

For Sale



434 Hale Avenue North, Suite 100, Oakdale, MN 55128

Description:

Sharp looking building. End unit with over 5,000 square feet, 11 private offices, private male and female baths, two conference rooms, kitchen/break room, reception area, large 1,100+ square foot room with separate entrance that could be leased if you want some rental income, in-floor heat and three rooftop HVAC units. Very convenient access to major freeways. Call Mick Lynskey at 651-210-0075 or Mike LaBelle at 612-840-2210 for a private showing.

PURCHASE PRICE:	\$900,000	Taxes:	2025- \$23,484 (\$4.67 per square foot)
		CAM:	\$698/month (HOA Dues) (\$1.67 per square foot)
Year Built:	2006	CAM Includes:	Water, sewer, sanitation, exterior hazard insurance, lawn care, snow removal, common area cleaning and maintenance, exterior maintenance
Zoning:	B-3 (Light Industrial)	Parking:	Private Parking Lot
Mezzanine:	1,189 Square Feet	Elevator:	No
Main Floor:	3,839 Square Feet	Utilities:	City Sewer/City Water
Total Square Feet:	5,028 Square Feet		

** All information deemed reliable but not guaranteed**

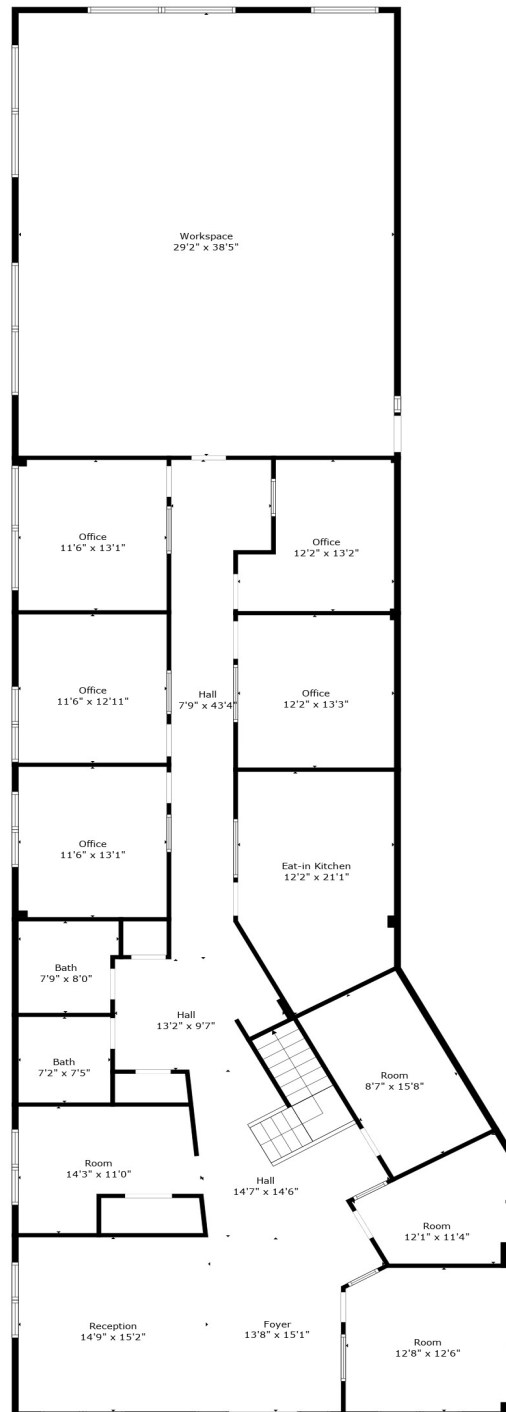
CONTACT: MICK LYNKEY OR MIKE LABELLE

651.439.1412 • FAX 651.439.8071

PO BOX 36 • 118 S. MAIN ST. • STILLWATER, MINNESOTA 55082

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MAIN FLOOR PLAN



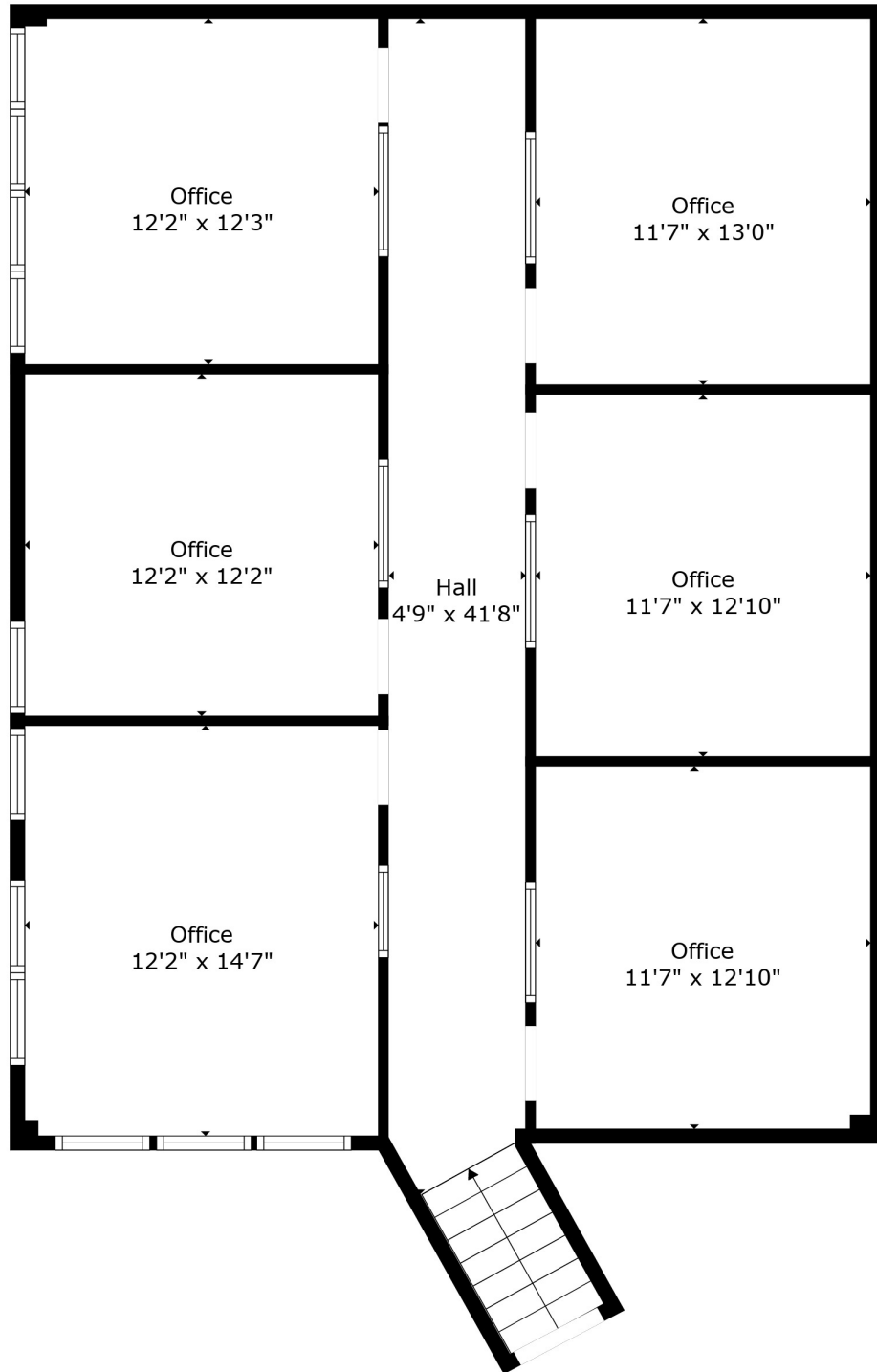
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MEZZANINE FLOOR PLAN



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AERIAL



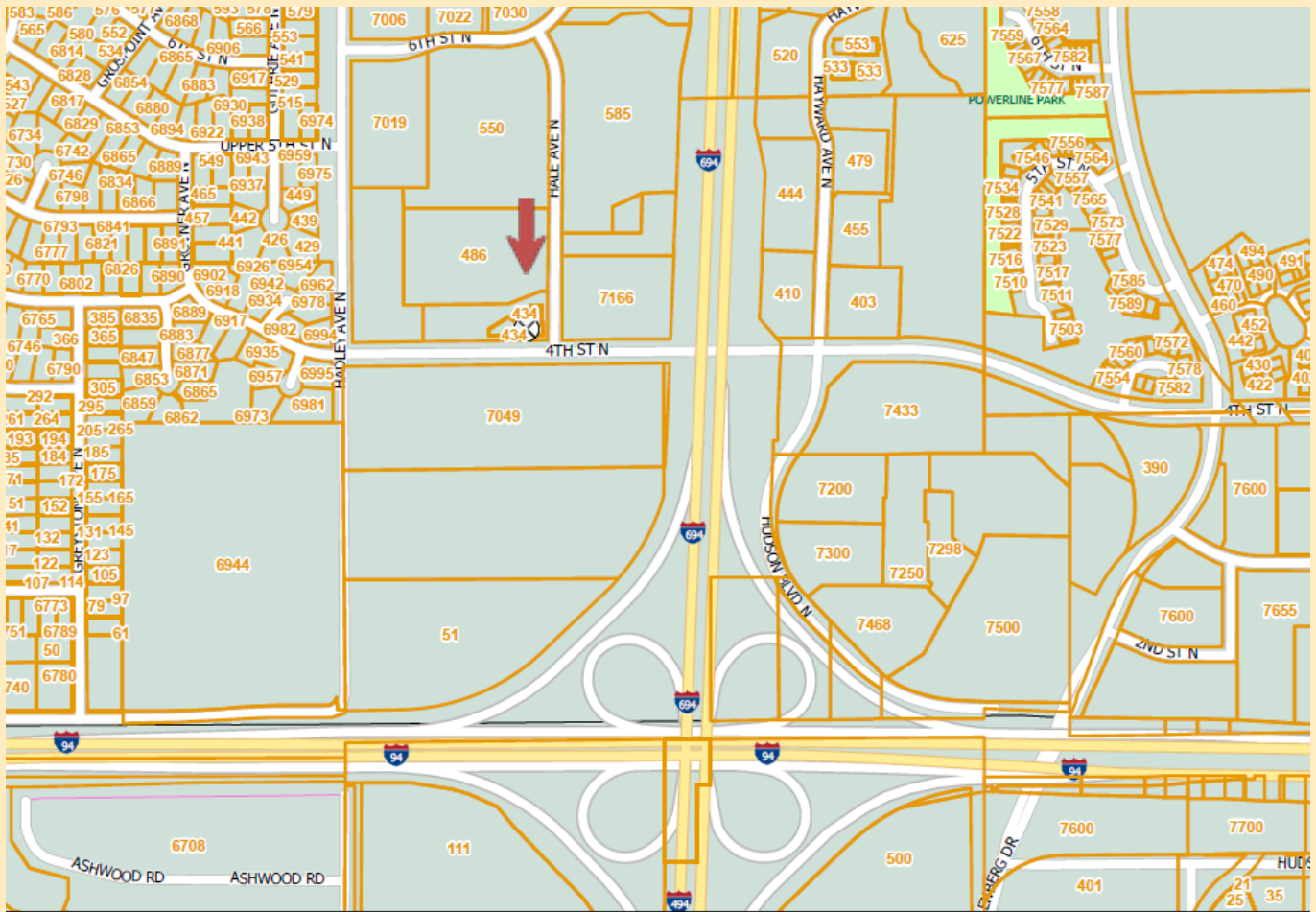
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LOCATION PROXIMITY



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