



ANOKA-HENNEPIN SCHOOLS

Education Client

www.anoka.k12.mn.us

PROJECT OVERVIEW: SELLER REPRESENTATION

The Advisory Services Group was engaged to market for sale the 49,056 square foot former Champlin Elementary School building and associated land in Champlin, Minnesota

BUILDING

Champlin Elementary School
111 Dean Avenue West
Champlin, MN 55316

SQUARE FEET

49,056 SF

SERVICES

- Disposition
- Marketing
- Seller Negotiations

APPROACH

- The property was marketed extensively to nonprofit users, daycares, non K-12 educators, medical users and developers, including multi-family.
- The property received 65 inquiries as a result of marketing efforts.

RESULTS

- Negotiated a letter of intent with A&L McGregor Re LLC which resulted in a \$150,000 increase from their initial offer.
- Executed a purchase agreement with A&L McGregor in May 2015.
- The sale closed at a purchase price of \$1,350,000 in June 2015.

“The school district had two properties to sell after downsizing due to population decreases. The team at Cushman & Wakefield was instrumental in marketing and selling both properties. We could not be happier or more appreciative of their great work!”

Chuck Holden
Chief Operations Officer