

# Cliff Cove Office Condo For SALE \$114,777

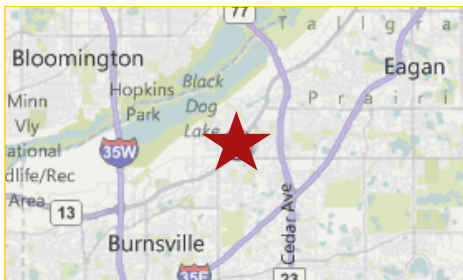


**2414-117th Street  
Burnsville, MN**

## Great Space for a Startup or Smaller Business!

**Convenient, easy access location minutes from I-35W.**

Nicely finished interior with a spacious reception area, two private offices and a large conference room. In suite amenities include a centrally located sink and fridge and a unisex restroom. This is a great floor plan with just the right mix of shared and private space.



Located at a busy intersection along commuter access to and from I-35W with a traffic count of over 13,000 cars daily. Nearby business include professional services and retail.

Clean, association maintained environment with abundance of parking for your clients and staff. Make this beautiful office condo your own today!

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Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

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## Site Data

<b>Listing Price:</b>	\$114,777	
<b>Includes:</b>	Condominium	
<b>Location:</b>	2414 117th Street, Burnsville, MN 55337	
<b>PID Number:</b>	021781502001	
<b>2010 Total Tax:</b>	\$5,294.58	
<b>Legal Description:</b>	Cliff Cove Town Office Park; common area known as lot—17 Blk & Allof lot 2 Blk 1 Subj to CIC #31221	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Level	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	1
<b>Total SF:</b>	1,120 SF	
<b>Acres:</b>	.04	
<b>Building Type:</b>	Stick Built / Brick Exterior	
<b>Year Built:</b>	2000	
<b>Parking:</b>	Parking lot with multiple spaces	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial	
<b>General:</b>	Excellent office space for business and professional service	



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## 55337 Demographics



### Community-at-a-Glance

County Seat:

**Dakota**

Population:

**45,174**

Median Age:

**33.4**

Average Family Size:

**3.06**

Median Single Family

Home Value:

**\$67,666**

Median Household Income:

**\$58,286**

Commute Time (minutes):

**22.4**

General Characteristics	Number	Percentage
Total population	45,174	—
<i>Male</i>	22,205	49.2
<i>Female</i>	22,969	50.8
Median age (years)	33.4	—
<i>Under 5 years</i>	3,143	7.0
<i>18 years and over</i>	33,542	74.3
<i>65 years and over</i>	3,485	7.7
Average household size	2.52	—
Average family size	3.06	—
Total housing units	18,185	—
Social Characteristics	Number	Percentage
Population 25 years and over	28,959	—
<i>HS graduate or higher</i>	27,233	94.0
<i>Bachelor's degree or higher</i>	10,660	36.8
Male, now married	10,021	57.9
Female, now married	10,085	54.9
Economic Characteristics	Number	Percentage
In labor force	28,007	79.8
Mean travel time to work (minutes)	22.4	—
Median household income (dollars)	58,286	—
Median family income (dollars)	67,666	—
Per capita income (dollars)	26,944	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	10,764	—
<i>Median value (dollars)</i>	152,700	—
Median of selected monthly owner costs with mortgage (dollars)	1,203	—

\*2000 US Census Data

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## Summary

### Building features and amenities include:

- One story 1,120 SF walk up office condo
- Private entrance and welcoming reception area
- Two private offices and one large conference room
- Centrally located break area includes sink and fridge
- On site unisex restroom
- Ample parking in parking in front lot
- Well-kept facility, ready to move in
- Qwest DSL Available
- Association maintained building and grounds
- Located in a busy commercial area
- Commuter corridor to and from I-35W
- Easy access to the intersection of Highway 13 and Cliff Road
- Great visibility from over 13,000 cars daily
- Neighboring businesses include legal, financial and insurance services
- Scenic views of wildlife behind office building



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.  
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