

CHURCH PROPERTY FOR SALE \$625,000

FORMER KINGDOM HALL OF JEHOVAH'S WITNESSES

1950 Douglas Drive North, Minneapolis, MN 55422



SALE PRICE:	\$625,000
LOT SIZE:	+/-1.18 Acres
BUILDING SIZE:	+/-4,000 SF
YEAR BUILT:	1957
ZONING:	I1, Institutional (Churches, Schools, Etc.)
MARKET:	West
SUB MARKET:	NW
CROSS STREETS:	Douglas Drive & Duluth Street

PROPERTY OVERVIEW

Architecturally significant and beautifully maintained church/sanctuary building on a heavily trafficked corner in Golden Valley Minnesota. Just reduced \$175,000!

PROPERTY FEATURES

- +/-4,000 SF, 3-Level Building
- +/- 118 Seats in the Sanctuary
- 1.18 Acres
- Potential Redevelopment
- Corner Property
- Fully Signaled Intersection
- High Traffic Counts
- Directly across from the Honeywell Entrance (2,500 Employees)
- Excellent Demographics

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

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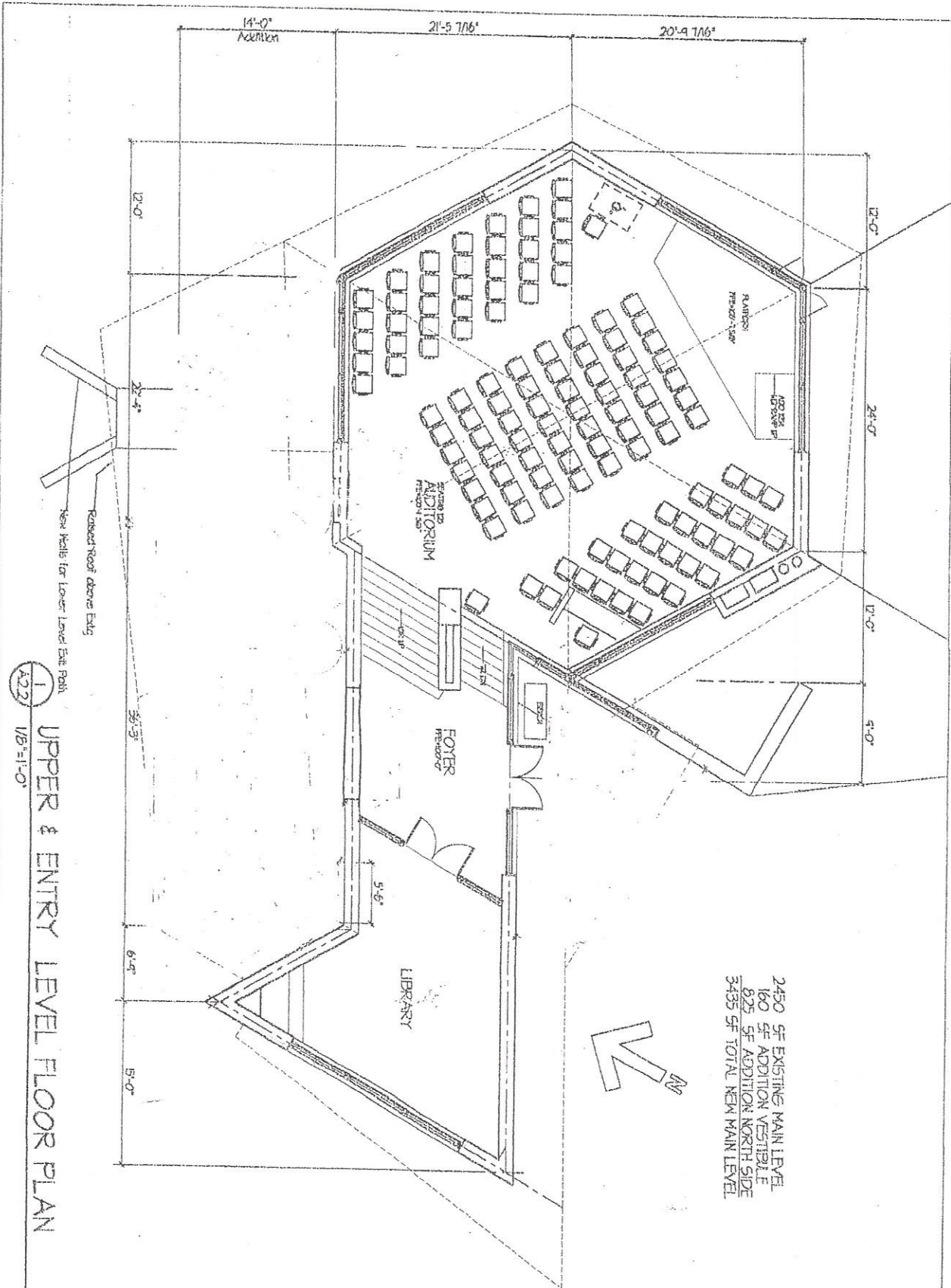


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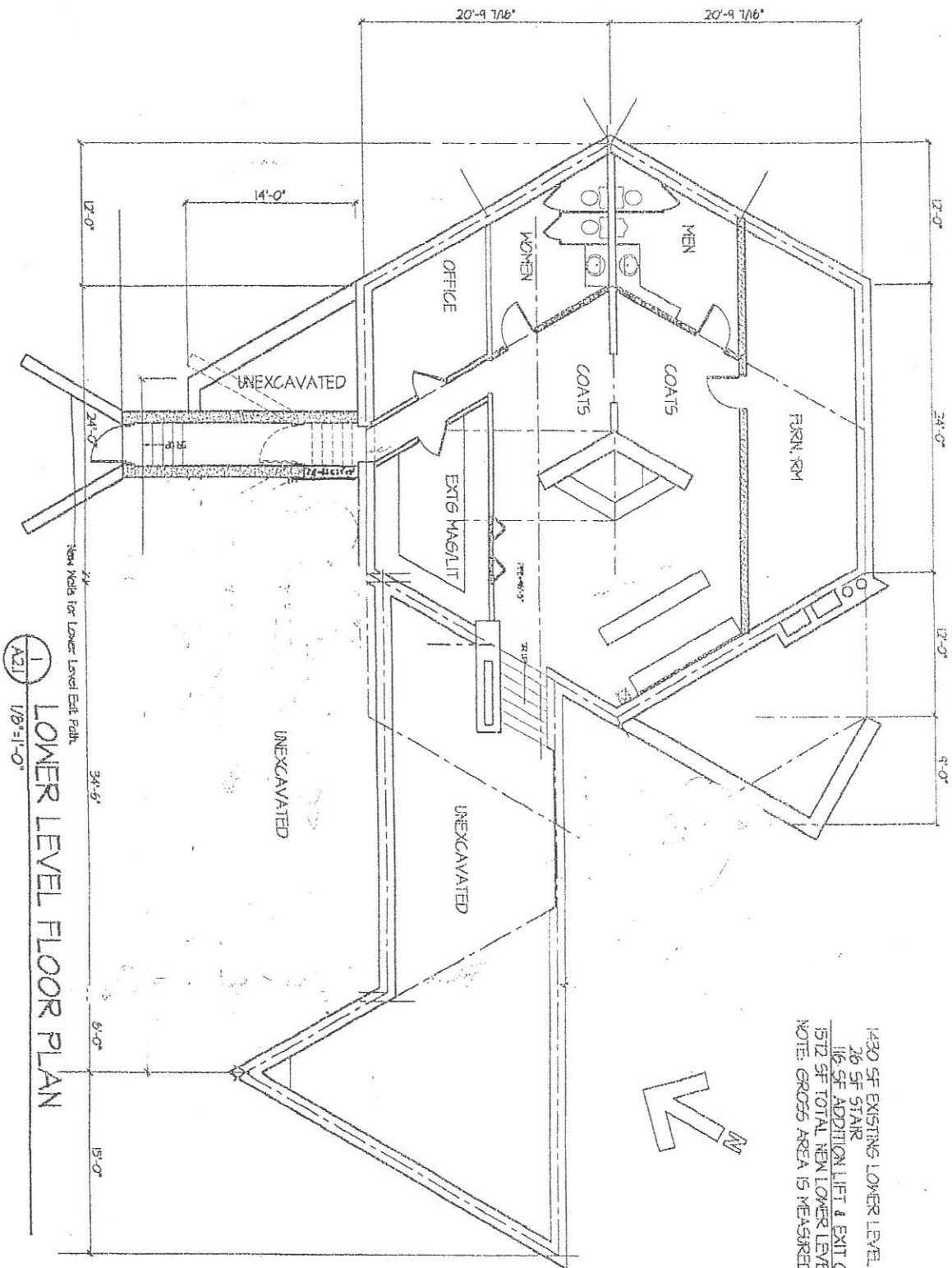


1 UPPER & ENTRY LEVEL FLOOR PLAN
 A2.2 1/8"=1'-0"

C-612-859-9803

SHEET TITLE UPPER LEVEL FLOOR PLAN PROPOSED ADDITIONS--SCHEME 'C'		NO. DATE 1 3-20-09 2 8-16-10	REVISION		BY
PROJECT TITLE GOLDEN VALLEY KINGDOM HALL DOUGLAS DRIVE GOLDEN VALLEY, MINNESOTA			I DO HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. REGISTRATION NUMBER 13000 DATE:		
DWN BY:	CDD BY:	PHILIP V. BLASKO, 952-270-8000-F; 952-431-6569-H			
SCALE 1/8" = 1'-0"	DATE: 01-06-10				
CDD & GV-ASB:dwg	SHEET No.				
A2.2					

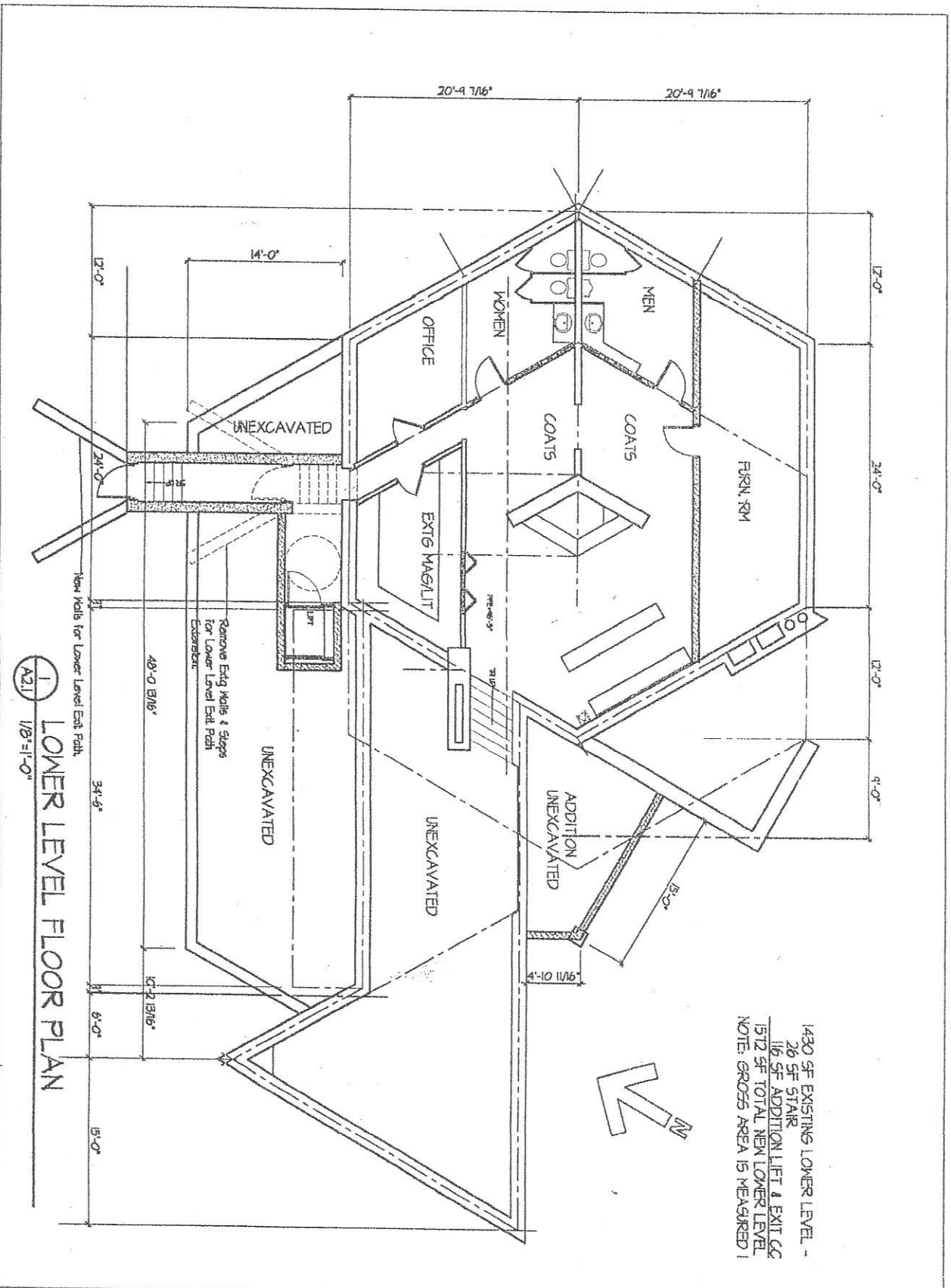
EXIST- 38807
 Add 1127 B 29%



1430 SF EXISTING LOWER LEVEL -
 26 SF STAIR
 116 SF ADDITION LIFT & EXIT CC
 1512 SF TOTAL NEW LOWER LEVEL
 NOTE: GROSS AREA IS MEASURED I

1
 AZ1
 1/8"=1'-0"
 LOWER LEVEL FLOOR PLAN

SHEET TITLE		PROJECT TITLE		NO.	DATE	REVISION	BY
LOWER LEVEL FLOOR PLAN PROPOSED ADDITIONS		GOLDEN VALLEY KINGDOM HALL GOLDEN VALLEY, MINNESOTA		2	8-18-10		
DWN BY:	DDO BY:	SCALE:	DATE:				
		1/8"=1'-0"	04-13-10				
SHEET NO.		DWG BY: GV-ML-C					
A2.1							



1430 SF EXISTING LOWER LEVEL -
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LOWER LEVEL FLOOR PLAN

A2.1
 1/8"=1'-0"

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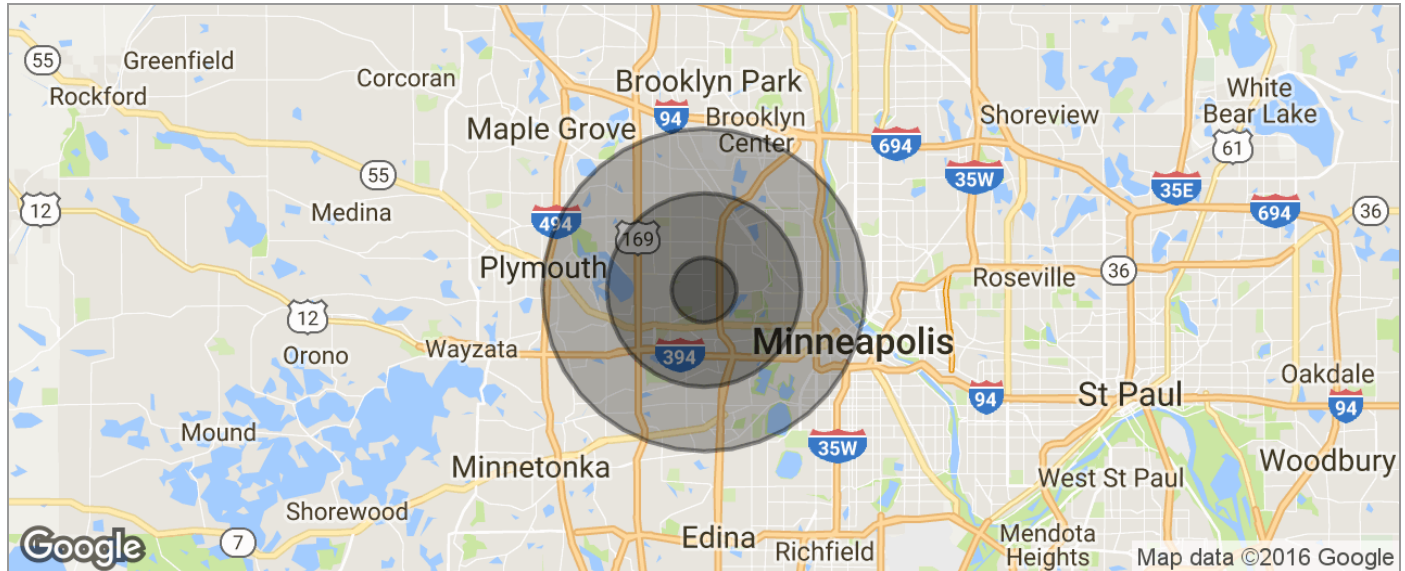
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,942	85,411	285,460
MEDIAN AGE	45.9	39.8	36.0
MEDIAN AGE (MALE)	42.7	38.3	35.0
MEDIAN AGE (FEMALE)	47.8	41.1	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,400	36,853	121,234
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$75,150	\$76,564	\$74,387
AVERAGE HOUSE VALUE	\$255,010	\$230,698	\$253,133
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.3%	82.7%	70.2%
% BLACK	4.3%	7.9%	16.8%
% ASIAN	2.4%	4.0%	6.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.2%	0.5%
% OTHER	0.8%	1.2%	2.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.4%	4.6%	5.6%

* Demographic data derived from 2010 US Census

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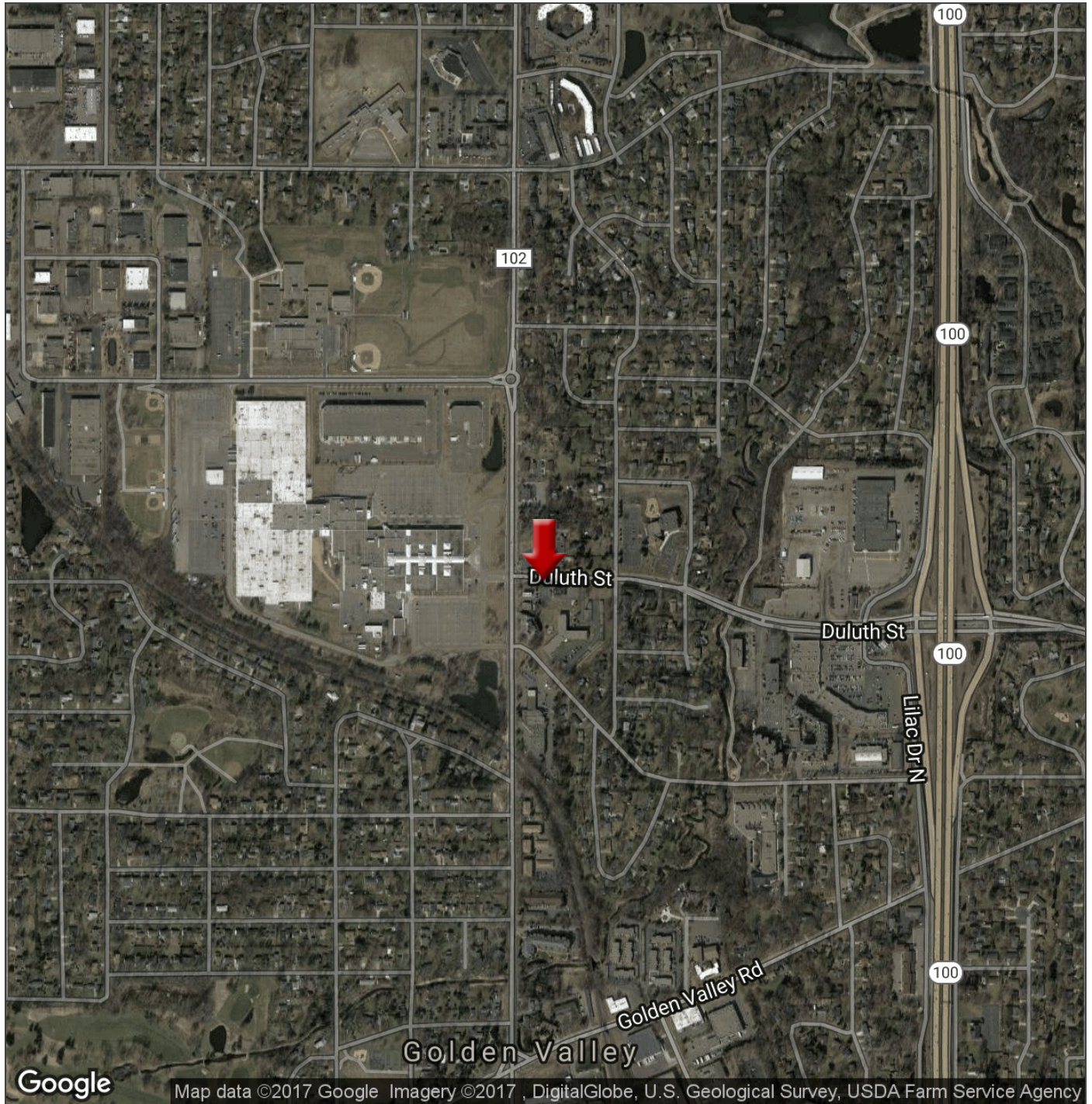
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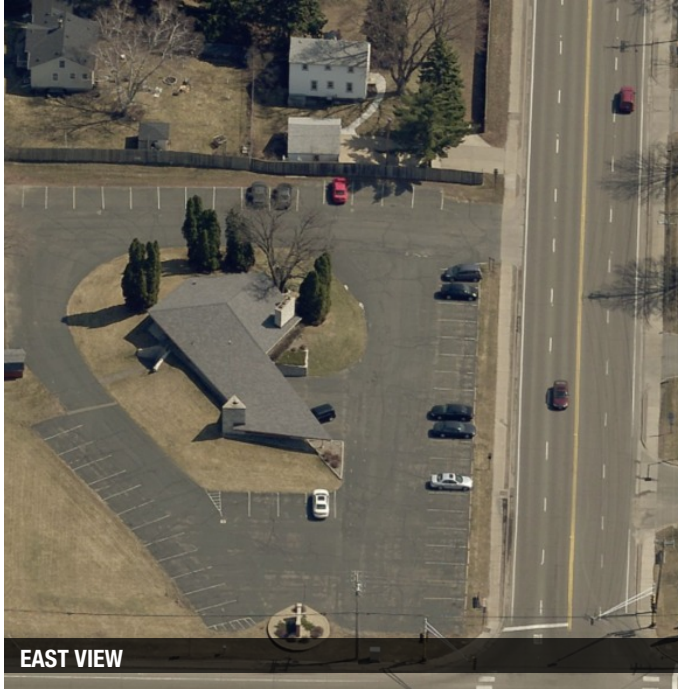
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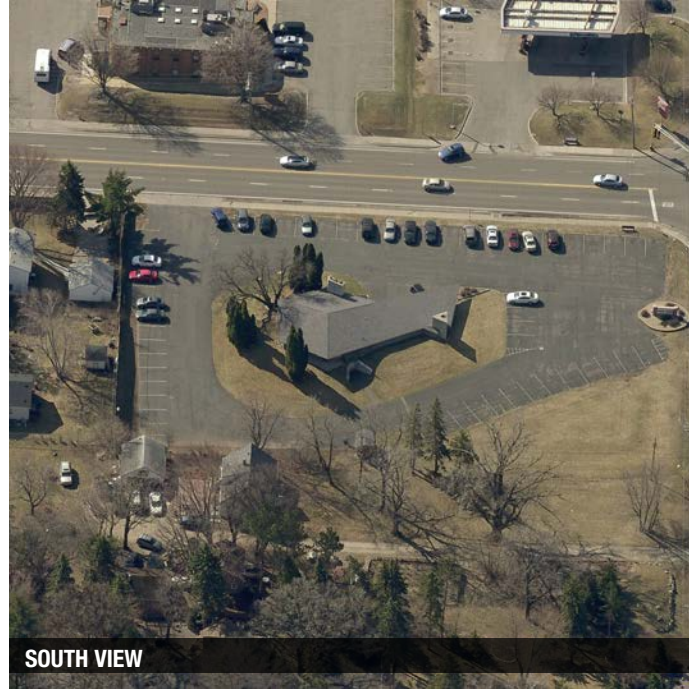
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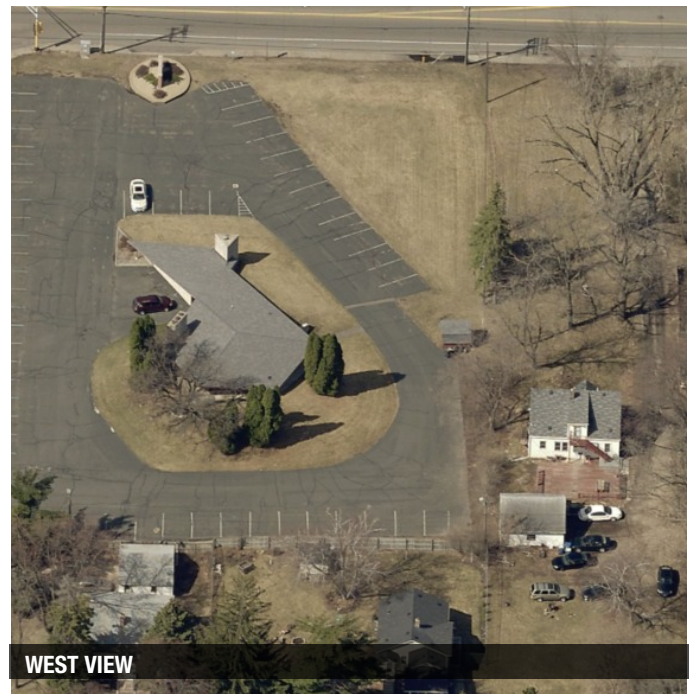
EAST VIEW



SOUTH VIEW



NORTH VIEW



WEST VIEW

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PROPERTY TAX MAP

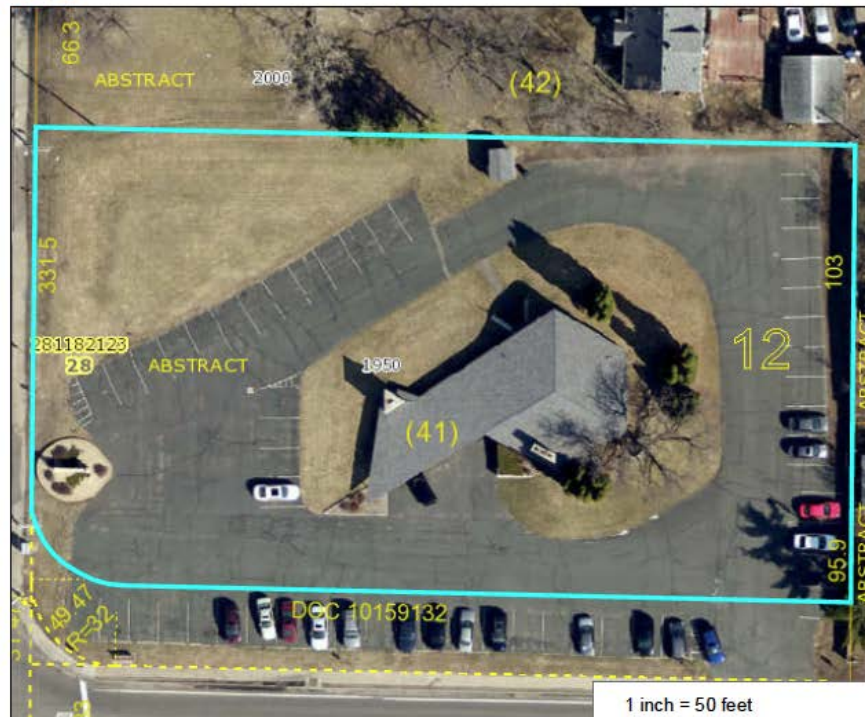
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Hennepin County Property Map

Date: 12/16/2016



PARCEL ID: 2811821230041
OWNER NAME: Jehovahs Witnesses
PARCEL ADDRESS: 1950 Douglas Dr N,
Golden Valley MN 55422
PARCEL AREA: 1.18 acres, 51,236 sq ft
A-T-B: Abstract
SALE PRICE:
SALE DATA:
SALE CODE:
ASSESSED 2015, PAYABLE 2016
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: \$0
TAX TOTAL: \$0.00
ASSESSED 2016, PAYABLE 2017
PROPERTY TYPE: Commercial-preferred
HOMESTEAD: Non-homestead
MARKET VALUE: \$0

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Parcel Data for Taxes Payable 2016

Property ID:	28-118-21-23-0041		
Address:	1950 DOUGLAS DR N		
Municipality:	GOLDEN VALLEY		
School Dist:	281	Construction year: 1957	
Watershed:	7	Approx. Parcel Size: IRREGULAR	
Sewer Dist:	01		
Owner Name:	JEHOVAHS WITNESSES		
Taxpayer Name & Address:	JEHOVAHS WITNESSES 1950 DOUGLAS DR N MPLS MN 55422		

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions. NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name:	"YARNALL'S GOLDEN VALLEY OUT LOTS"
Lot:	
Block:	012
First Line Metes & Bounds:	THAT PART OF THE N 198.9 FT OF THE
Full Metes & Bounds:	Note: To read full tax parcel description, click here. For term abbreviations, click here.
Abstract or Torrens:	ABSTRACT

**Value and Tax Summary for Taxes Payable 2016
Values Established by Assessor as of January 2, 2015**

Estimated Market Value:		
Taxable Market Value:		
Total Improvement Amount:		
Total Net Tax:		Expand for details
Total Special Assessments:		
Solid Waste Fee:		
Total Tax:		

**Property Information Detail for Taxes Payable 2016
Values Established by Assessor as of January 2, 2015**

Values:			
Land Market			
Building Market			
Machinery Market			
Total Market:			
Qualifying Improvements			
Veterans Exclusion			
Homestead Market Value Exclusion			
Classifications:			
Property Type	COMMERCIAL PREFERRED		
Homestead Status	NON-HOMESTEAD		
Relative Homestead			
Agricultural			
Exempt Status	EXEMPT		

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BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has almost thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

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