

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$850,000
BUILDING SIZE:	5,365 SF
LOT SIZE:	0.67 Acres
PRICE / SF:	\$158.43
YEAR BUILT:	2007

PROPERTY OVERVIEW

Investment property with professional office condos for sale in Waite Park, MN. Built in 2007, existing building includes three FULLY LEASED office condos consisting of approximately 5,365 square feet. Located next to the 90+ unit Residence Inn, the 90+ unit Hilton Garden Inn, 27,000 square foot conference center and popular Mavericks Steaks & Cocktails Restaurant. Property is situated between Division Street and 2nd Street. Tenants located in the leased out condos include Imagine Chiropractic, Healthstar Home Health, and Bayada Home Health Care. All 3 of these Tenants have been located in the property for 6+ years. Neighboring condo owners include Country Financial and Duray Dental.

PROPERTY HIGHLIGHTS

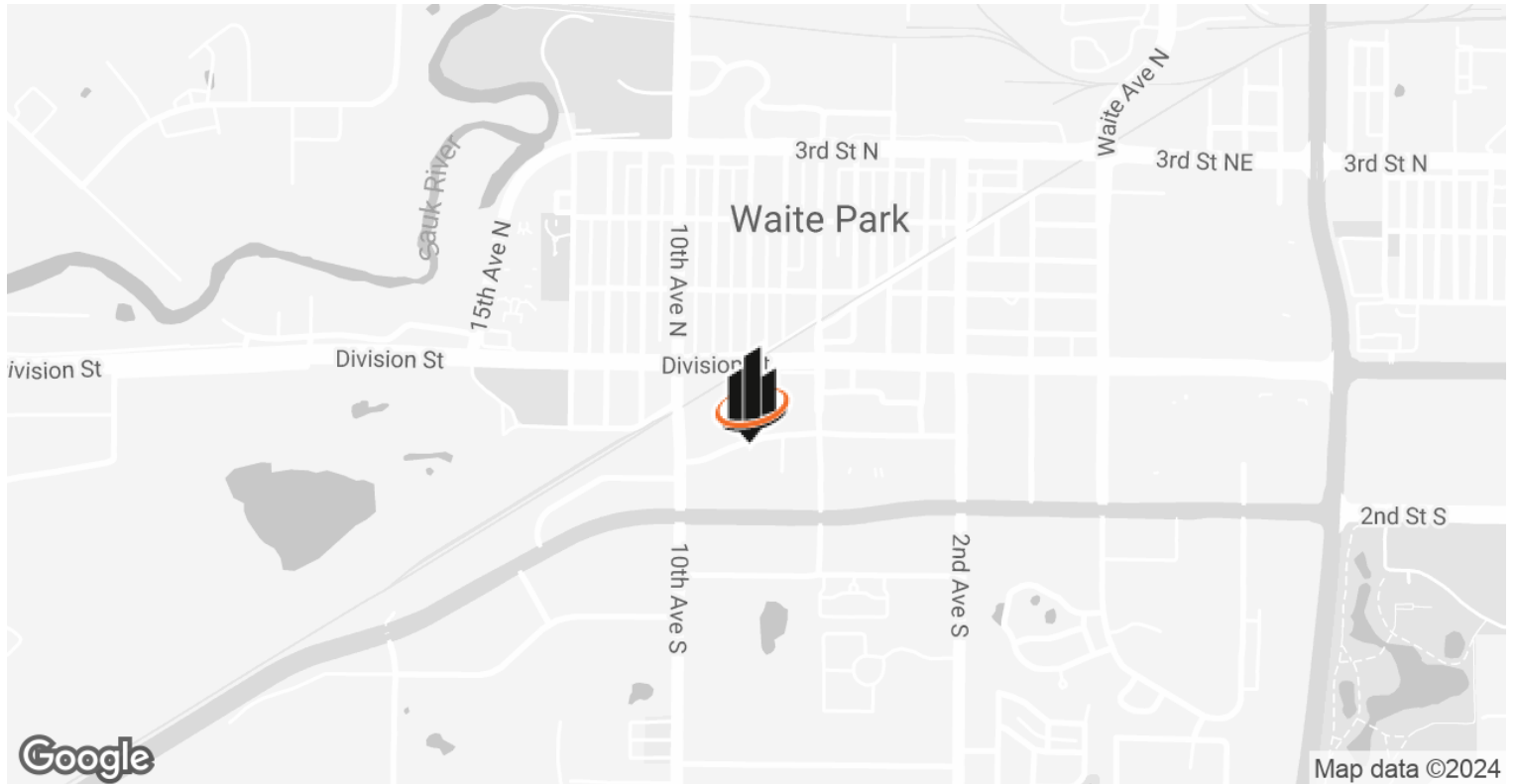
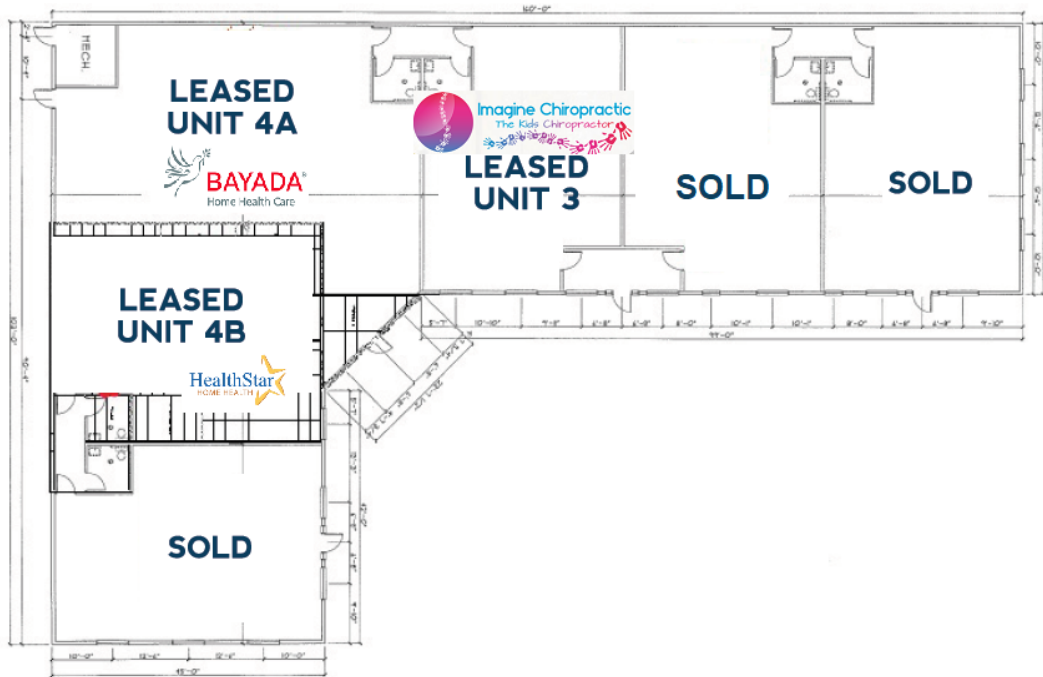
- Convenient access to Division Street & 2nd Street
- Recently extended leases
- Professional development

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BUILDING PLAN & LOCATION MAP



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