

FOR SALE or **LEASE** | 5770 Blackshire Path • Inver Grove Heights



Full Renovated Office Condo in Blackberry Office Park

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • tlafave@grandrea.com • www.grandrea.com

GRAND
REAL ESTATE ADVISORS

OFFICE CONDO FOR SALE or LEASE

5770 Blackshire Path
Inver Grove Heights, MN 55076

TURN-KEY PROFESSIONAL OFFICE. Fully renovated in 2026, this professional office condo at Blackshire Office Park offers a move-in-ready workspace with a two-level layout and abundant natural light.

LOCATION. Conveniently located near Highway 52 and Upper 55th Street, the property offers easy access to St. Paul, Eagan, Mendota Heights and the greater Twin Cities metro.

EQUITY AND REVENUE POTENTIAL. Maximize your investment with a versatile two-level layout—occupy the entire unit while your business grows, or lease one level to offset costs immediately.



2,464 SF



\$369,000



\$4,000/month
gross + utilities

Building Size	2,464 SF
Sale Price	\$369,000
Lease Price	\$4,000/month gross + utilities
2026 Property Tax	\$7,768
Monthly Association Dues	\$290
Year Built	2001
Levels	2
Class	B
Parking	Surface Lot



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FULLY RENOVATED IN 2026

- New flooring throughout
- Fresh interior paint
- New carpet on stairs
- Basement conference room added
- Zoned sound system with two receivers (white noise or music capabilities in designated areas)



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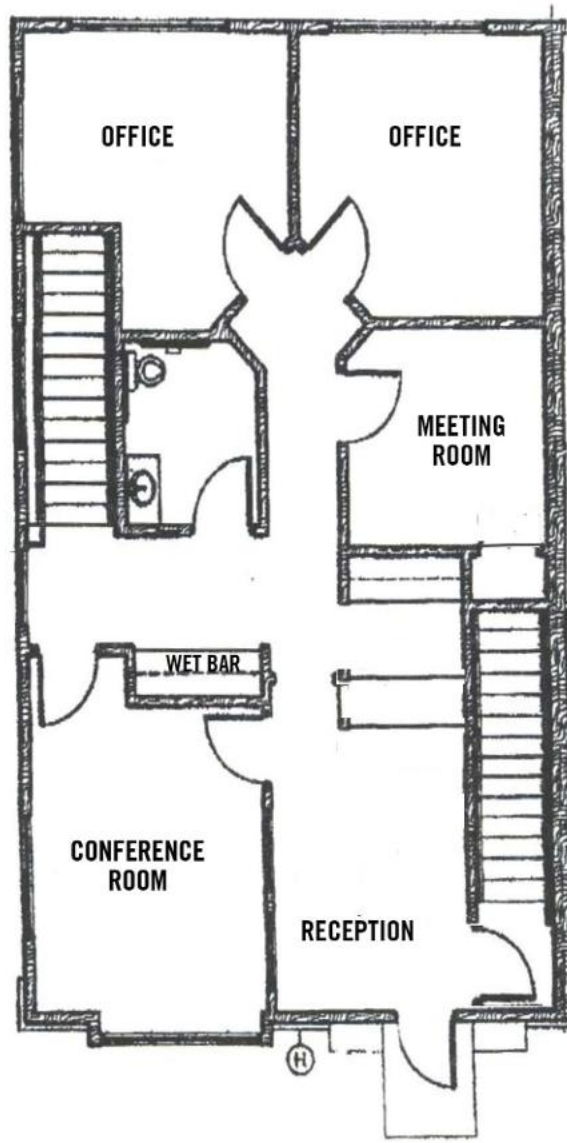
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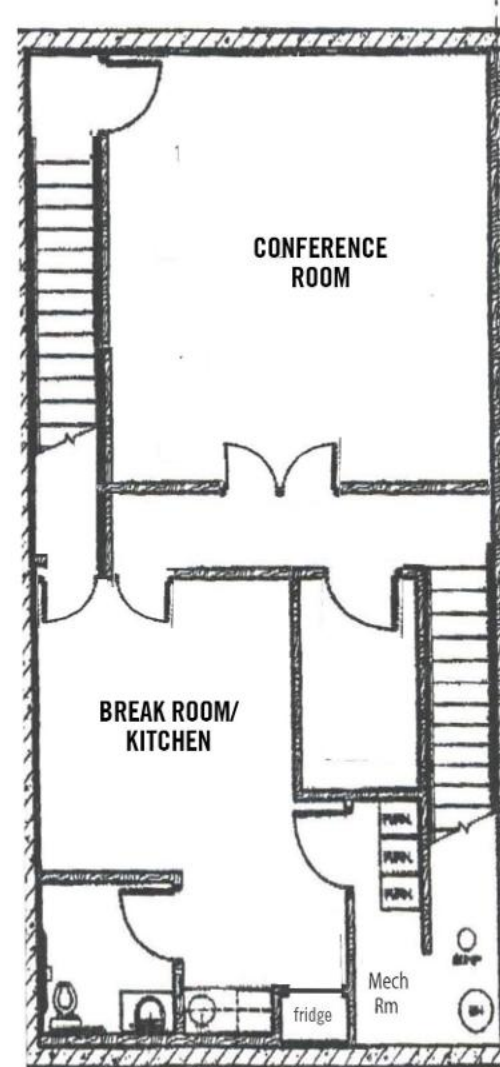
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MAIN LEVEL



LOWER LEVEL



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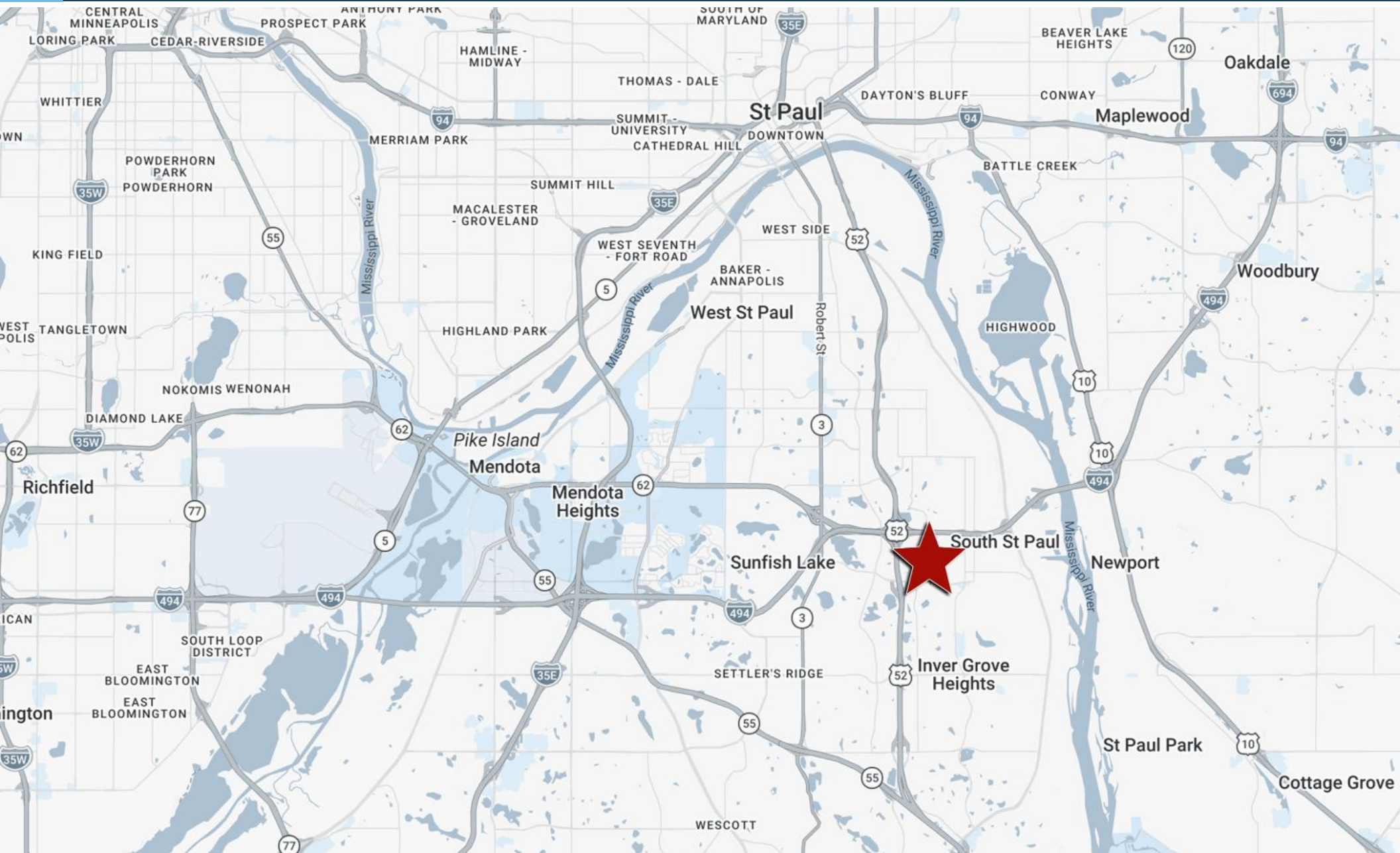
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