

Office Condo for SALE \$347,777

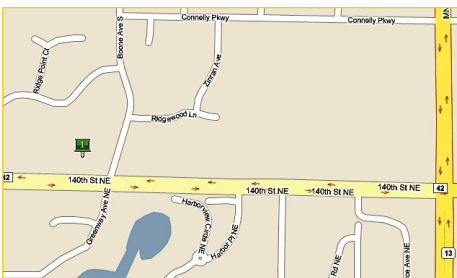


**8754 Egan Drive
Savage, MN**

Twin Office Suites—Occupy One and Rent the Other!

Great extra income opportunity.

Beautiful office suites with hardwood floors, natural woodwork, lots of natural light and open space. 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

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

Office Condo for SALE \$347,777

2006 construction perfect for your business office or professional service.

**8754 Egan Drive
Savage, MN**

Site Data



Listing Price:	\$347,777	
Includes:	Building	
Location:	8754 Egan Drive, Savage, Minnesota 55378 8762 Egan Drive, Savage, Minnesota 55378	
PID Number:	263950110 263950120	
Legal Description:	Sect-19 Twp-115 Range-021 Cic 1146 Heatherton Ridge Offi Lot-Unt Block-011	
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:	2,080SF	
Total SF	2,080	
Acres	.020	
Building Type:	Brick/stone, metal/vinyl	
Year Built:	2006	
Parking:	Lot with 20 spaces	
Occupied:	No	
Neighboring:	Commercial and residential	
General:	This property consists of both 8754 abd 8762 Egan Drive. PID #'s 263950110 and 263950120 for a total finished sq ft 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

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	—

*2000 US Census Data

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Building features and amenities include:

- **Association maintained, including outside maintenance, and snow and lawn care**
- **Qwest DSL available**
- **Fully sprinkled, handicap accessible restrooms**

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

Contact Ron Touchette at 612.685.0373.

Last Updated: Sunday, January 24, 2010

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