

Little Canada | MN 55117  
342 County Road D East



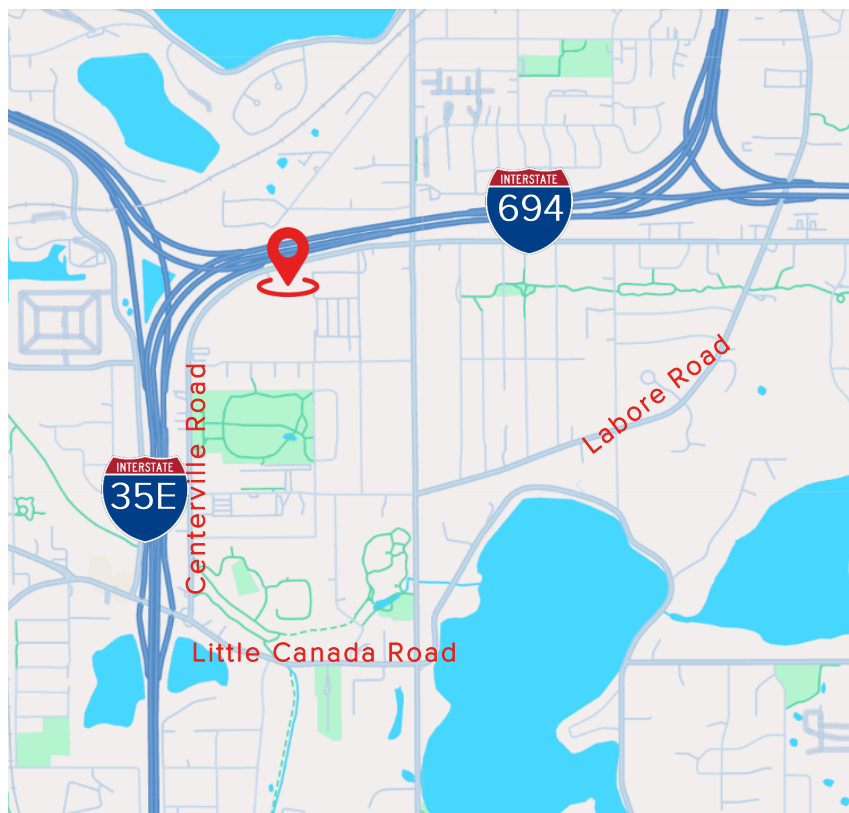
For Sale



**\$675,000**

## PROPERTY HIGHLIGHTS

- 3,268 square foot office condo
- Built in 1998
- Slab-on-grade, wood frame construction
- New roof in 2017, new gutters 2018
- 8' ceiling height
- 2 new furnaces
- 2 new air-conditioning units
- Shared parking
- Building signage
- Comcast internet service
- Access to I-694 via County Road D to Labore Road, access to I-35E via Centerville Road to Little Canada Road, and access to Highway 61 via County Road D



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)

Little Canada | MN 55117  
342 County Road D East



For Sale

**ASKING PRICE**

**\$675,000**

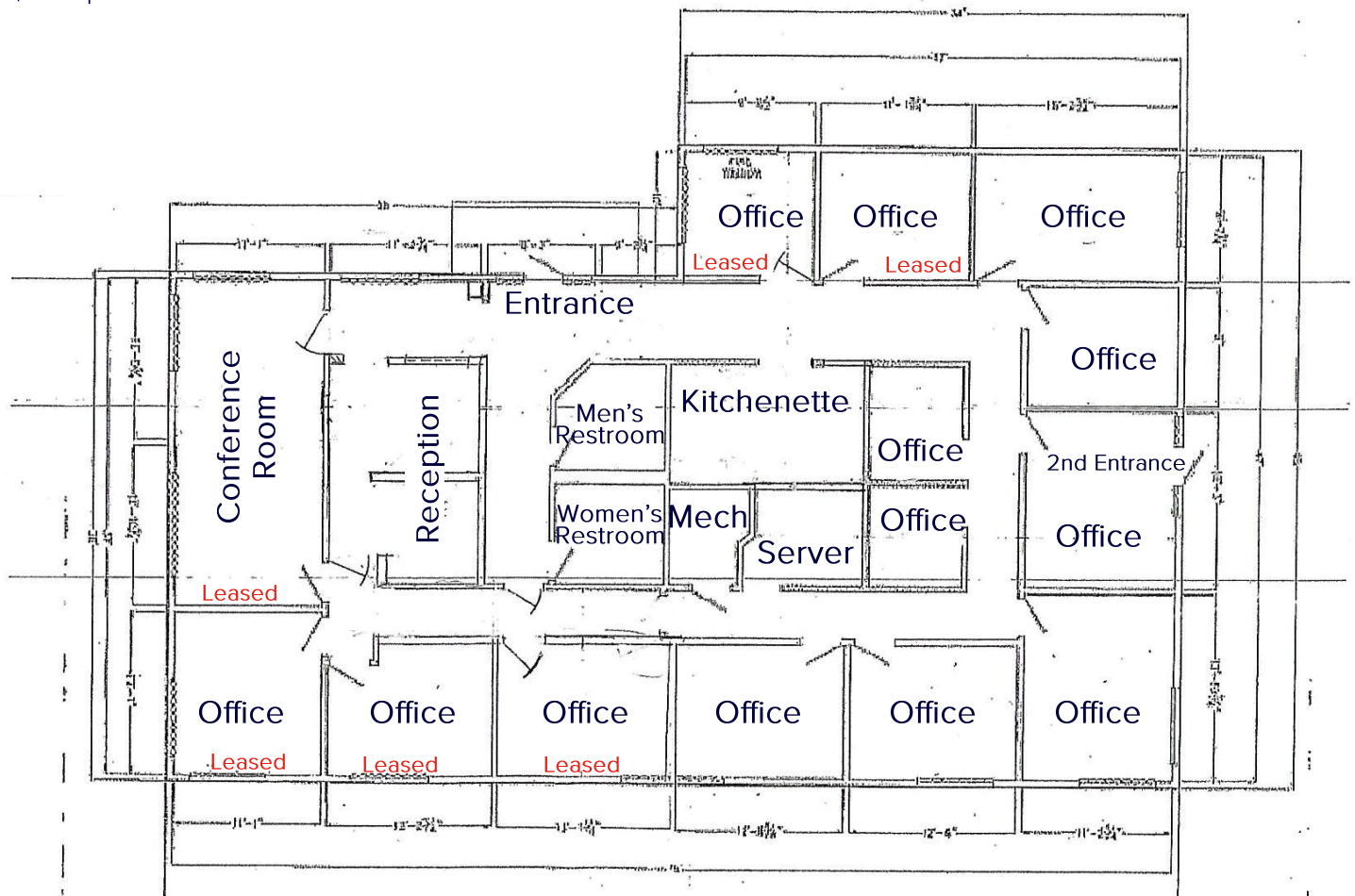
**AVAILABLE FOR OCCUPANCY**

3,268 square feet

Two tenants currently lease five offices and the conference room. Both tenants are on a month-to-month lease.

**ASSOCIATION FEES**

\$583 per month total



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)

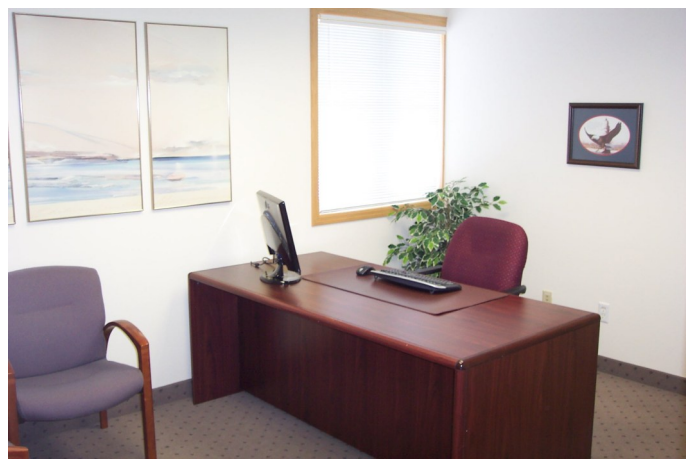
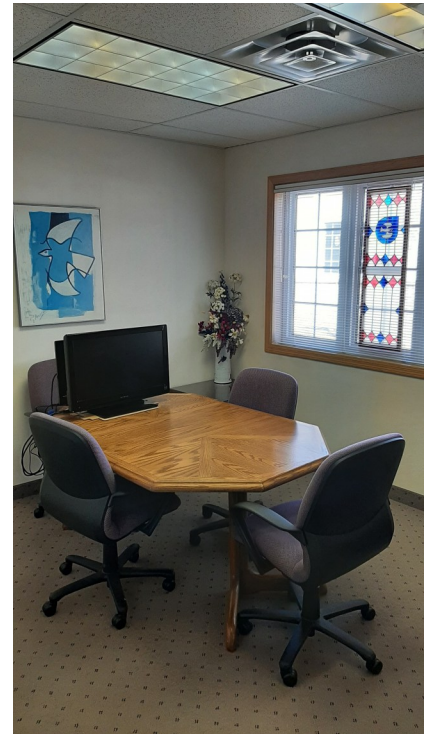


Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)

Little Canada | MN 55117  
342 County Road D East



For Sale



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)

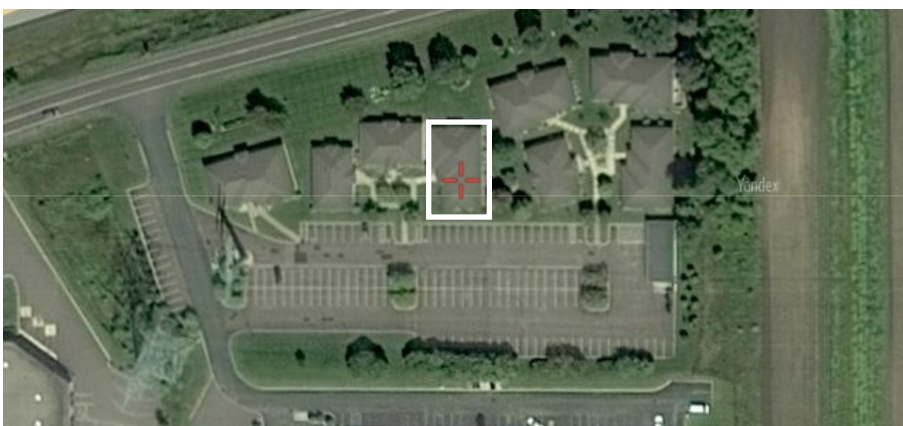


Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)

Little Canada | MN 55117  
342 County Road D East



For Sale



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



Mike Brass  
612-750-4312  
[mike@mikebrass.com](mailto:mike@mikebrass.com)