

PROFESSIONAL OFFICE BUILDING

76 St Croix Trail Lakeland, MN 55043



FOR MORE INFORMATION CONTACT:

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telus | PROPERTY
SERVICES +
SOLUTIONS

Executive Summary



SALE PRICE

\$269,000

OFFERING SUMMARY

Lot Size: 0.345 Acres

Building Size: 2,260 SF

Price / SF: \$119.03

PROPERTY OVERVIEW

Flexible professional office building for sale. Main level is unoccupied, and upper level is currently occupied by a tenant. There is a kitchen in the upper level. Keep the tenant, or occupy the entire space yourself. Newer roof and new AC unit in 2019.

PROPERTY HIGHLIGHTS

- Flexible building perfect for owner occupied use or leased as an investment property
- PID #: 35.029.20.0005
- 2019 Taxes: \$5,478.00
- 2020 Taxes (proposed): \$5,422.00

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Additional Photos



Main Level



Main Level



2nd Story



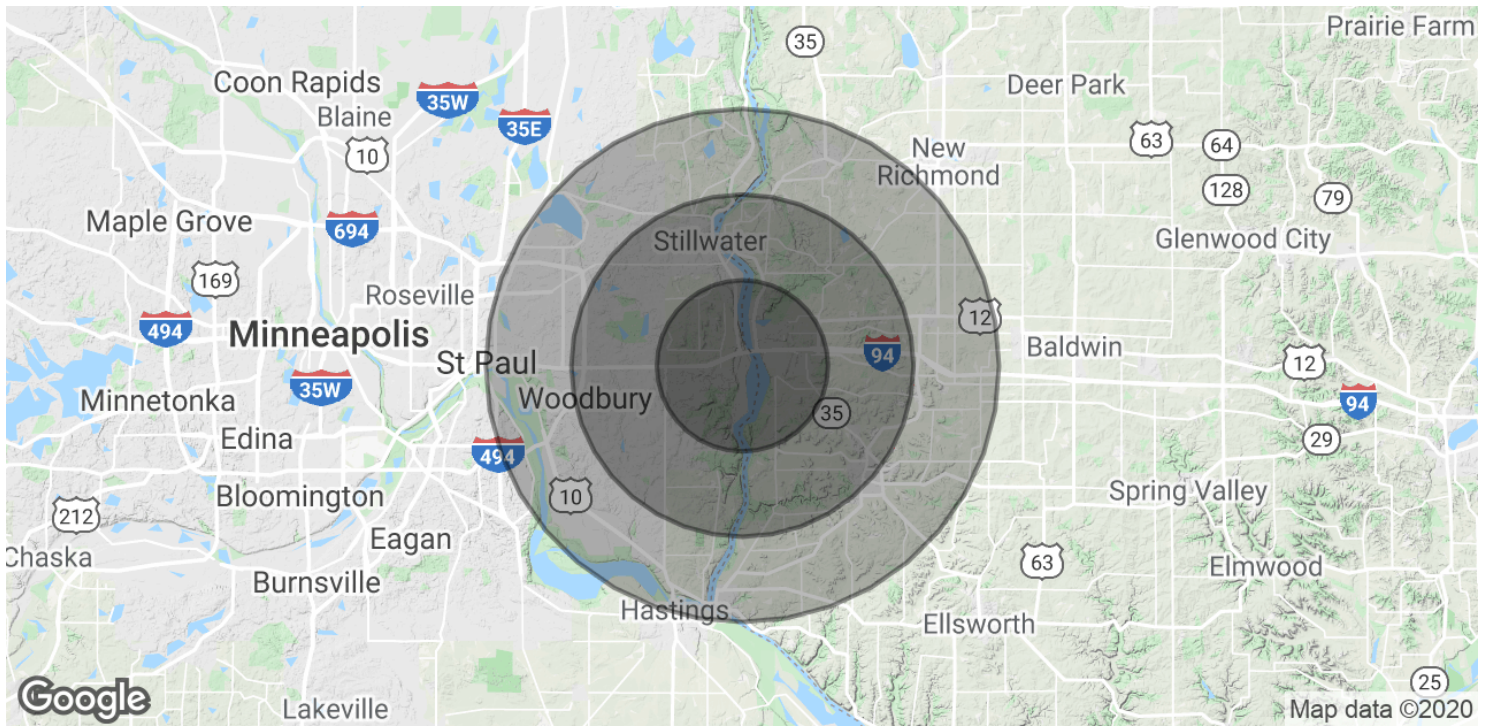
2nd Story

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Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	35,800	127,427	325,439
Median age	38.8	38.7	36.9
Median age (Male)	38.3	38.0	36.2
Median age (Female)	39.8	39.5	37.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	13,902	48,078	120,505
# of persons per HH	2.6	2.7	2.7
Average HH income	\$95,519	\$102,128	\$97,262
Average house value	\$352,856	\$352,134	\$325,087

* Demographic data derived from 2010 US Census

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