

Cottage Grove Executive Office Condo



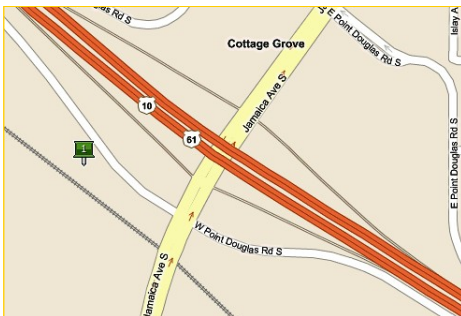
8619 W Pt. Douglas Rd
Cottage Grove, MN

Spectacular Panoramic Views!

Beautiful upper level luxury double suite with 360° windows.

This office suite is tastefully built-out with an efficient floor plan. Executive offices with full-width windows line the perimeter. Support staff offices and common areas are centralized for easy access from all sides of the building.

Great visibility and easy access from Highway 61 and Jamaica Avenue. Close to other area businesses including office suites, retail and dining. Convenient location for residential access.



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Contact:

Kurt Nowacki Realtor®
612.227.6163

kurt@rocksolidcommercial.com

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

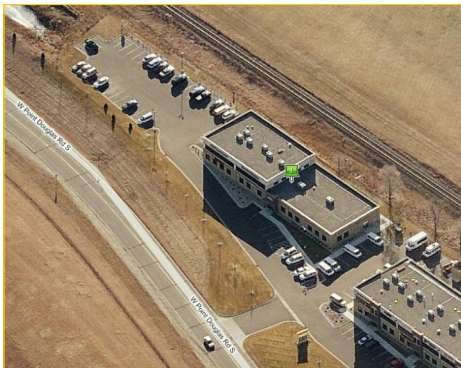
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Private Elevator, great layout!

4,300 total SF of quality build out featuring ample private office space, natural woodwork, wall-to-wall carpet, decorator light fixtures and vertical skylights allowing light to enter interior offices.

**8619 W Pt. Douglas Rd
Cottage Grove, MN**

Site Data



Listing Price:	\$425,000	
Includes:	Building	
Location:	8619 W Pt Douglas Rd S #230 Cottage Grove, MN 55016	
PID Number:	Unit 230 2102721240010 Unit 240 2102721240011	
Legal Description:	CIC 276 Units 110, 120, 130, 140 Lot-230	
Zoning:	Business/Commercial	
Accessibility:	Elevator/Lift, Hallways/Doors	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Fuel	Natural Gas
	Heat	Forced Air
	Air Conditioning	Central
Number of Buildings:	1	
Number of Floors:	1 (Upper)	
Number of Units:	Commercial	Two
Foundation Size:	4,300 SF	
Total SF	4,300	
Acres	N/A	
Building Type:	Brick/Stone, Stucco	
Year Built:	2006	
Parking:	Off Street, Unassigned, Uncovered/Open	
Occupied:	No	
Neighboring:	Commercial and Residential	
General:	Quality 4,300 SF exclusive upper level office condo with private elevator, extensive glass, great layout. Offices line the perimeter, reception & support staff areas centrally located. Price is for the entire top level.	

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Demographics

Community-at-a-Glance

County Seat:

Washington

Population:

30,582

Median Age:

31.9

Average Family Size:

3.32

Median Single Family

Home Value:

\$137,300

Median Household Income:

\$65,285

Commute Time (minutes):

25.7

General Characteristics	Number	Percentage
Total population	30,582	—
<i>Male</i>	15,234	49.8
<i>Female</i>	1,5348	50.2
Median age (years)	31.9	—
<i>Under 5 years</i>	2,588	8.5
<i>18 years and over</i>	20,595	67.3
<i>65 years and over</i>	1,490	4.9
Average household size	3.07	—
Average family size	3.32	—
Total housing units	10,024	—
Social Characteristics	Number	Percentage
Population 25 years and over	18,140	—
<i>HS graduate or higher</i>	17,394	90.1
<i>Bachelor's degree or higher</i>	4,400	25.6
Male, now married	7,611	68.8
Female, now married	7,632	68.1
Economic characteristics	Number	Percentage
In labor force	17,381	63.9
Mean travel time to work (minutes)	25.7	—
Median household income (dollars)	65,825	—
Median family income (dollars)	68,935	—
Per capita income (dollars)	23,348	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	8,535	—
<i>Median value (dollars)</i>	137,300	—
Median of selected monthly owner costs with mortgage (dollars)	1,174	—

*2000 US Census Data

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Building features and amenities include:

- Reception area
- Conference room
- Panoramic views
- Warm, rich and inviting décor
- Private elevator
- Efficient layout
- Off street parking
- Ready to move in

This is an exceptional offering, call today for a personal showing !

Contact Kurt Nowacki at 612.227.6163.



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