

Office Condo for SALE \$127,777



**8746 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. Located near Prior Lake just off the intersection of Egan Drive and Highway 13 and surrounded by trees and greenery.

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Contact:

Ron Touchette Broker

612.685.0373

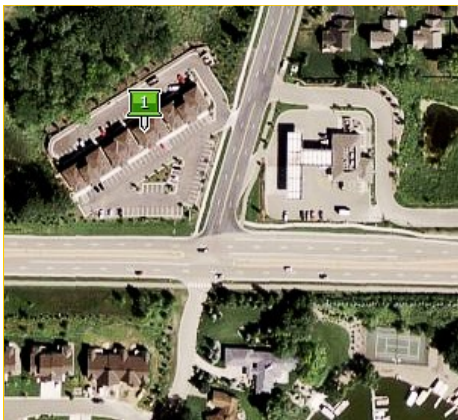
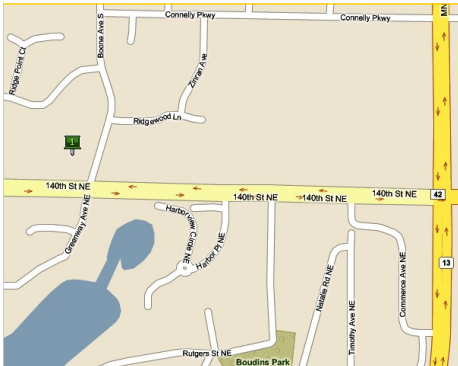
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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 763.786.7979 Fax: 763.416.7817

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Savage, MN**

Site Data



Listing Price:	\$127,777	
Includes:	Building	
Location:	8746 Egan Drive, Savage, Minnesota 55378	
PID Number:	263950010	
Legal Description:	Sect-19 Twp-115 Range-021 Cic 1146 Heatherton Ridge Offi Lot-Unt Block-001	
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:	1.040SF	
Total SF	1.040	
Acres	.020	
Building Type:	Brick/stone, metal/vinyl	
Year Built:	2006	
Parking:	Lot with 20 spaces	
Occupied:	No	
Neighboring:	Commercial and residential	
General:	Great location—vacant and ready to move in.	

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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: Tuesday, May 18, 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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2006 construction perfect for your business office or professional service. Floor plan includes a reception area, three workspaces and private office space.

Lots of windows, wall-to-wall carpet and natural woodwork. Unit is vacant and ready to move in.



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