

# Harbor Pointe



**2127 County Rd D E  
Unit A, Maplewood**

**Bank Owned Property For Sale!  
\$229,900!**



Beautiful two-level office condo priced at only \$249,900!

Beautiful two-level office condo has separate doors for each level and is perfect for one or two companies to occupy. Occupy one and lease the other for additional rental income! This must see property borders a wildlife pond and is within walking distance to Maplewood Mall. The prime location is close to Maplewood Mall, a major bus line, and has easy access on and off I-694. The adjacent vacant lot is also for sale. When properly landscaped it would add even more appeal!

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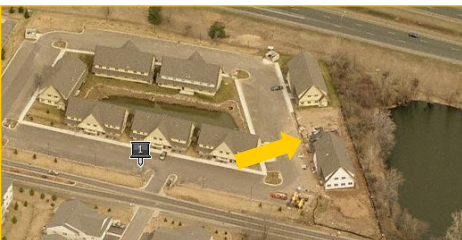
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Extremely versatile multi use commercial property with great income potential.

This architecturally appealing, well-kept property is ideally located in a vibrant area. Structural highlights include 2,080 SF of ready to occupy space. It was built in 2006, has central air and high quality finishes.

**2127 County Rd D E  
Unit A, Maplewood**

## Site Data



<b>Listing Price:</b>	\$229,900	
<b>Includes:</b>	Building, land	
<b>Location:</b>	2127 County Road D E, Unit A, Maplewood, MN 55109	
<b>PID Number:</b>	353022430041	
<b>Legal Description:</b>	CIC No. 585 Harbor Pointe Office Unit No. 1	
<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
	DSL	Available
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	2	
<b>Number of Units:</b>	Commercial	Up to two
<b>Foundation Size:</b>	1,040SF	
<b>Total SF</b>	<b>2,080</b>	
<b>Acres</b>	0.040	
<b>Building Type:</b>	Stick Built / Stucco / Brick Exterior	
<b>Year Built:</b>	2006	
<b>Parking:</b>	Lot with six spaces	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Excellent location just east of Maplewood Mall. Bank owned two-story office condo for sale.	

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# Harbor Pointe

## 2127 County Rd D E Unit A, Maplewood

### Demographics

### Community-at-a-Glance

County Seat:

**Ramsey**

Population:

**34,947**

Median Age:

**37.8**

Average Family Size:

**3.04**

Median Single Family

Home Value:

**\$132,200**

Median Household Income:

**\$51,596**

Commute Time (minutes):

**22.6**

General Characteristics	Number	Percentage
Total population	34,947	—
<i>Male</i>	16,695	47.8
<i>Female</i>	18,252	52.2
Median age (years)	37.8	—
<i>Under 5 years</i>	2,278	6.5
<i>18 years and over</i>	26,303	75.3
<i>65 years and over</i>	5,257	15.0
Average household size	2.48	—
Average family size	3.04	—
Total housing units	14,004	—
Social Characteristics	Number	Percentage
Population 25 years and over	23,676	—
<i>HS graduate or higher</i>	21,323	90.1
<i>Bachelor's degree or higher</i>	6,050	25.6
Male, now married	7,708	59.7
Female, now married	7,742	52.4
Economic characteristics	Number	Percentage
In labor force	18,950	69.4
Mean travel time to work (minutes)	22.6	—
Median household income (dollars)	51,596	—
Median family income (dollars)	63,049	—
Per capita income (dollars)	24,387	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	8,962	—
<i>Median value (dollars)</i>	132,200	—
Median of selected monthly owner costs with mortgage (dollars)	1,092	—

\*2000 US Census Data

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Unit A, Maplewood**

Enjoy the luxury of a wildlife pond out the back door.

It doesn't get any better than this! A gorgeous building in a great location fully built-out! It has 3-panel doors, a break area and restroom on each of the two levels. Every office is larger than average and each office has 1-3 windows and all square footage is above grade!



Building features and amenities include:

- **Two stories**—each with a separate entrance, restroom, break area and thermostat
- **3-panel doors, 1-3 windows in every office**
- **2,080 SF total occupancy area; great for your spacious office, or divide for extra rental revenue**
- **Off street parking**
- **Within walking distance to bus line, and Maplewood Mall; close to other shopping, entertainment and business hubs**
- **Easy access to I-694 via County Road D E and White Bear Avenue**
- **Scenic views of a quiet, relaxing wildlife areas adjacent to property**
- **Nice, clean location in a commercial/residential neighborhood**
- **Association maintained, including outside maintenance, snow and lawn care, and hazard insurance**
- **Qwest DSL available**
- **Fully sprinkled, handicap accessible restrooms**

Don't let this one get away! Call today for your personal showing.

**Contact Kurt Nowacki at 612.227.6163.**

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