

PROFESSIONAL OFFICE BUILDING

808 4th Street North Stillwater, MN 55082



FOR MORE INFORMATION CONTACT:

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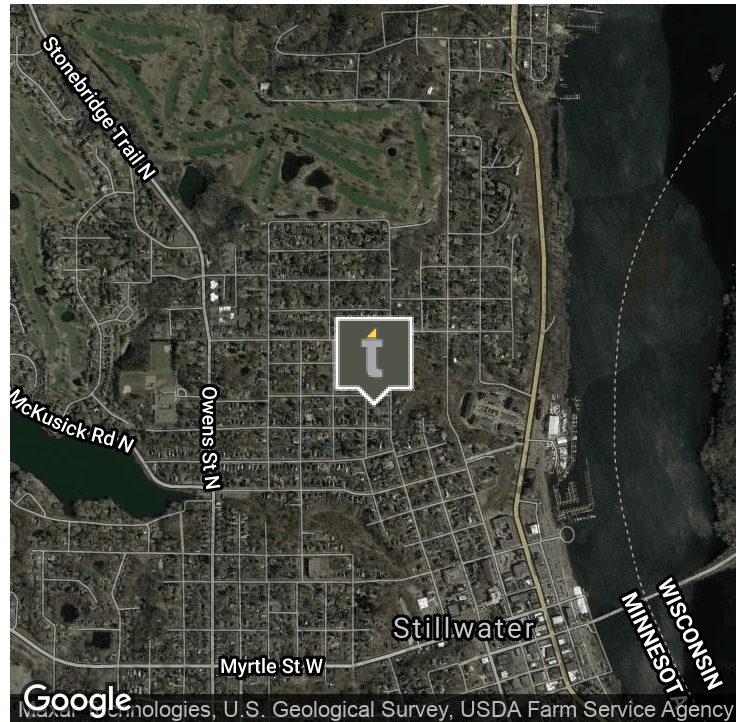
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Executive Summary



SALE PRICE

\$639,000

OFFERING SUMMARY

| | |
|----------------|--|
| Lot Size: | 0.43 Acres |
| Building Size: | 5,265 SF |
| Main Level: | 3,000 SF |
| 2nd Story: | 2,265 SF |
| PID #'S: | 28.030.20.21.0061 28.030.20.21.0063 |
| 2020 Taxes: | \$14,752.00 |

PROPERTY HIGHLIGHTS

- Building originally built in mid 1900's
- Completely renovated in 2001 and included the new addition of the 2nd story
- Flexible building perfect for owner occupied use or leased as an investment property
- Multiple private offices
- Large cubicle work station spaces
- Conference room
- Reception area
- Large parking lot
- Note: All office furniture and work stations available for sale

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Main Level Photos



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Main Level Photos



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2nd Story Photos



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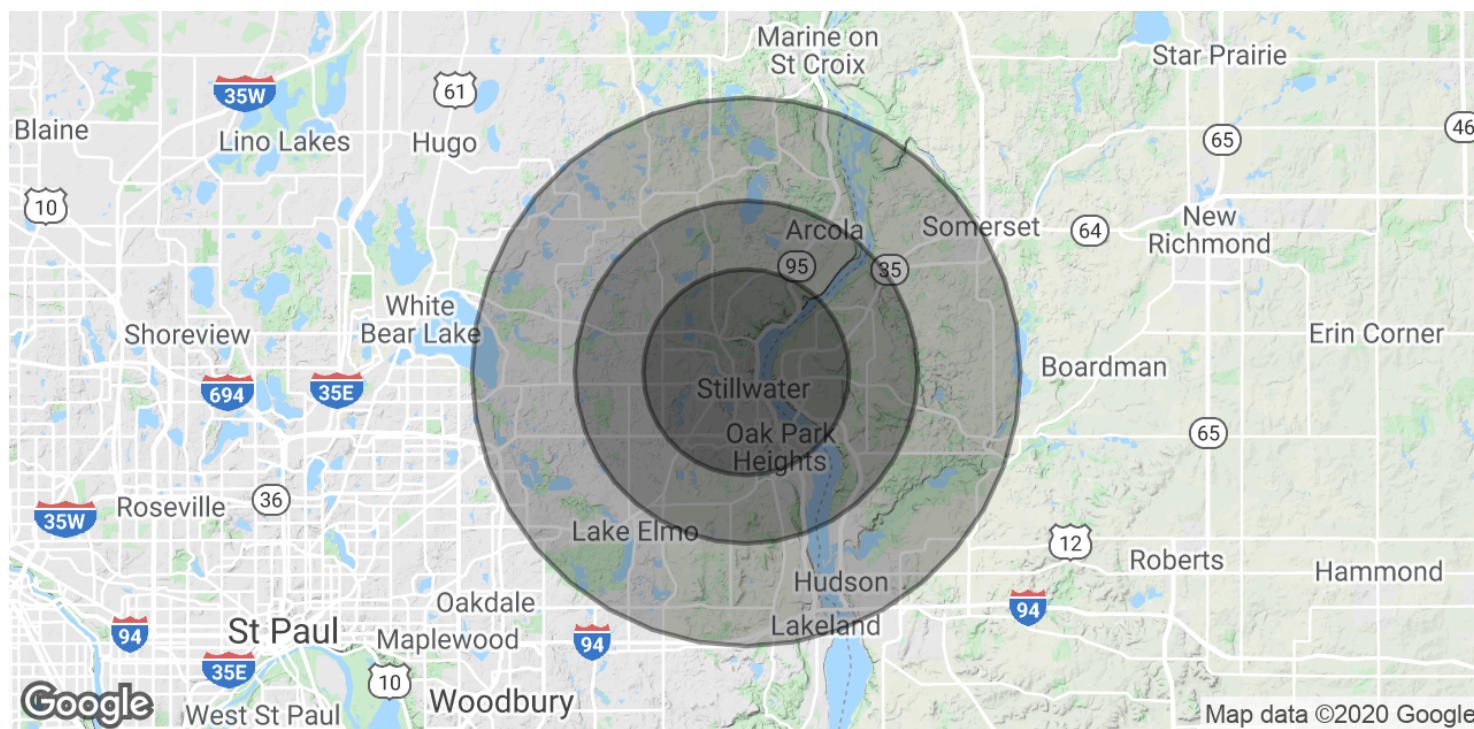
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Demographics Map & Report



| POPULATION | 3 MILES | 5 MILES | 8 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 27,690 | 44,921 | 78,940 |
| Average age | 41.3 | 41.2 | 40.8 |
| Average age (Male) | 40.2 | 40.2 | 40.1 |
| Average age (Female) | 42.6 | 42.2 | 41.6 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 8 MILES |
| Total households | 11,013 | 17,488 | 30,160 |
| # of persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH income | \$91,473 | \$95,392 | \$100,337 |
| Average house value | \$304,138 | \$320,991 | \$353,940 |

* Demographic data derived from 2010 US Census

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