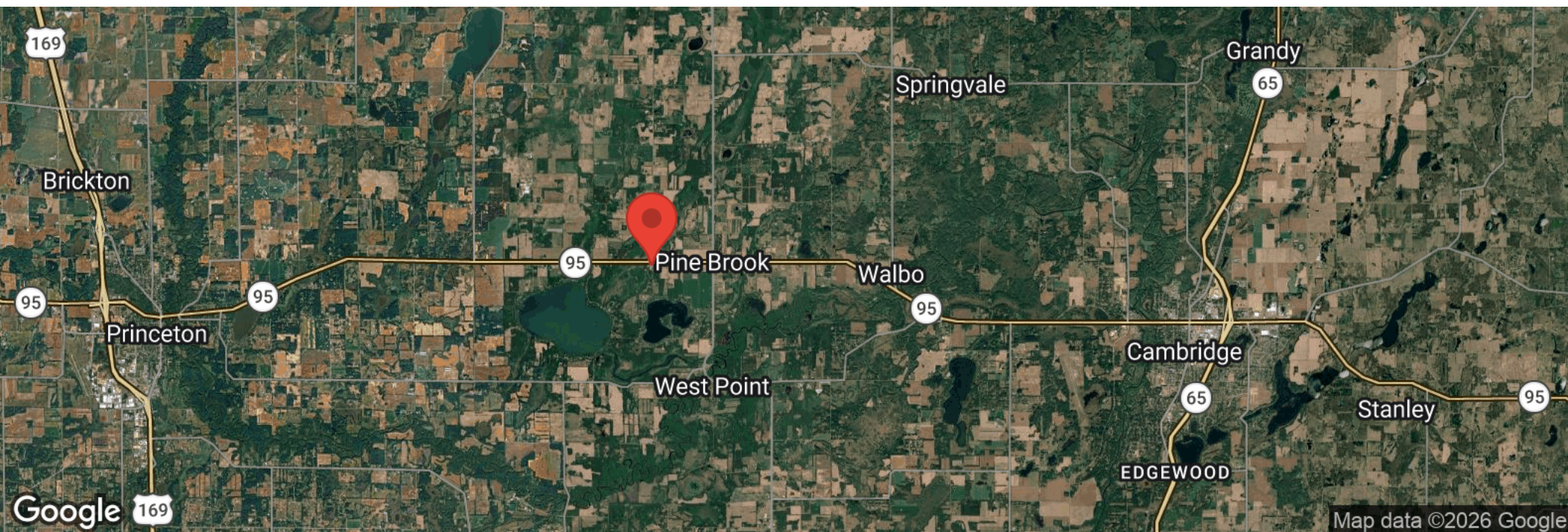


Building C Interior, Top of Wall Skylight

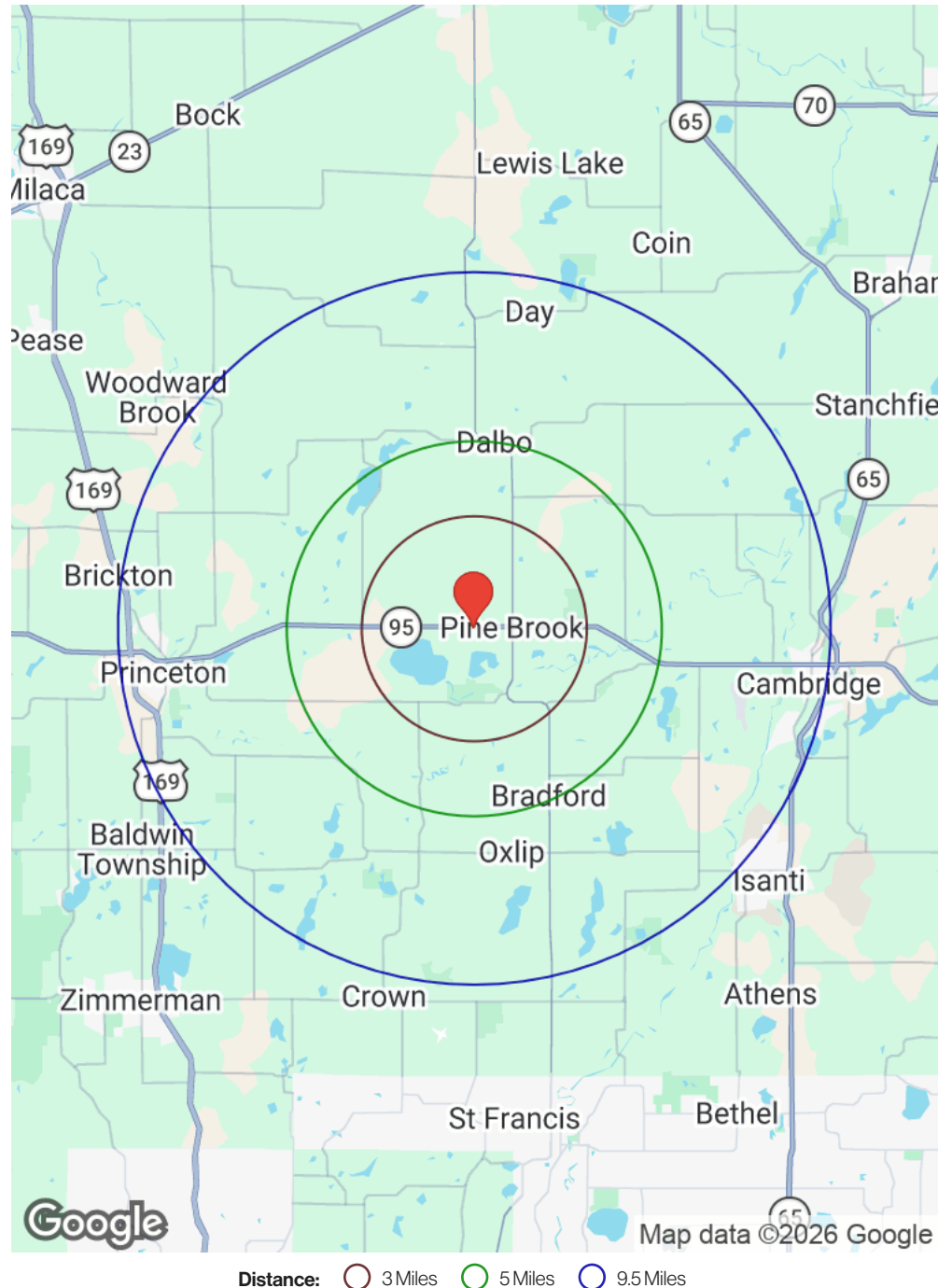
# Business Map



# Location Maps



# Demographics



| Category   | Sub-category     | 3 Miles   | 5 Miles   | 9.5 Miles |
|------------|------------------|-----------|-----------|-----------|
| Population | Male             | 1,005     | 2,108     | 15,577    |
|            | Female           | 924       | 1,939     | 15,384    |
|            | Total Population | 1,929     | 4,048     | 30,961    |
| Housing    | Total Units      | 833       | 1,729     | 13,492    |
|            | Occupied         | 757       | 1,578     | 12,483    |
|            | Owner Occupied   | 705       | 1,468     | 9,900     |
|            | Renter Occupied  | 52        | 110       | 2,583     |
|            | Vacant           | 76        | 150       | 1,009     |
| Age        | Ages 0 - 14      | 329       | 703       | 5,653     |
|            | Ages 15 - 24     | 206       | 423       | 3,566     |
|            | Ages 25 - 54     | 669       | 1,412     | 11,479    |
|            | Ages 55 - 64     | 330       | 685       | 4,322     |
|            | Ages 65+         | 395       | 824       | 5,943     |
| Income     | Median           | \$109,798 | \$107,088 | \$87,013  |
|            | Under \$15k      | 29        | 60        | 861       |
|            | \$15k - \$25k    | 25        | 59        | 611       |
|            | \$25k - \$35k    | 27        | 58        | 706       |
|            | \$35k - \$50k    | 57        | 124       | 1,364     |
|            | \$50k - \$75k    | 87        | 215       | 1,843     |
|            | \$75k - \$100k   | 111       | 211       | 1,785     |
|            | \$100k - \$150k  | 216       | 424       | 2,954     |
|            | \$150k - \$200k  | 113       | 241       | 1,411     |
|            | Over \$200k      | 93        | 186       | 949       |

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# WAREHOUSE FOR SALE

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