

OFFICE CONDO FOR SALE OR LEASE

# 5814-5818 BLACKSHIRE

Inver Grove Heights, MN 55076



MIKE SALMEN | ERIC RAPP | FRANK RICHIE

 TRANSWESTERN





**HIGH DEMAND**  
OFFICE CONDOS



**EXCELLENT**  
LOCATION



**5,376**  
TOTAL SF



# PROPERTY SPECIFICATIONS

## Building Information

The property enjoys easy access to major highways such as Interstate 494, Highways 52 and 62, that connect it to all points in the Minneapolis/St. Paul metropolitan area. Located in Inver Grove Heights close proximity to restaurants, hotels, retail and executive housing makes it an excellent home for businesses.

## Property Summary

- **Building Area:** 5,376 SF Total
- **Number of Stories:** 2
- **Year of Construction:** 2001
- **Available:** 5,376 SF
- **Zoning:** PUD, Planned Unit Development
- **Lease Rate:** \$12.00/SF NNN
- **2021 Proposed Taxes:** \$14,718.00 (\$2.74 psf)
- **2020 Total Expenses:** \$32,321.57 (\$8.21 psf)
- **Listing Price:** \$610,000

## Property Amenities

- Easy access to 494 and Highway 52
- Private patios in back
- Landscaped and well maintained building
- Security system
- Ample parking



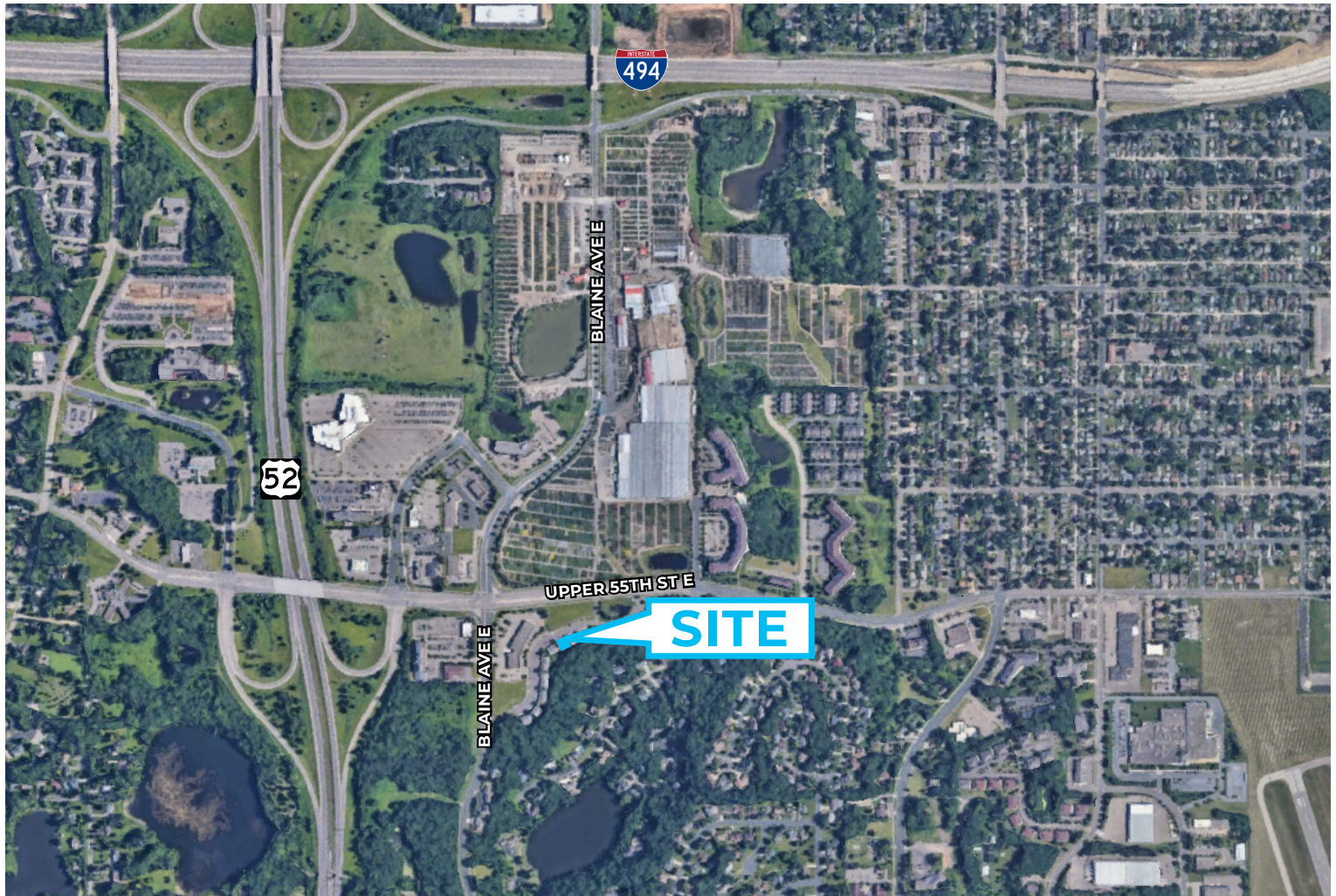


# BUILDING LOCATION



TRANSWESTERN

REAL ESTATE  
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