

Little Canada | MN 55117  
342 County Road D East



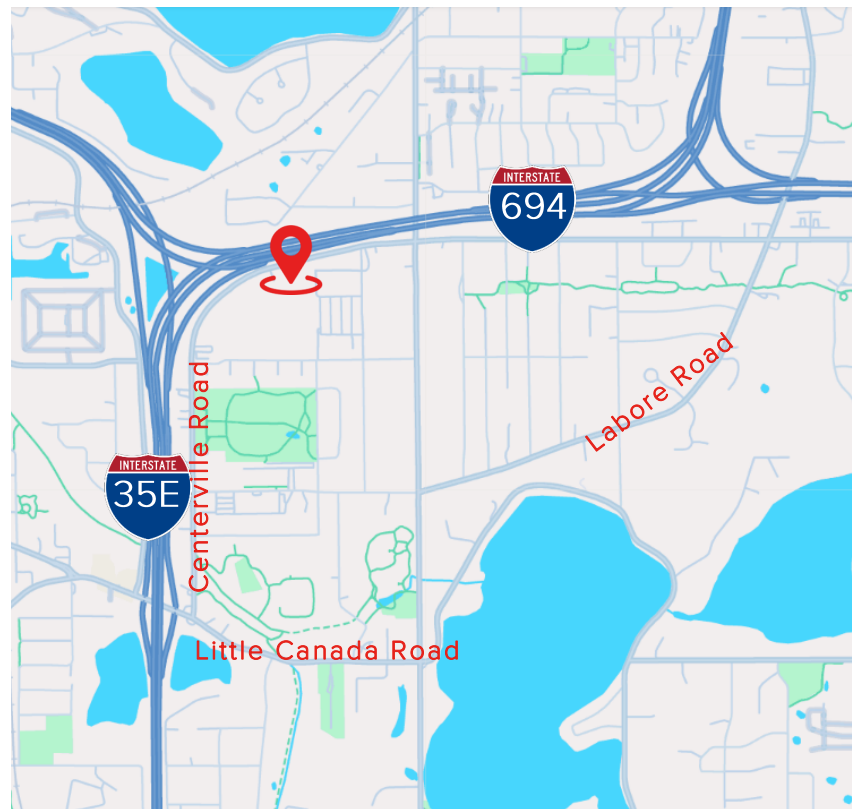
For Sale



(\$625,000)

## 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 new furnaces
- 2 new air-conditioning units
- 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

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**ASKING PRICE**

**\$625,000**

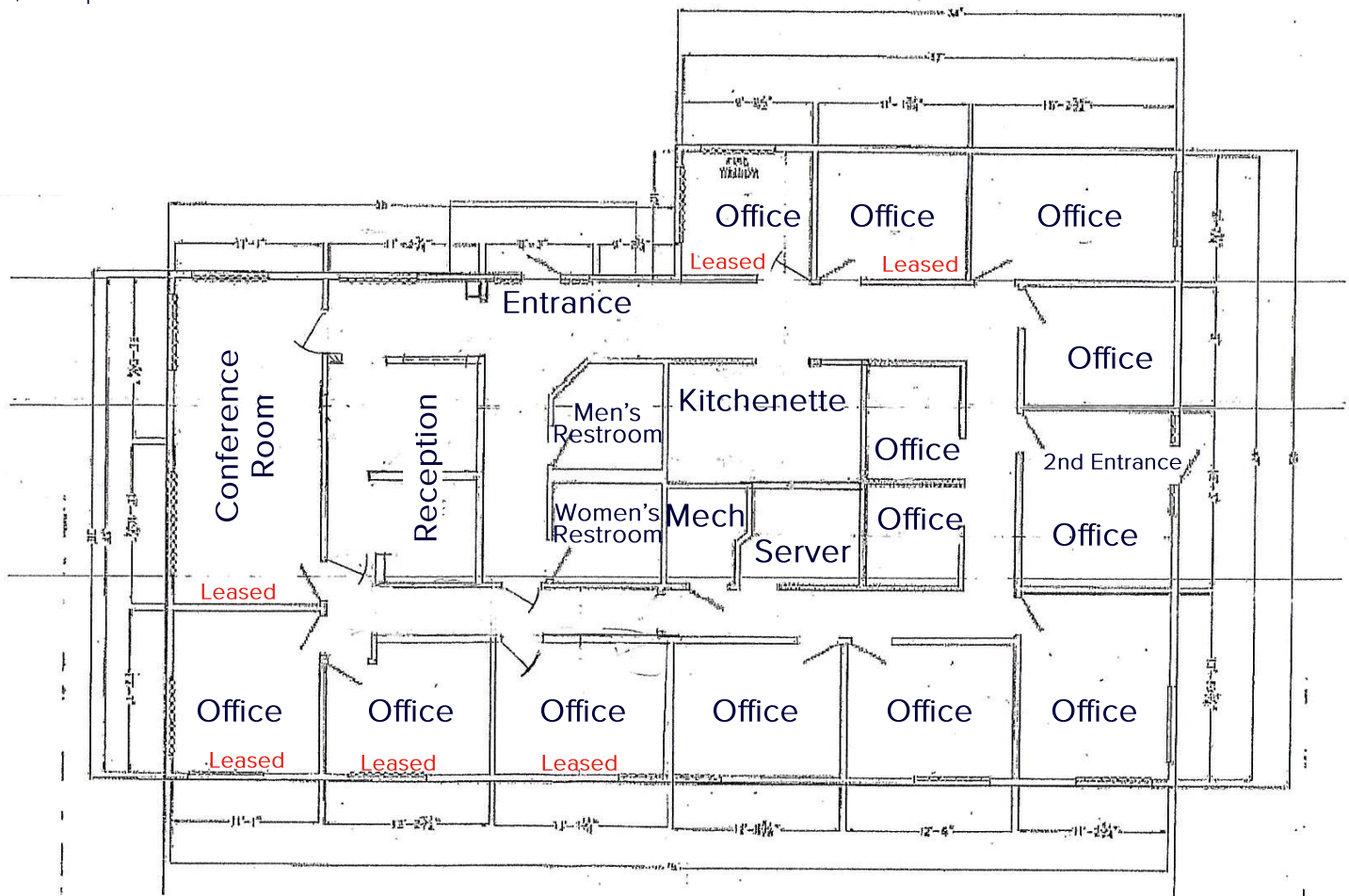
**AVAILABLE FOR OCCUPANCY**

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



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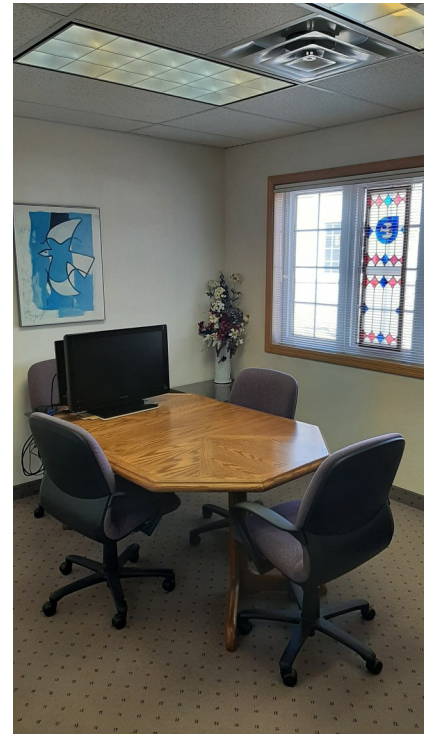


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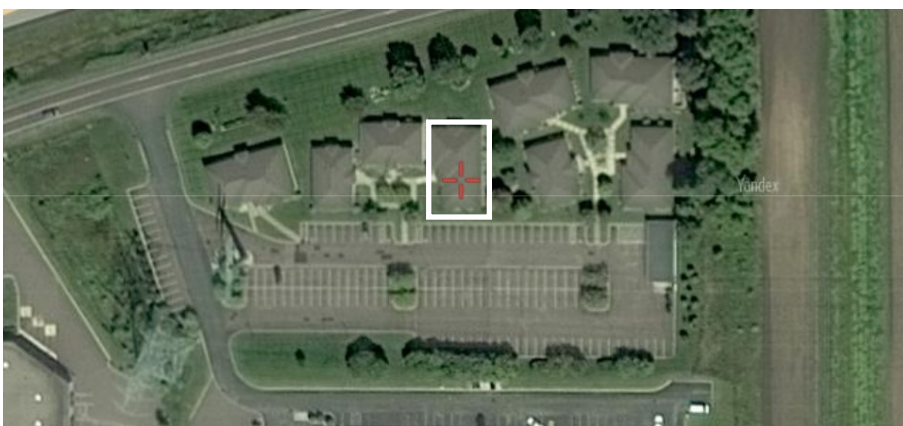


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