



For sale

11473 Marketplace Dr N, Champlin, MN

8,735 SF Available



Building specifications

Address	11473 Marketplace Dr N, Champlin, MN
PID	31-120-21-13-0104
Total available SF	8,735 SF
Acres	1 acres
Year built	2002
Clear height	16'
Loading	Two (2) drive-in doors (10' x 12")
Parking	33 stalls
Zoning	C-2/PUD
County	Hennepin
Signage	Opportunities at property and on Hwy 169
Power	Est. 400 amp, 280V, 3-phase
Sale Price	\$2,100,000
2026 Tax	\$24,132.36 (\$2.76 PSF)



Demographics

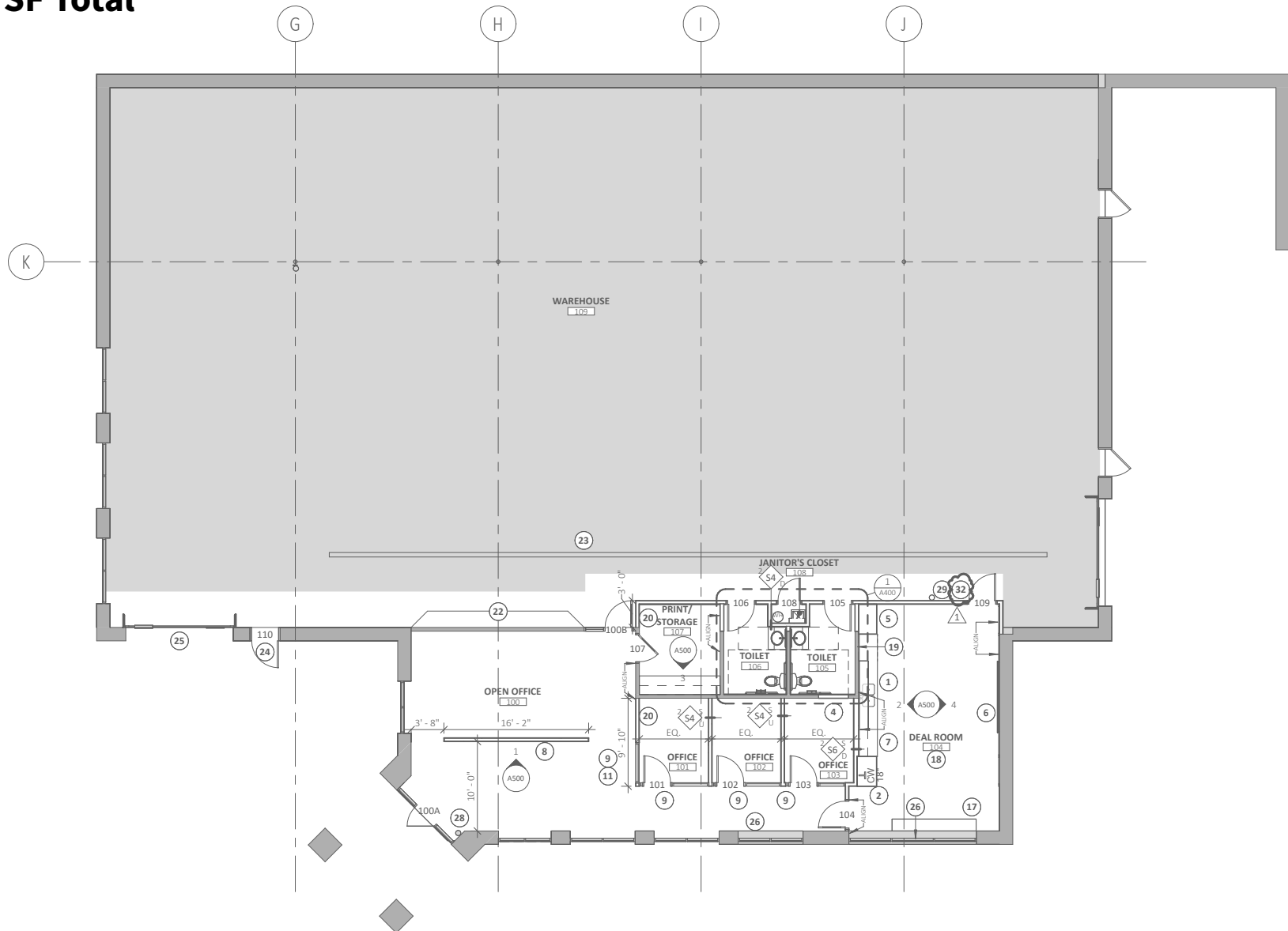
	1 Mile	3 Miles	5 Miles
2026 Population	8,689	64,868	173,800
Average HH Income	\$133,320	\$188,028	\$119,645
Median HH Income	\$111,371	\$96,084	\$97,565

Floor plan

1,665 SF Office

7,070 SF Warehouse

8,735 SF Total



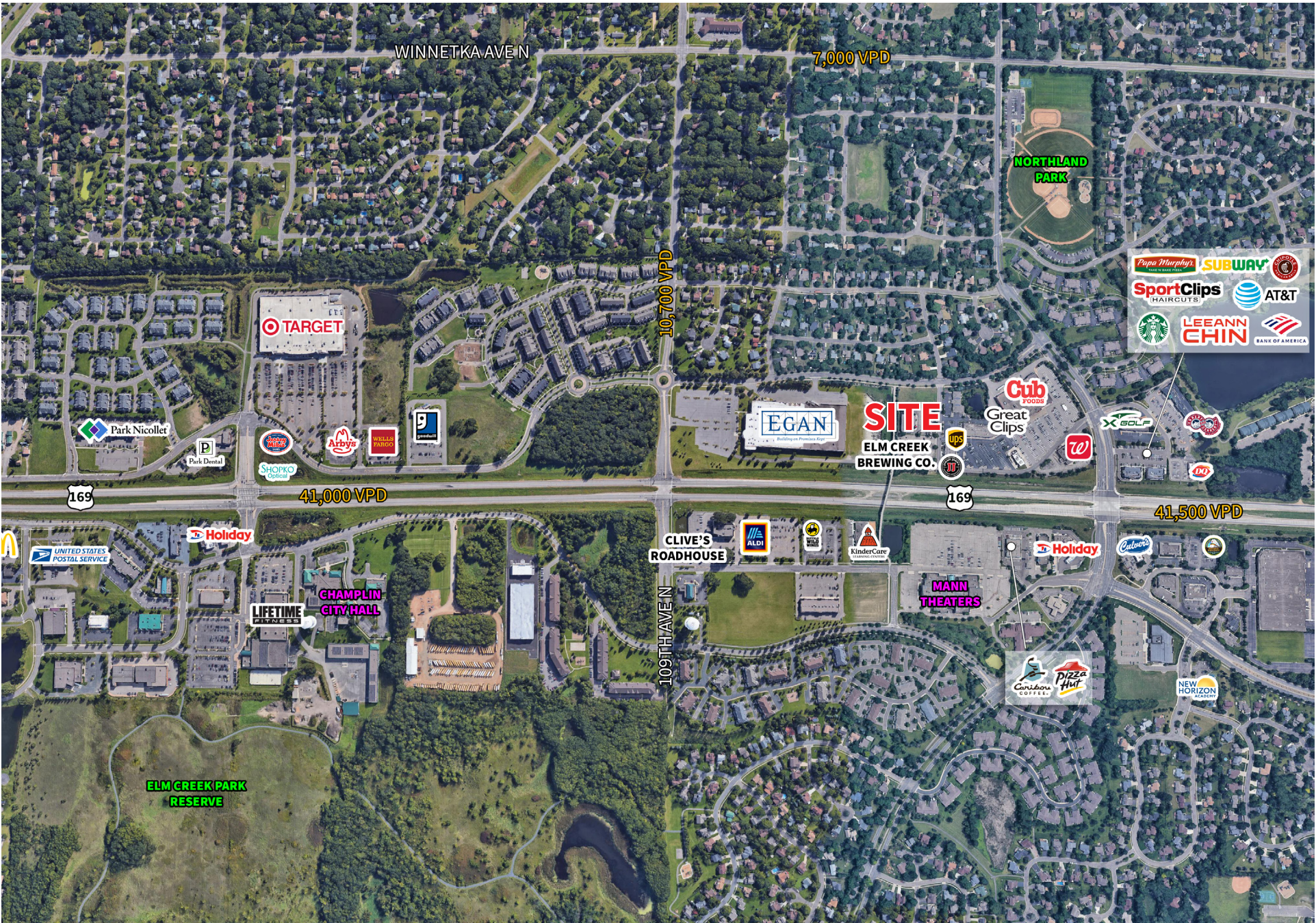
Property photos

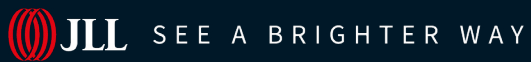
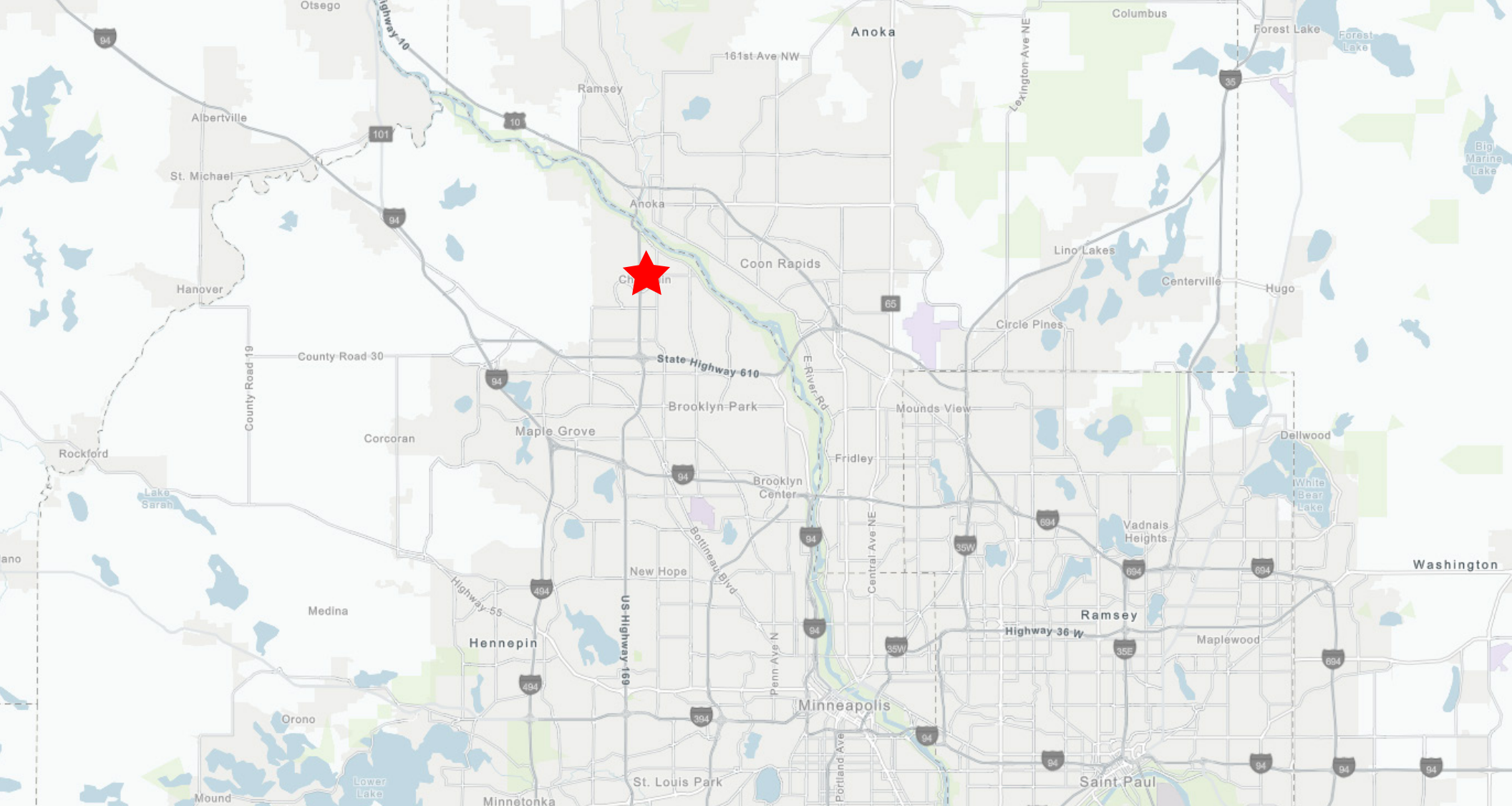


Property photos



Amenities map





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