

# Office Condo for SALE/LEASE \$87,777

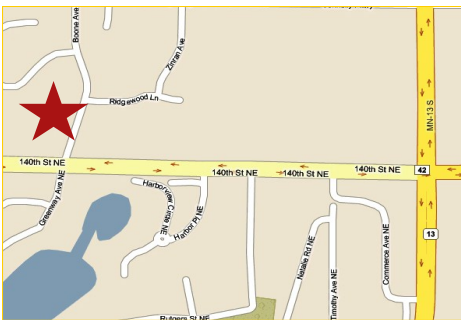


**8746 Egan Drive  
Savage, MN**

## Heatherton Ridge Office Condo

**Beautiful office suite with wall-to-wall carpet, natural  
woodwork, lots of natural light and open space.**

Located near Prior Lake just off the intersection of Egan Drive and Highway 13. 2006 construction perfect for your business office or professional service. Floor plan includes a reception area, three workspaces and private office space. Lots of windows and natural woodwork. Unit is vacant and ready to move in.



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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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Savage, MN**

## Site Data



<b>Listing Price:</b>	\$87,777	
<b>Includes:</b>	Building	
<b>Location:</b>	8746 Egan Drive, Savage, Minnesota 55378	
<b>PID Number:</b>	263950010	
<b>2010 Total Tax:</b>	\$4,950.00	
<b>Legal Description:</b>	Sect-19 Twp-115 Range-021 Cic 1146 Heatherton Ridge Offi Lot-Unt Block-001	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	1	
<b>Number of Units:</b>	Commercial	1
<b>Foundation Size:</b>	1,040 SF	
<b>Total SF</b>	1,040 SF	
<b>Acres</b>	.020	
<b>Building Type:</b>	Brick/stone, metal/vinyl	
<b>Year Built:</b>	2006	
<b>Parking:</b>	Lot with 20 spaces	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Beautifully finished office space with open air workspaces along with conference room with Kitchen area, restroom and lots of windows for natural light. This space is vacant and ready to move into.	

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Savage, MN**

## Demographics

## Community-at-a-Glance

County Seat:

**Scott**

Population:

**21,882**

Median Age:

**31.3**

Average Family Size:

**3.37**

Median Single Family

Home Value:

**\$167,100**

Median Household Income:

**\$76,010**

Commute Time (minutes):

**24.7**

*\*2000 US Census Data*

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.

*Last Updated: Monday, September 12, 2011*

General Characteristics	Number	Percentage
Total population	21,882	—
<i>Male</i>	11,157	51.0
<i>Female</i>	10,725	49.0
Median age (years)	31.3	—
<i>Under 5 years</i>	2,647	12.1
<i>18 years and over</i>	14,158	64.7
<i>65 years and over</i>	576	2.6
Average household size	3.09	—
Average family size	3.37	—
Total housing units	7,341	—
Social Characteristics	Number	Percentage
Population 25 years and over	13,250	—
<i>HS graduate or higher</i>	12,595	95.1
<i>Bachelor's degree or higher</i>	5,321	40.2
Male, now married	5,456	71.0
Female, now married	5,466	73.6
Economic characteristics	Number	Percentage
In labor force	12,533	84.5
Mean travel time to work (minutes)	24.7	—
Median household income (dollars)	76,010	—
Median family income (dollars)	80,212	—
Per capita income (dollars)	27,882	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,121	—
<i>Median value (dollars)</i>	167,100	—
Median of selected monthly owner costs with mortgage (dollars)	1,358	—

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