



FOR SALE

7835 Telegraph Rd, Bloomington, MN 55438



OVERVIEW

Incredible opportunity to own a small stand-alone office building with immediate exposure to I-494 on the Bloomington/Edina border. Currently a single tenant building, it also offers the ability for possible multi-tenant. Built in 1984 and remodeled in 2019 this property sits on a private wooded lot while offering a creative and funky build out with outdoor greenspace and loads of natural light!



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 – Excelsior, MN 55331

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SPECS

- 4,396 total square feet
- Incredible natural light
- Large windows throughout
- Vaulted ceilings
- Private wooded setting
- Abundant parking
- 100% wet fire protection system
- Private offices and conference rooms
- Large training room
- Zoning: commercial/office
- Built in 1984/remodeled in 2019
- 0.33 acre lot
- **Sale Price: \$750,000**
- 2024 RE Tax: \$17,841.34



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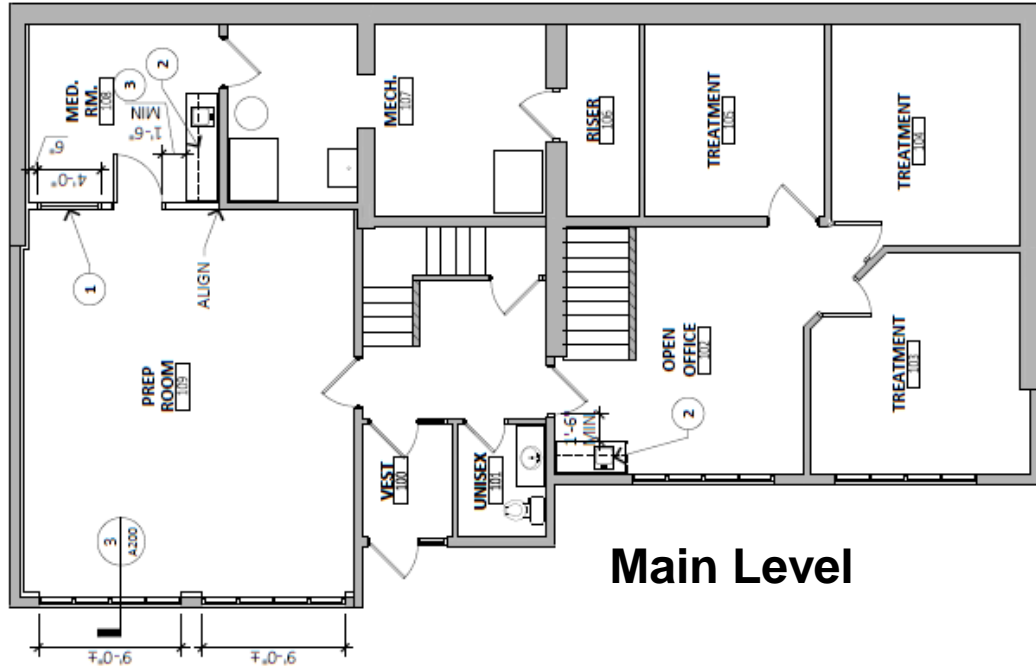
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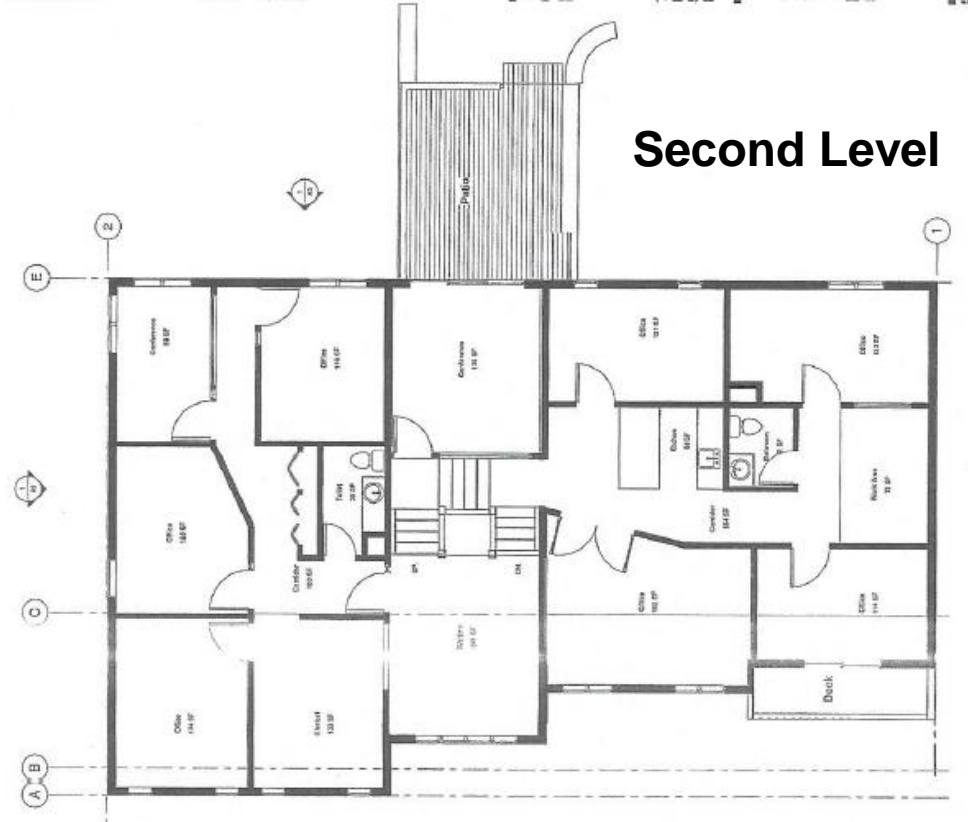
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Space Plans





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