



FOR SALE

Prior Lake Office Condo

16670 Franklin Trail SE, Suite 260
Prior Lake, MN 55372

AMELIA BJORKLUND
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PROPERTY HIGHLIGHTS

OVERVIEW

- ◆ Small Office Condo
- ◆ Affordable Space
- ◆ Second Floor
- ◆ Recent Renovations
- ◆ Existing Chiropractic Clientele that Owner is Willing to Give to New Buyer
- ◆ Great Visibility off of Highway 13

PROPERTY DESCRIPTION

Opportunity to own your own small office condominium! Extensive renovations were completed on the interior within the last 2 years.

The second-floor condo is currently being used as a chiropractic office but can be easily converted into an executive suite for a small company or satellite office. Office furniture and existing client base is available for sale.

Ample parking available for employees and visitors. The office is conveniently located within close proximity to various restaurants, shops, and other amenities, making it a convenient location for both work and enjoyment.



**ADDITIONAL
PHOTOS**



PROPERTY DETAILS

Sale Price	\$64,450
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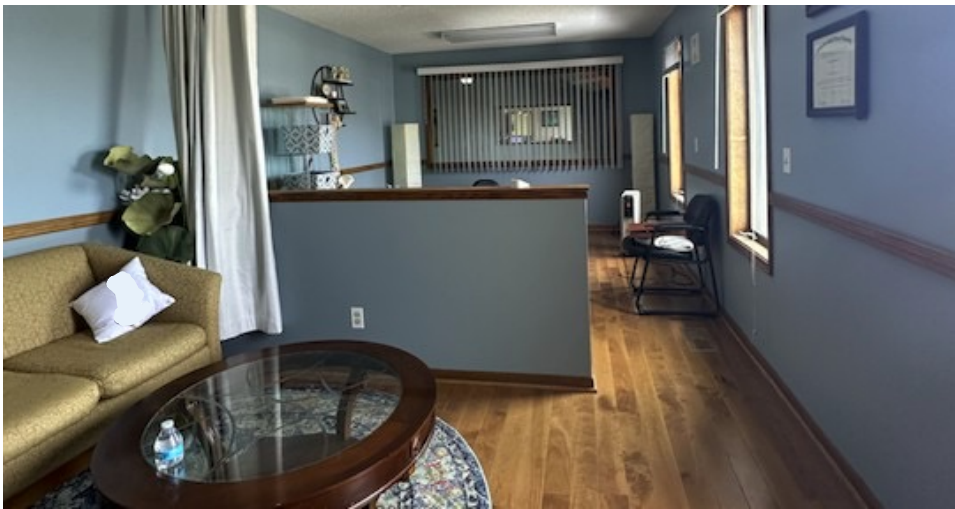
LOCATION INFORMATION	
Building Name	Prior Lake Office Condo
Street Address	16670 Franklin Trail SE, Suite 260
City, State, Zip	Prior Lake, MN 55372
County	Scott
Market	Minneapolis Suburban Area
Cross-Streets	Hwy 13 & Franklin Trail SE
Side of the Street	East
Market Type	Medium
Nearest Highway	Hwy 13
Nearest Airport	Minneapolis - Saint Paul International Airport

BUILDING INFORMATION	
Unit Size	± 312 SF
Building Class	B
Year Built	1981
Year Last Renovated	2022
Construction Status	Existing
Condition	Good

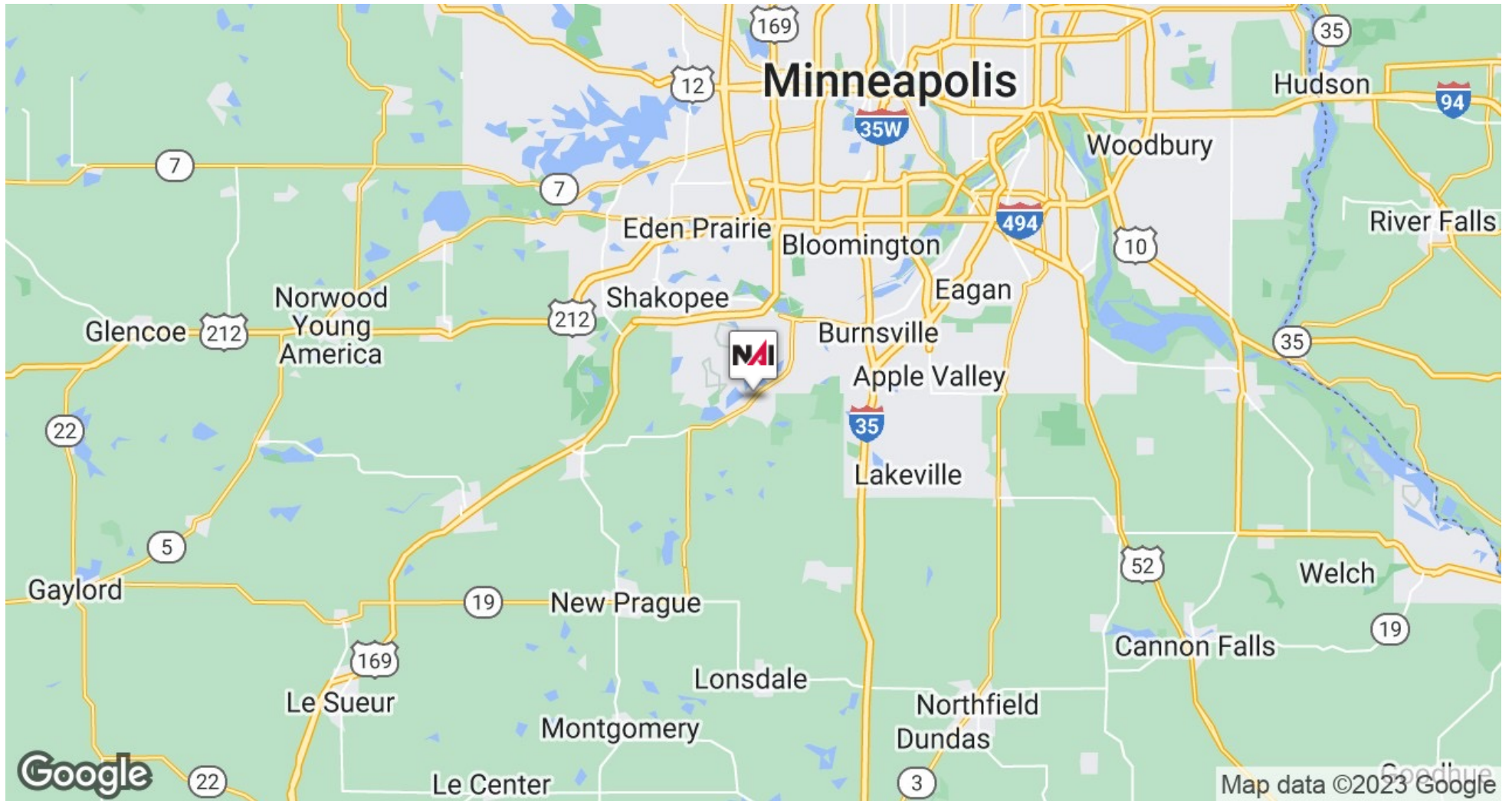
PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Executive Suites or Medical Office
Zoning	C-2 (General Business)
Lot Size	± 0.1 Acres
APN #	251970100
Lot Frontage	± 190 ft
Lot Depth	± 185 ft
Corner Property	Yes
Traffic Count	± 16,800 VPD
Traffic Count Street	Hwy 13
Traffic Count Frontage	± 190 ft

PARKING & TRANSPORTATION	
Street Parking	No
Parking Type	Surface

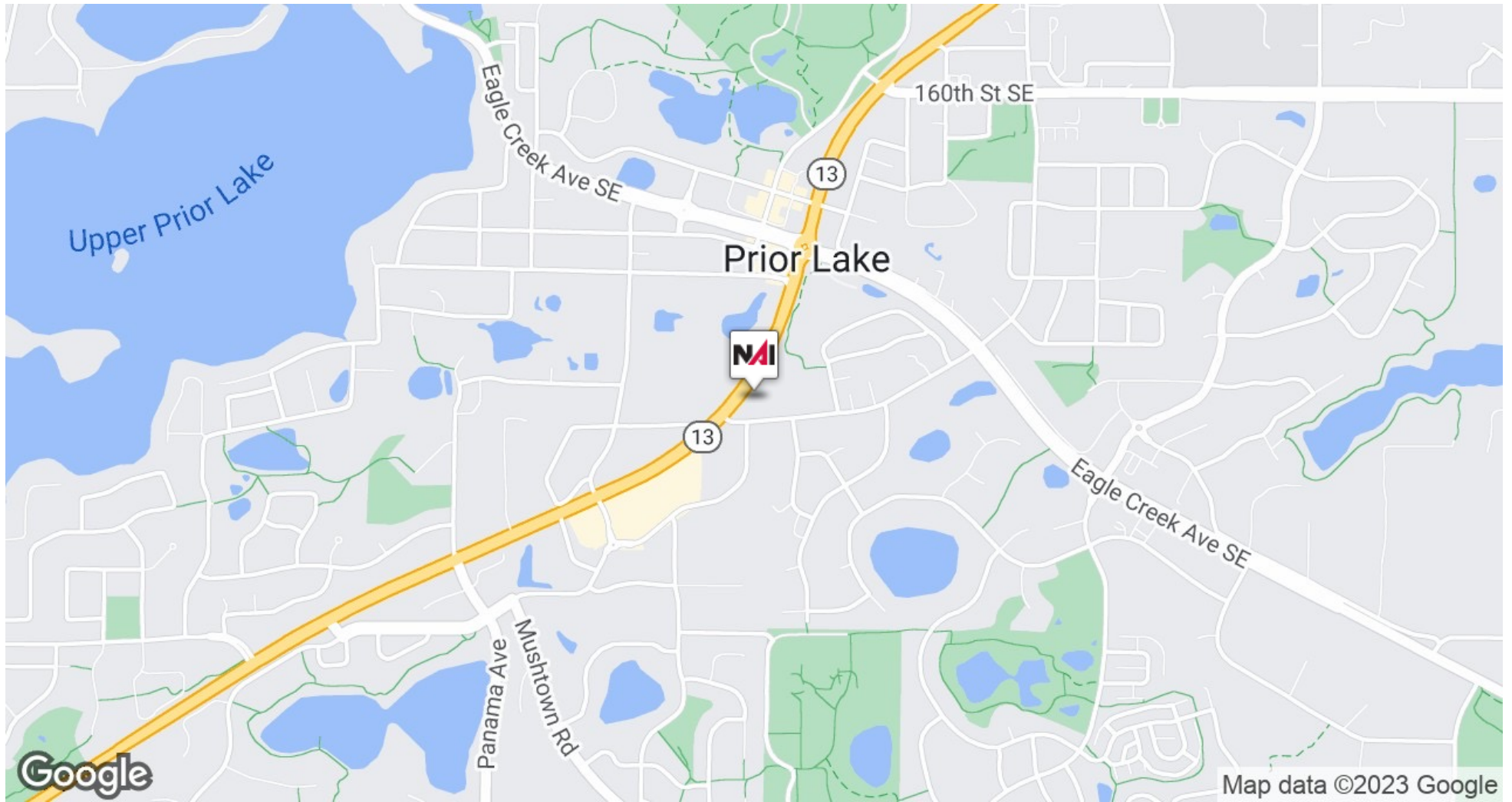
**ADDITIONAL
PHOTOS**



REGIONAL
MAP



LOCATION
MAP



RETAILER MAP

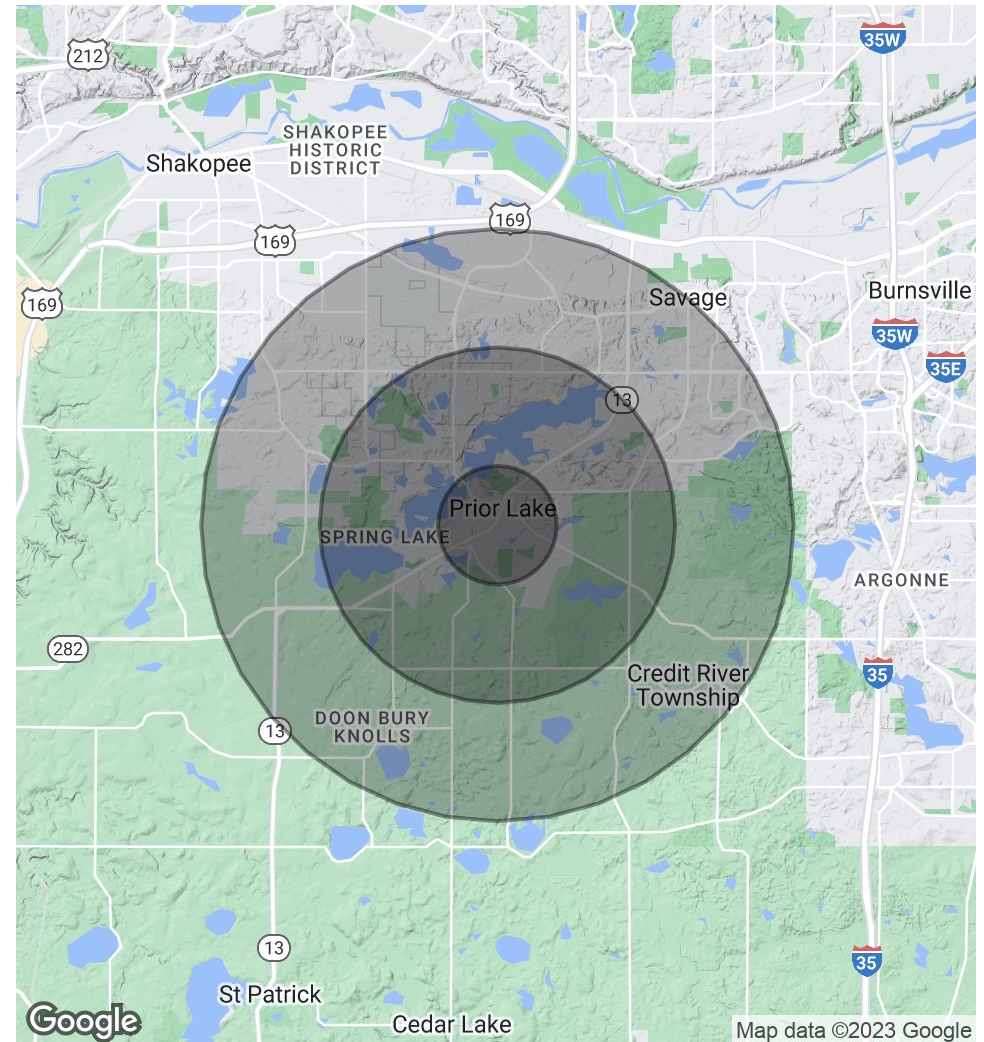


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,216	28,458	66,349
Average Age	37.7	38.8	38.8
Average Age (Male)	37.8	38.8	38.2
Average Age (Female)	38.5	39.5	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,923	10,671	23,696
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$104,063	\$135,275	\$144,347
Average House Value	\$288,239	\$364,084	\$380,188

* Demographic data derived from 2020 ACS - US Census



MEET THE THE NAI TEAM



AMELIA BJORKLUND

INVESTMENT ANALYST / ASSOCIATE BROKER

At NAI Legacy, Amelia Bjorklund is a marketing and investment sales specialist, specifically concerning net leased and retail properties. She has contributed towards the leasing, acquisition, marketing, and syndication of over \$300M of properties since graduating. Amelia is skilled at the use of real estate technology and 'guerilla' marketing.

Amelia graduated from Gustavus Adolphus College in the Spring of 2021 with a degree in Biology and Psychology. She earned high levels of success by gaining acceptance in Beta Beta Beta, Psi Chi, and Phi Beta Kappa – the biology and psychology honors society as the liberal arts & sciences honors society, respectively. She also exhibited athletic excellence on the Gustavus Swimming and Diving team earning multiple All-American recognitions.

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