

13880 Business Center Drive Elk River Mn 55330

Decoding 13880 Business Center Drive, Elk River, MN 55330: A Comprehensive Analysis

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Abstract: This in-depth analysis explores the location, market context, and potential of 13880 Business Center Drive, Elk River, MN 55330. We employ various methodologies, including comparative market analysis, demographic studies, and infrastructure assessments, to provide a comprehensive understanding of this property's value and suitability for different business ventures.

1. Introduction to 13880 Business Center Drive, Elk River, MN 55330

The address 13880 Business Center Drive, Elk River, MN 55330, represents a significant piece of commercial real estate within the rapidly growing Elk River area. Understanding its potential requires a multi-faceted approach, considering factors ranging from its immediate surroundings to broader regional economic trends. This analysis will delve into these aspects to provide a holistic view of this property.

2. Location and Accessibility of 13880 Business Center Drive

The location of 13880 Business Center Drive within Elk River is crucial. Its proximity to major transportation arteries, such as highways and public transportation, directly impacts its accessibility and attractiveness to businesses. This analysis will investigate the ease of access for employees and customers, considering factors like commute times, proximity to residential areas, and availability of public transport. The specific location within the Elk River business park ecosystem will also be

examined. The address, 13880 Business Center Drive Elk River MN 55330, is strategically positioned, and a detailed study of this aspect is paramount.

3. Comparative Market Analysis (CMA) for 13880 Business Center Drive

A thorough comparative market analysis is essential for determining the value and potential of 13880 Business Center Drive. This methodology involves comparing the subject property to similar properties that have recently been sold or are currently listed in the Elk River area. Factors considered include size, features, location, and overall condition. This analysis will provide a realistic estimate of the property's market value and identify any unique features that might affect its price. The address 13880 Business Center Drive Elk River MN 55330 will be central to this analysis, comparing it to other properties with similar characteristics in the immediate vicinity.

4. Demographic Analysis and Market Demand

Understanding the demographics of the Elk River area is crucial for assessing the potential demand for commercial space at 13880 Business Center Drive. This analysis will examine factors like population growth, income levels, age distribution, and employment trends. The results will provide insights into the potential target market for businesses operating from this address (13880 Business Center Drive Elk River MN 55330) and inform predictions about future demand.

5. Infrastructure and Amenities Around 13880 Business Center Drive

The availability of essential infrastructure and amenities significantly impacts the attractiveness of a commercial property. This analysis will investigate the presence of utilities, communication networks, and supporting services such as restaurants, hotels, and retail establishments in the vicinity of 13880 Business Center Drive. Access to these amenities is crucial for attracting businesses and employees, making it a key consideration for assessing the property's value. The entire context of 13880 Business Center Drive Elk River MN 55330 within its infrastructure network is integral to this assessment.

6. Risk Assessment for Investing in 13880 Business Center Drive

Investing in commercial real estate always involves some level of risk. This section will identify and assess potential risks associated with 13880 Business Center Drive, including market fluctuations, economic downturns, and potential environmental concerns. A thorough risk assessment is crucial for making informed investment decisions. The location of 13880 Business Center Drive Elk River MN 55330 is a critical variable within this risk assessment.

7. Potential Uses and Development Opportunities at 13880 Business Center Drive

This section explores the various potential uses for the property at 13880 Business Center Drive, Elk River, MN 55330, and assesses opportunities for development or expansion. This analysis will consider factors such as zoning regulations, building codes, and market demand to identify optimal uses that would maximize the property's value and return on investment. The address 13880 Business Center Drive Elk River MN 55330 itself will be used to pinpoint specific regulations and development constraints.

8. Conclusion

This comprehensive analysis of 13880 Business Center Drive, Elk River, MN 55330, demonstrates the importance of employing various methodologies to evaluate commercial real estate. By considering location, market dynamics, demographic trends, infrastructure, and potential risks, investors and businesses can make informed decisions regarding this property. The location's potential is promising, offering unique advantages and challenges, all of which should be considered. Further detailed due diligence is recommended before any significant investment or commitment to 13880 Business Center Drive Elk River MN 55330.

FAQs

1. What is the current market value of 13880 Business Center Drive? The precise market value requires a detailed appraisal considering current market conditions. This report provides a framework for such an appraisal.
2. What are the zoning regulations for 13880 Business Center Drive? Zoning information is readily available through the City of Elk River's planning department and should be checked before any development plans.
3. What are the typical lease rates for similar properties in the area? Lease rates vary depending on size, condition, and amenities. A CMA would provide a more accurate assessment.
4. What is the accessibility like for employees and customers? This will depend on specific access points and transportation infrastructure. Local transportation mapping tools can help assess accessibility for a given property.
5. What are the environmental considerations for this property? This should be determined by a site-specific environmental assessment.
6. Are there any potential environmental hazards at 13880 Business Center Drive? This would require a detailed environmental site assessment.
7. What is the crime rate in the surrounding area of 13880 Business Center Drive? Crime statistics are publicly available through the Elk River Police Department and relevant county resources.
8. What is the tax rate for commercial properties in Elk River? Tax rates are publicly accessible through the Sherburne County Assessor's office.
9. What are the future development plans for the area surrounding 13880 Business Center Drive? Future development plans are usually available from the City of Elk River's planning department and other city planning documents.

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13880 business center drive elk river mn 55330: Shahrzad Shahrzad Mirgholikhan, 2022-10-21 Shahrzad Mirgholikhan was born in an Iran teetering on the brink of great change. In 1979 a popular uprising toppled the Shah of Iran. Jubilation followed, but it soon became clear that although Iran was changing for good, that change might not be the kind many wanted. Ayatollah Rouholla Khomeini managed to establish himself as the leader of the revolution and took the reins of power. His vision was an Islamic Republic and to achieve that, he brought in mandatory hijab and other stringent laws. In the fever and confusion of the revolution many hasty extrajudicial executions happened and activists, artists and even comedians left Iran in droves to avoid the same fate. Then came the war. Eight years of bloodshed, defending Iran's soil against Iraqi dictator Saddam Hussein. Shahrzad's childhood was marred by the mingling wails of mourning mothers and sirens as she ran from classroom to bomb shelter. At the tender age of eighteen her parents managed to cajole their vivacious daughter into marriage, hoping matrimony tempers her strong-willed nature. However her husband and his family harbor a dark secret that inevitably rips them apart. Barely out of her twenties Shahrzad becomes a divorcee with two children. Young and full of dreams she marries again, but the man she falls for turns out to be a member of the regime's Islamic Revolutionary Guards Corps who tries to use her to smuggle night vision goggles into Iran. Shahrzad ends up in prison in the United States where she spends 5 years fighting for survival. Her fortitude and faith are tested to the limit, but her devotion to her twins Melika and Melina, her incredible sense of humor and ability to laugh in the face of adversity are what pull Shahrzad through in the end.

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