

Office Condo for SALE

\$97,777



**8770 Egan Drive
Savage, MN**

Great Location! Heatherton Ridge Office Condo Waiting for Your Custom Office Buildout

Beautiful office suite with hardwood floors, natural woodwork, lots of natural light and open space. Located near Prior Lake just off the intersection of Egan Drive and Highway 13 and surrounded by trees and greenery. This unit is "raw" and waiting for your custom office buildout.

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Contact:

Ron Touchette Broker

612.685.0373

ron@rocksolidcommercial.com

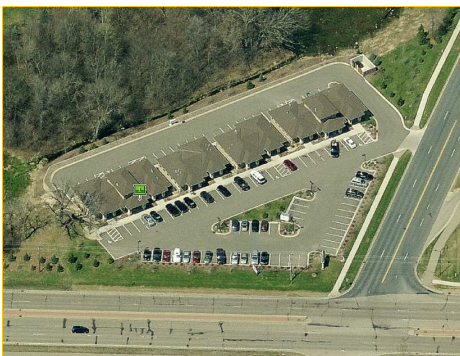
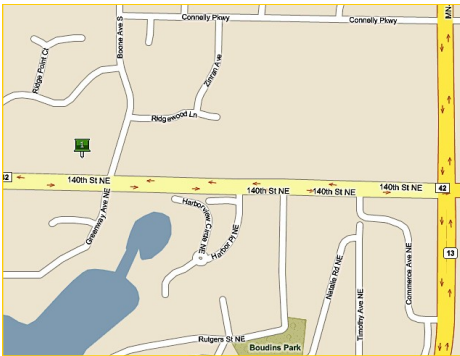
7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

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Savage, MN**

Site Data

Listing Price:	\$97,777	
Includes:	Condo Building	
Location:	8770 Egan Drive, Savage, Minnesota 55378	
PID Number:	263950130	
Legal Description:	Sect-19 Twp-115 Range-021 Cic 1146 Heatherton Ridge Offi Lot-Unt Block-013	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	1
Foundation Size:	1,100SF	
Total SF	1,100	
Acres	N/A	
Building Type:	Brick, stone, stucco	
Year Built:	2007	
Parking:	Lot with 20 spaces	
Occupied:	No	
Neighboring:	Commercial and residential	
General:	This unit is "raw to the bone" waiting for the new owner to design. Great area.	



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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

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. Copyright 2008 ROCK SOLID Commercial.

Last Updated: Monday, April 12, 2010

*2000 US Census Data

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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