



OBSIDIAN
GROUP



HILLSIDE PROFESSIONAL FOR SALE

7501 80th Street S | Cottage Grove, MN 55016

BUILDING HIGHLIGHTS

MEDICAL/OFFICE SPACE | INVESTMENT/OWNER OCCUPANT | CONVENIENT LOCATION

FOR MORE INFORMATION:

ETHAN FINGER | ASSOCIATE
ETHAN@OBSIDIANGROUP.COM | (507) 581-3479

SAM CARTER | ASSOCIATE
SAM@OBSIDIANGROUP.COM | (651) 335-2110

EXECUTIVE SUMMARY: HILLSIDE PROFESSIONAL

PROPERTY HIGHLIGHTS



Access: Hillside Professional is conveniently located in the center of Cottage Grove, with convenient access to Hwy 10 and Interstate 494.



Functionality: This two-story medical office building has the ability to accommodate a majority of businesses needing general office space along with the highly in demand medical users such as dental or chiropractic services.



Investment Opportunity: Cottage Grove is the next frontier of business growth in the East metro. With new developments already expanding the business community, Hillside Professional offers a unique investment opportunity to either purchase an income producing property for your business or as a manageable investment opportunity.

PROPERTY SUMMARY

Address:	7501 80th Street S, Cottage Grove, MN 55016
Square Footage:	11,857 Square Feet
Year Built:	1984
Zoning:	Mixed Use
Lot Size:	1.47 Acres
Parking:	65 Spaces
Assessed Value (2022):	\$1,077,200
Property Taxes (2023):	\$31,567



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PROPERTY PERFORMANCE: HILLSIDE PROFESSIONAL

INVESTMENT SUMMARY

Occupancy	69%
Number of Tenants	7
Gross Revenue	\$152,376
Operating Expenses	\$98,617
NOI	\$53,759
Current Assessed Value (2022)	\$1,077,200
Price per Square Foot	\$91

EXPENSE SUMMARY

Taxes (2023 Proposed)	\$31,567
Insurance	\$5,000
CAM	\$62,050
<i>Contracted Work</i>	<i>\$37,500</i>
<i>Utilities</i>	<i>\$21,050</i>
<i>Maintenance/Repair</i>	<i>\$3,500</i>
Total Operating Expenses	\$98,617

PROFORMA SUMMARY

Gross Rent (\$/SF)	\$17.25
Gross Revenue	\$204,533
Operating Expenses	\$98,617
NOI	\$105,916
Current Assessed Value (2022)	\$1,077,200

Investment Summary: Hillside Professional is a traditional in-demand medical/office property located in a growing market. This is a unique investment opportunity to be able to either occupy space for a company with rental income coming in, or simply as an investment with tenants that have been successful over 20 years.

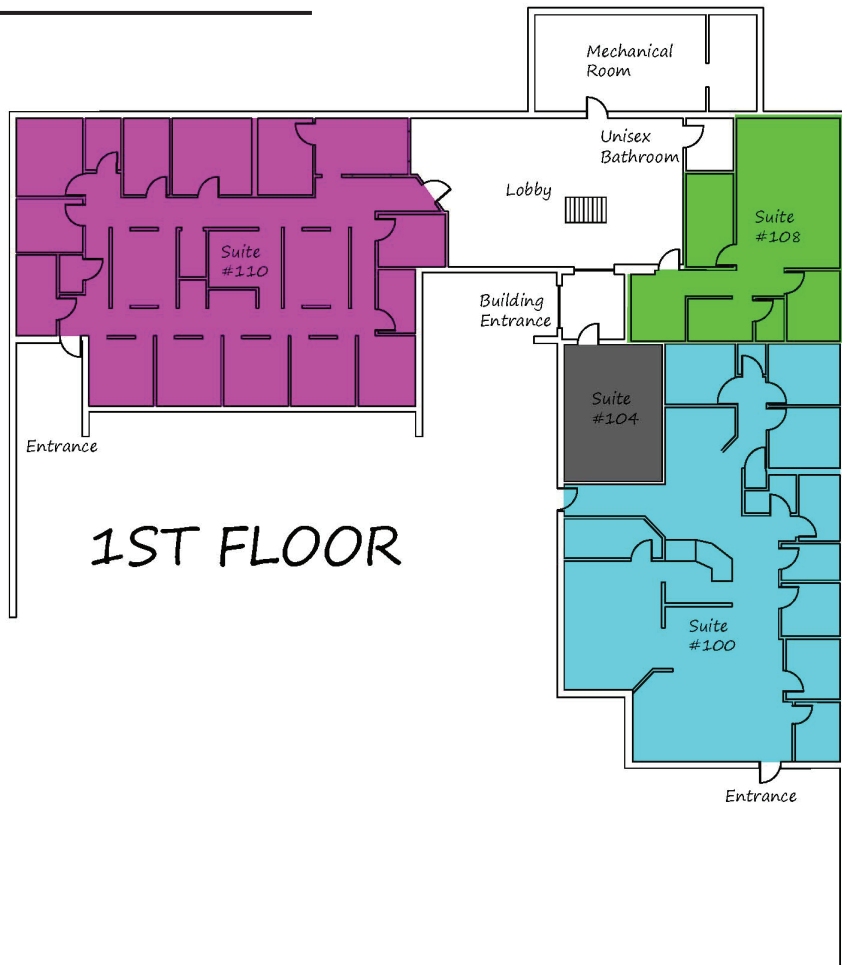
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PROPERTY OVERVIEW: HILLSIDE PROFESSIONAL

FLOOR PLAN



1ST FLOOR



2nd FLOOR

Available Suites

Suite 108 General Office

Suite 214 Previously Park Dental Clinic

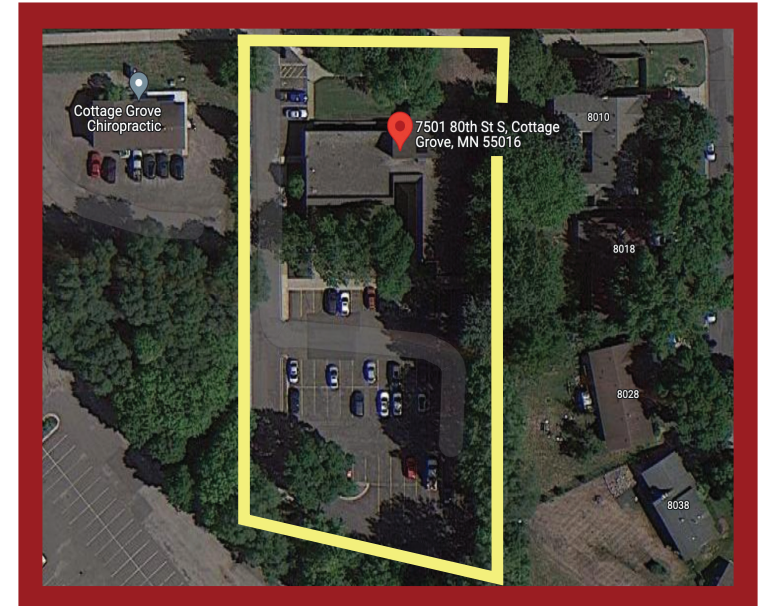
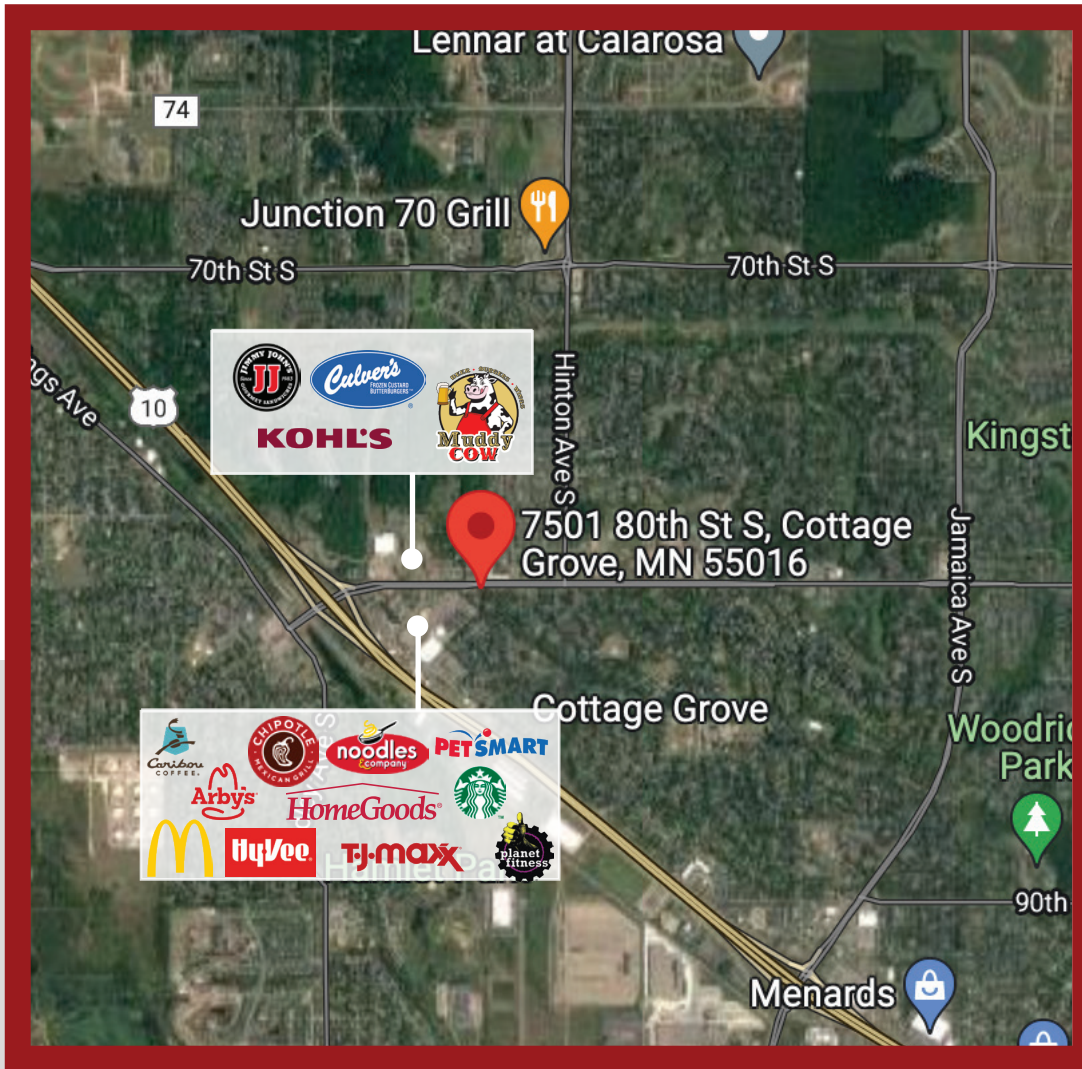
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PROPERTY OVERVIEW: 7501 80TH STREET S | COTTAGE GROVE, MN 55016

AERIAL MAP



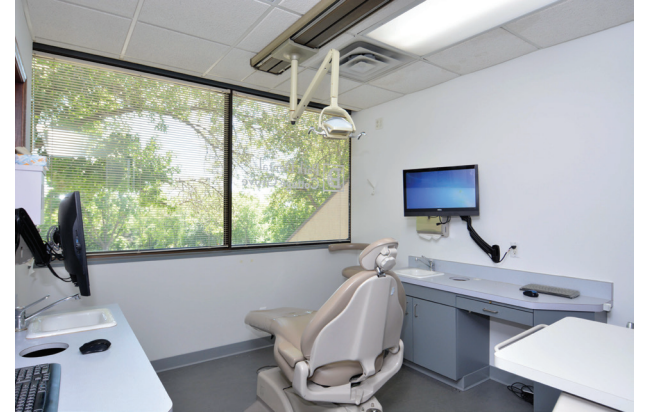
Demographics	1 Mile	3 Miles
Population	10,128	44,655
Households	3,707	15,445
Median Age	39	38
Median HH Income	\$89,052	\$102,380
Population Growth '22-'27	up 8.02%	up 8.50%
Household Growth '22-'27	up 8.17%	up 8.66%

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PROPERTY OVERVIEW: HILLSIDE PROFESSIONAL



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OBSIDIAN

— GROUP —

Ethan Finger

Associate

M: (507) 581-3470

E: ethan@obsidiangroup.com

Sam Carter

Associate

M: (651) 335-2110

E: sam@obsidiangroup.com

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