



## North Meadows Office Park

572 Bavaria Lane South

Chaska, MN 55318

### FOR SALE 1,536 SF OFFICE CONDO



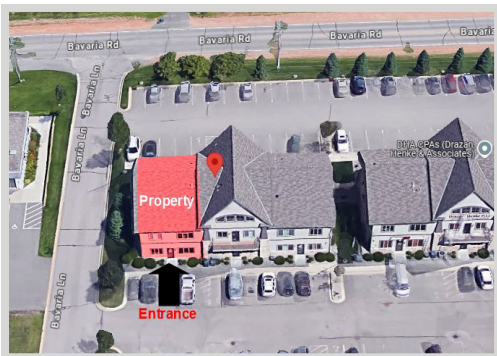
#### FEATURES:

- 1,536 SF End Cap Office Condo located in Chaska, MN.
- Beautiful wood trim & high end fixtures.
- Floor plan includes 5 offices, bathroom, reception area / desk, kitchenette.
- Great for any small business looking for office space!!!
- Tenant to have access to advertising on electronic billboard at front of complex.

#### Sales Price:

**\$275,000**

2025 Property Taxes - \$5,264  
Association Dues - \$340 / mo.



#### FACTS:

- ▲ Built in 2010
- ▲ Located minutes from Hwy 212 in Chaska
- ▲ Class A finishes with a private entrance

Overview .....	1
Aerial Maps .....	2
Floor Plan .....	3
Site Plan .....	4
Photo Gallery .....	5
City Information .....	6



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#### Arrow Companies

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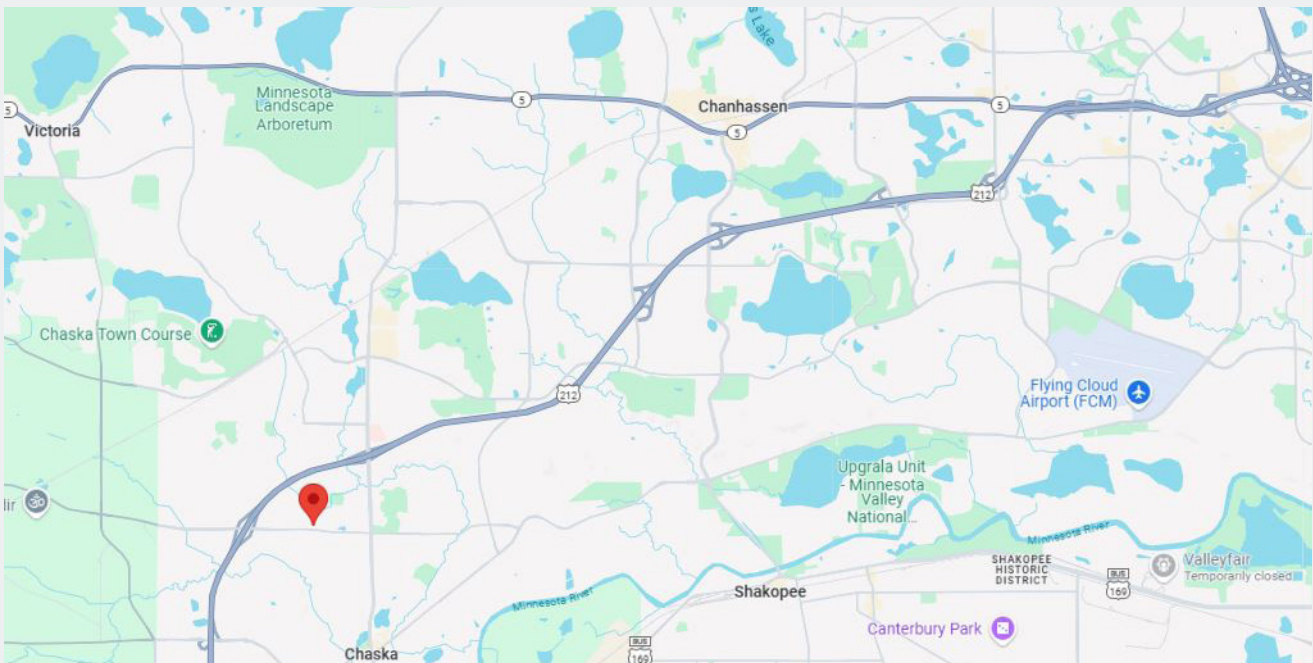
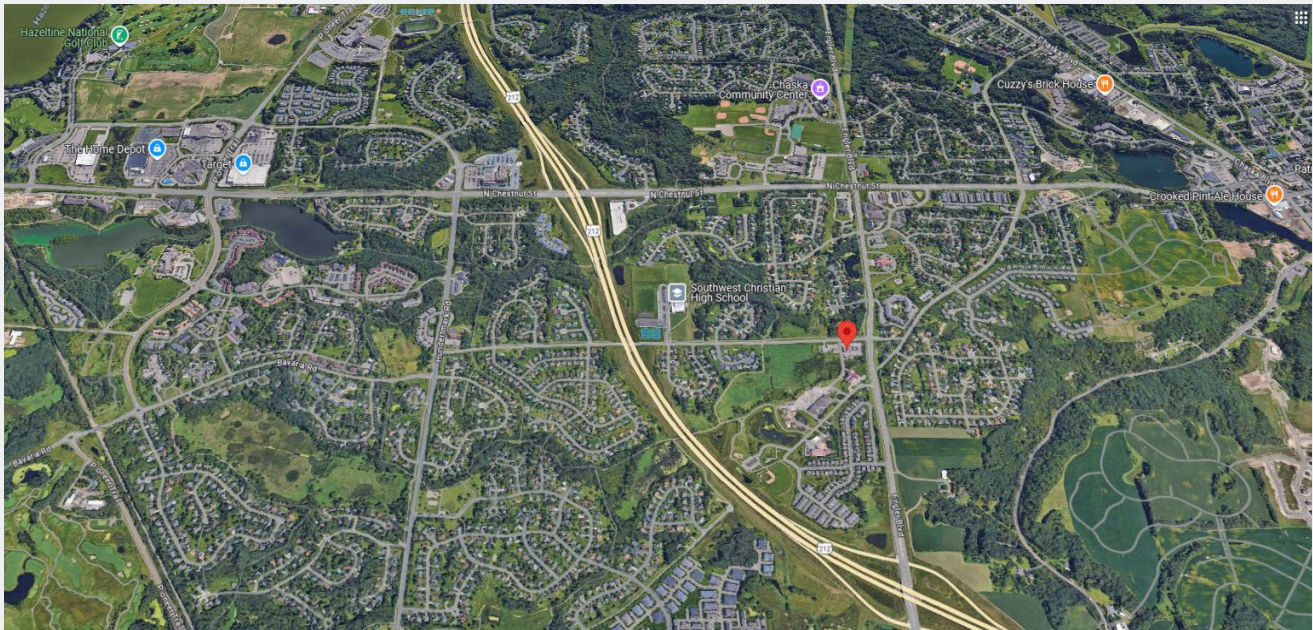
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**AERIAL & MAP**

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1,536 SF OFFICE CONDO**



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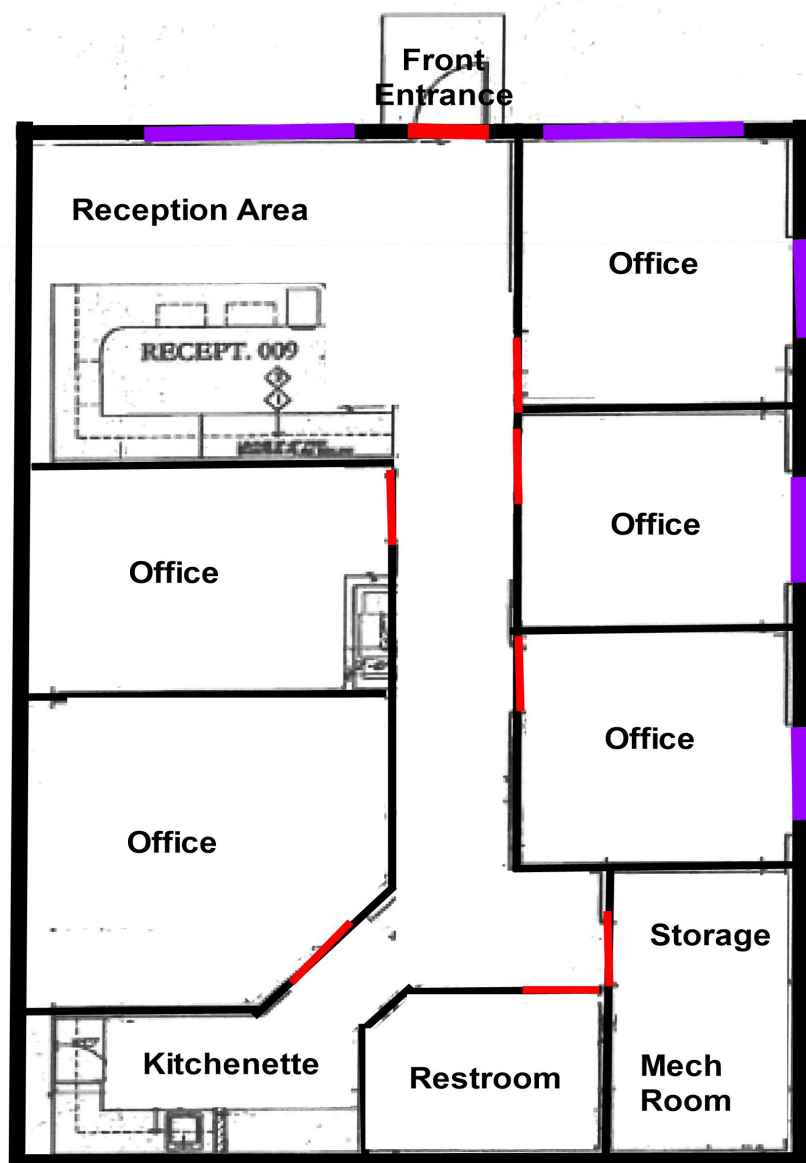
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**FLOOR PLAN**

**FOR SALE**  
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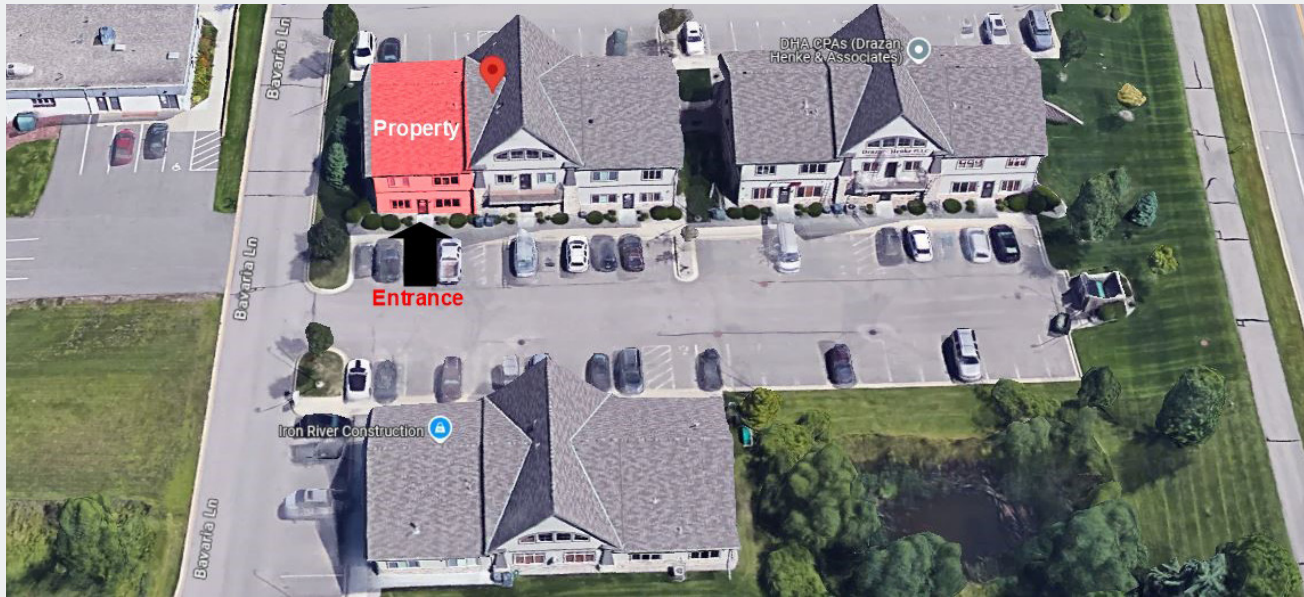
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**SITE PLAN**

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**PHOTO GALLERY**

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### CITY INFORMATION

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**1,536 SF OFFICE CONDO**

<b>POPULATION (5 MILE RADIUS)</b>	2010 Census - 65,253 2023 (Estimate) - 81,666 2028 (Projection) - 85,511
<b>AVERAGE HOUSEHOLD INCOME</b>	2023 (Estimate) - \$126,485
<b>TRAFFIC</b>	Hwy 41 - 19,500 vehicles per day Engler Blvd. - 10,800 vehicles per day White Oak Dr. - 8,909 vehicles per day
<b>CITY OF CHASKA</b>	<p><u>Mission</u></p> <p>The City of Chaska's mission is to be the "best small town in Minnesota." Chaska, founded in 1852, has been a small town throughout its history. As the community grows, the City Council recognizes Chaska's strategic advantage by preserving its small town atmosphere.</p> <p>The 2000 Community Survey indicated the majority of new residents choose Chaska for its small town, friendly atmosphere. The city prioritizes projects that promote community gathering and enhance the sense of identity and pride.</p> <p><u>Goals</u></p> <p>To achieve its mission, the city established five core strategies:</p> <ul style="list-style-type: none"><li>o Commitment to excellence</li><li>o Enhance Chaska's high quality of life</li><li>o Maintain a sense of community and small town values</li><li>o Plan orderly community development</li><li>o Quality, basic municipal services are provided</li></ul> <p>These strategies are intended to guide all key decisions made by the City Council and are to be incorporated into all city actions and projects.</p> <p><u>Values</u></p> <p>In addition to being guided by these key strategies, the City of Chaska is also guided by a set of core community values. Chaska's adopted Community Values.</p>

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