

# Office Condo for SALE \$397,777



**8734 and 8742  
Egan Drive  
Savage, MN**

## **Twin Office Condos in Heatherton Ridge**

Great extra income opportunity.

Fill both spaces with your business or service, rent one for extra income. Separate electric, heating and hot water. Located near Prior Lake just off the intersection of Egan Drive and Highway 13, and surrounded by trees and greenery. Both units are completely finished and ready to move in.

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Contact:

**Ron Touchette** Broker

**612.685.0373**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

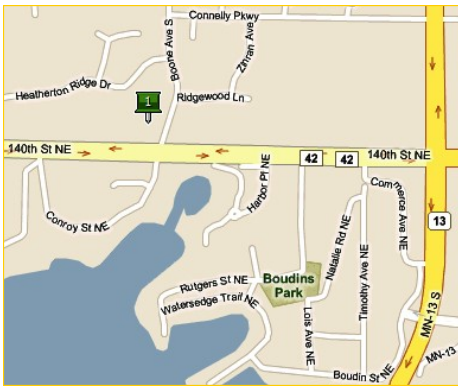
7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

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2006 construction perfect for your business office or professional service. Hardwood floors and natural woodwork. Units are vacant and ready to move in.

**8734 and 8742  
Egan Drive  
Savage, MN**

## Site Data



<b>Listing Price:</b>	\$397,777	
<b>Includes:</b>	Building	
<b>Location:</b>	8734 Egan Drive, Savage, Minnesota 55378 8742 Egan Drive, Savage, Minnesota 55378	
<b>PID Number:</b>	263950070 263950060	
<b>Legal Description:</b>	Sect-19 Twp-115 Range-021 Cic 1146 Heatherton Ridge Offi Lot-Unt Block-007	
<b>Zoning:</b>	Business/Commercial	
<b>Topography:</b>	Parking lot, sidewalk	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas 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>	2,080SF	
<b>Total SF</b>	2,080	
<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>	This property consists of both 8734 & 8742 Egan Drive. PID #'s 263950070 & 263950060 for a total finished SF of 2,080. Great Location!	

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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: Wednesday, January 27, 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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