

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

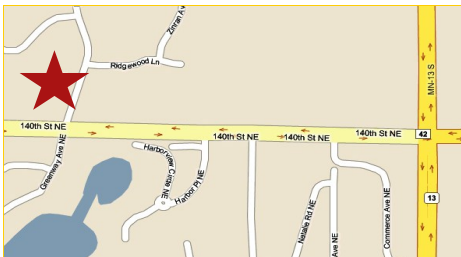


**8738 Egan Drive  
Savage, MN**

## Heatherton Ridge Office Condo

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

Three private offices and a large common perfect for conferences, open workgroup space or showroom. Located near Prior Lake just off the intersection of Egan Drive and Highway 13 and surrounded by trees and greenery. Nice walkup unit with great visibility from both thoroughfares.



# Rock Solid COMMERCIAL

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

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

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

**8738 Egan Drive  
Savage, MN**

## Site Data



<b>Listing Price:</b>	\$87,777	
<b>Includes:</b>	Building	
<b>Location:</b>	8738 Egan Drive, Savage, Minnesota 55378	
<b>PID Number:</b>	263950020	
<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-002	
<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>	Unit is vacant and ready for move in. With loads of natural light this nicely finished office features built in reception desk, open area for showroom, work stations or waiting area, conference room with double doors, private office and restroom.	

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
Real Estate Brokerage

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

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

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

**8738 Egan Drive  
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	—

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
**Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

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