

Little Canada | MN 55117
342 County Road D East



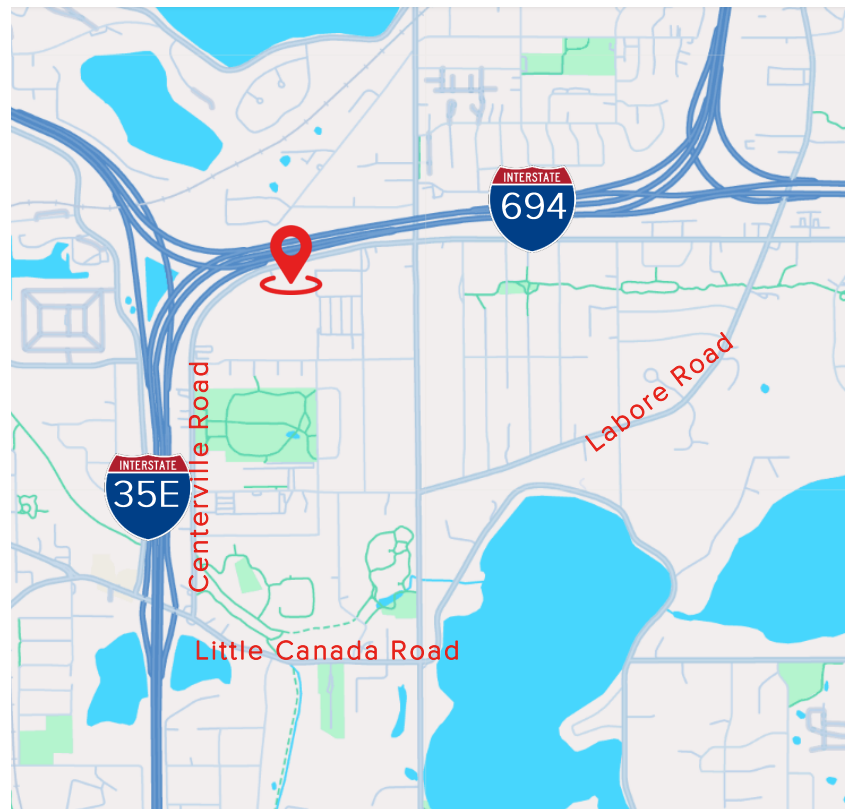
For Sale



\$725,000

PROPERTY HIGHLIGHTS

- 3,268 square foot office condo
- Built in 1998
- Slab-on-grade, wood frame construction
- New roof in 2017, new gutters 2018
- 8' ceiling height
- 2 furnaces both new
- 2 air conditioning units-one new unit
- Shared parking
- Building signage
- Comcast internet service
- Access to I-694 via County Road D to Labore Road, access to I-35E via Centerville Road to Little Canada Road, and access to Highway 61 via County Road D



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

Little Canada | MN 55117
342 County Road D East



For Sale

ASKING PRICE

\$725,000

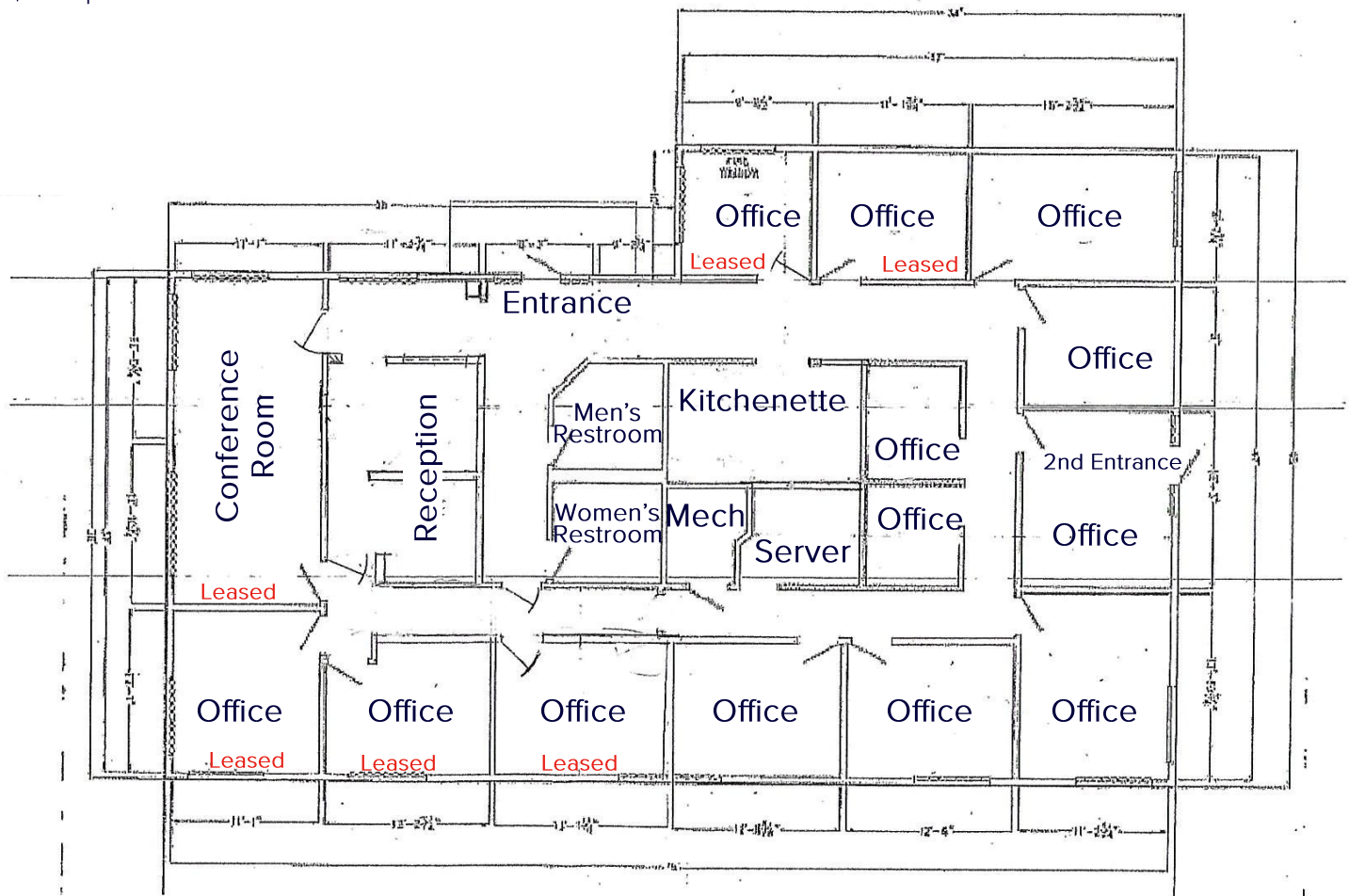
AVAILABLE FOR OCCUPANCY

3,268 square feet

Two tenants currently lease five offices and the conference room. Both tenants are on a month-to-month lease.

ASSOCIATION FEES

\$583 per month total



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

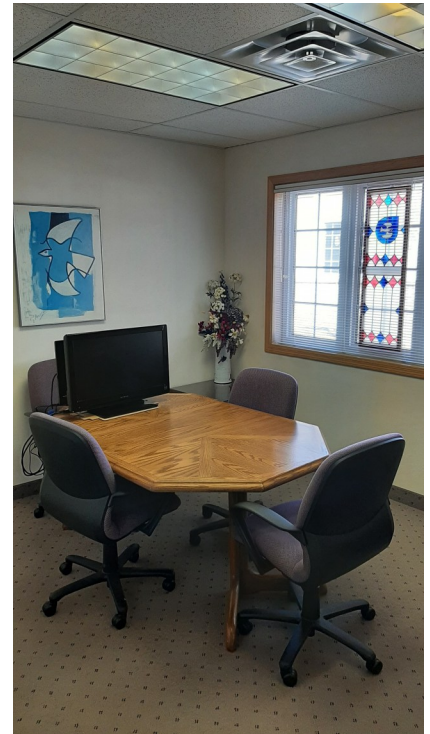


Mike Brass
612-750-4312
mike@mikebrass.com

Little Canada | MN 55117
342 County Road D East



For Sale



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

Little Canada | MN 55117
342 County Road D East



For Sale



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com