

BEAUTIFUL SECOND-FLOOR OFFICE CONDO FOR SALE

966 INWOOD AVENUE NORTH, OAKDALE, MN 55128



PROPERTY DESCRIPTION

Why pay rent for office space when you can own! This second floor office condo can be yours as you build equity and enjoy a professionally constructed, 1254 SF space. Custom cabinets, kitchenette, upgraded bathroom finishes, along with flexible work & entertaining space. Ability to build out private offices along the front glass or keep the existing training room. Versatility at its best! If the interior space itself is not enough, check out the view from your back deck, overlooking Armstrong Lake! Amazingly convenient location, close to 94, tons of amenities nearby and ample parking for your staff & guests in a strong association-maintained development.

PROPERTY HIGHLIGHTS

- Affordable office ownership opportunity.
- Located just north of PRIME Woodbury area shopping & restaurants near 94. PLUS minutes to Lake Elmo Park Reserve.
- Turn-key office space as an owner-user office user or an investor looking for a solid return.

OFFERING SUMMARY

Sale Price:	\$ 289,900
2026 Real Estate Taxes:	\$ 7,928
Year Built:	2005
2026 Association Dues:	\$ 190 / month
Association Dues include:	Snow / Lawn Care Exterior Maintenance Building Insurance
Owner Pays:	Water, Electric, WIFI, Personal Property Insurance
Professionally managed association:	Beacon Shores Association

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,232	19,260	64,048
Total Population	2,913	47,600	169,495
Average HH Income	\$163,104	\$124,719	\$129,556

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CHAD HEER

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KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

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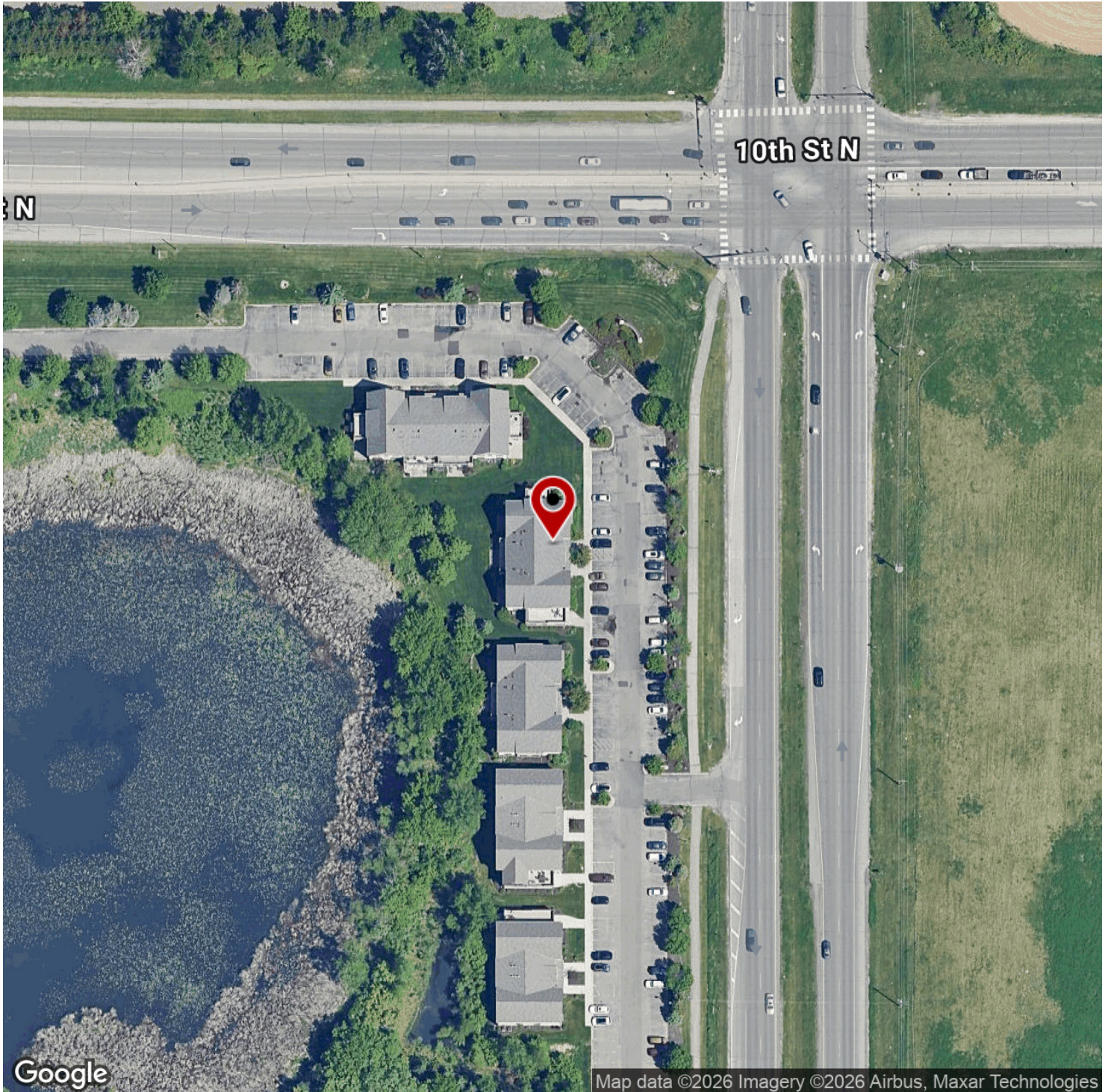
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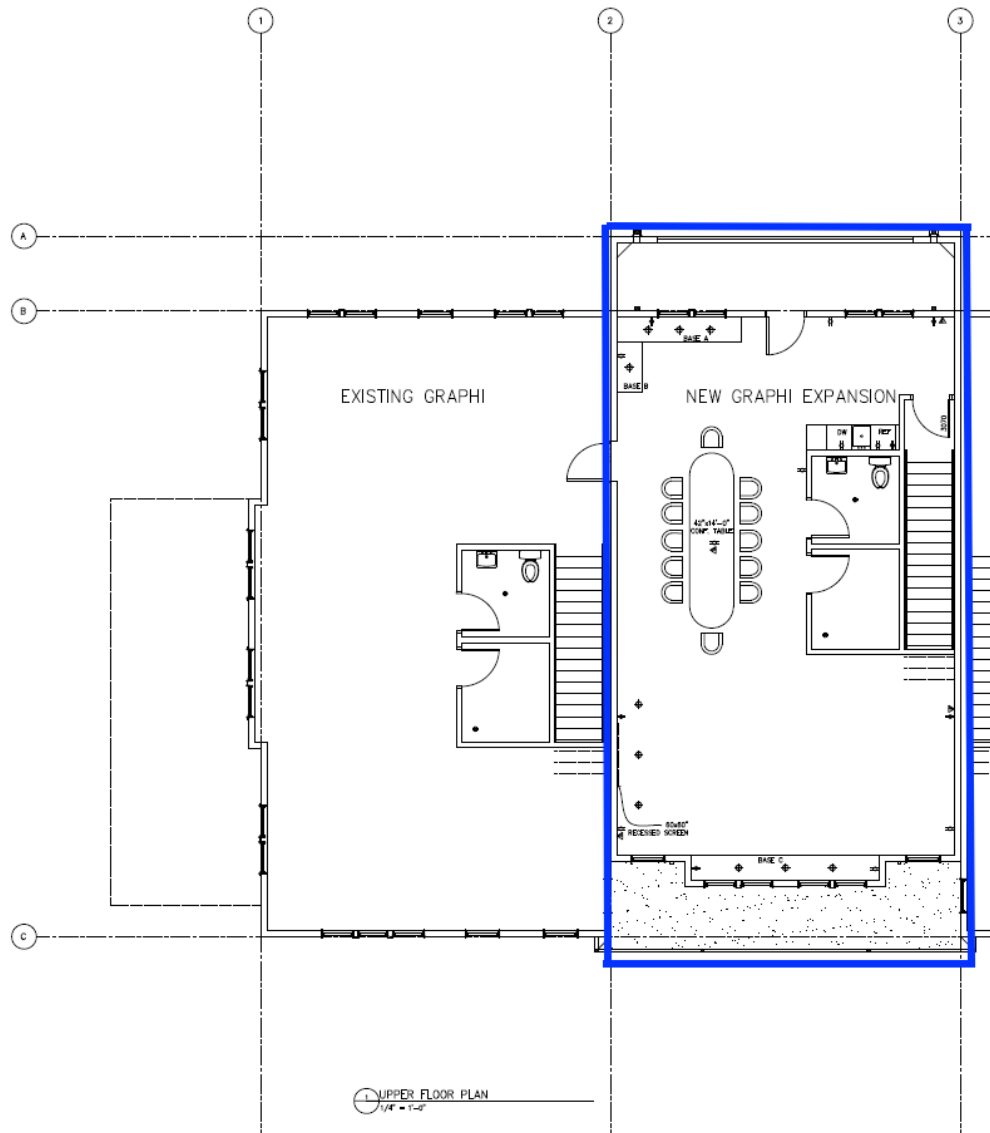
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FLOOR PLAN



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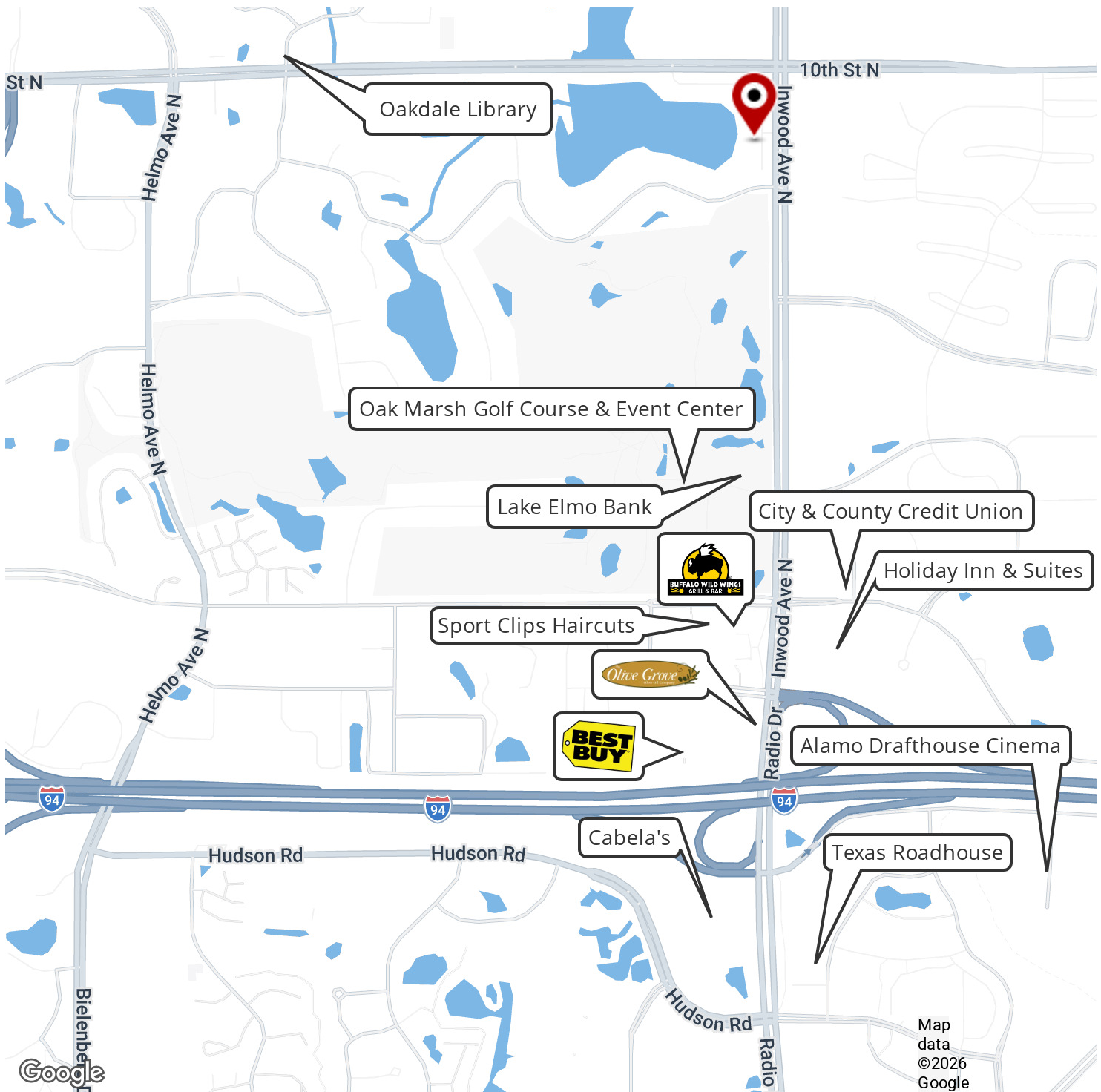
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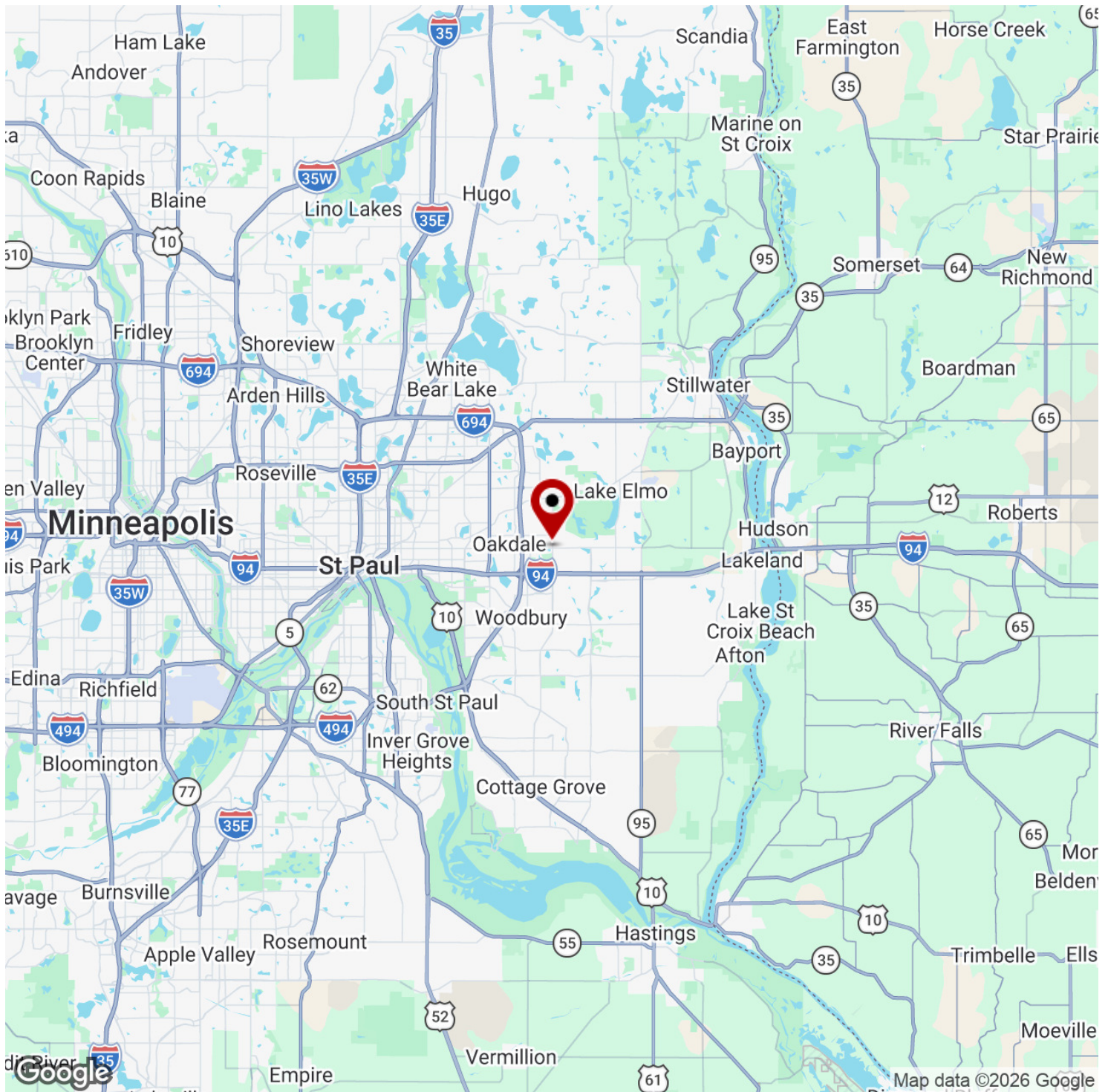
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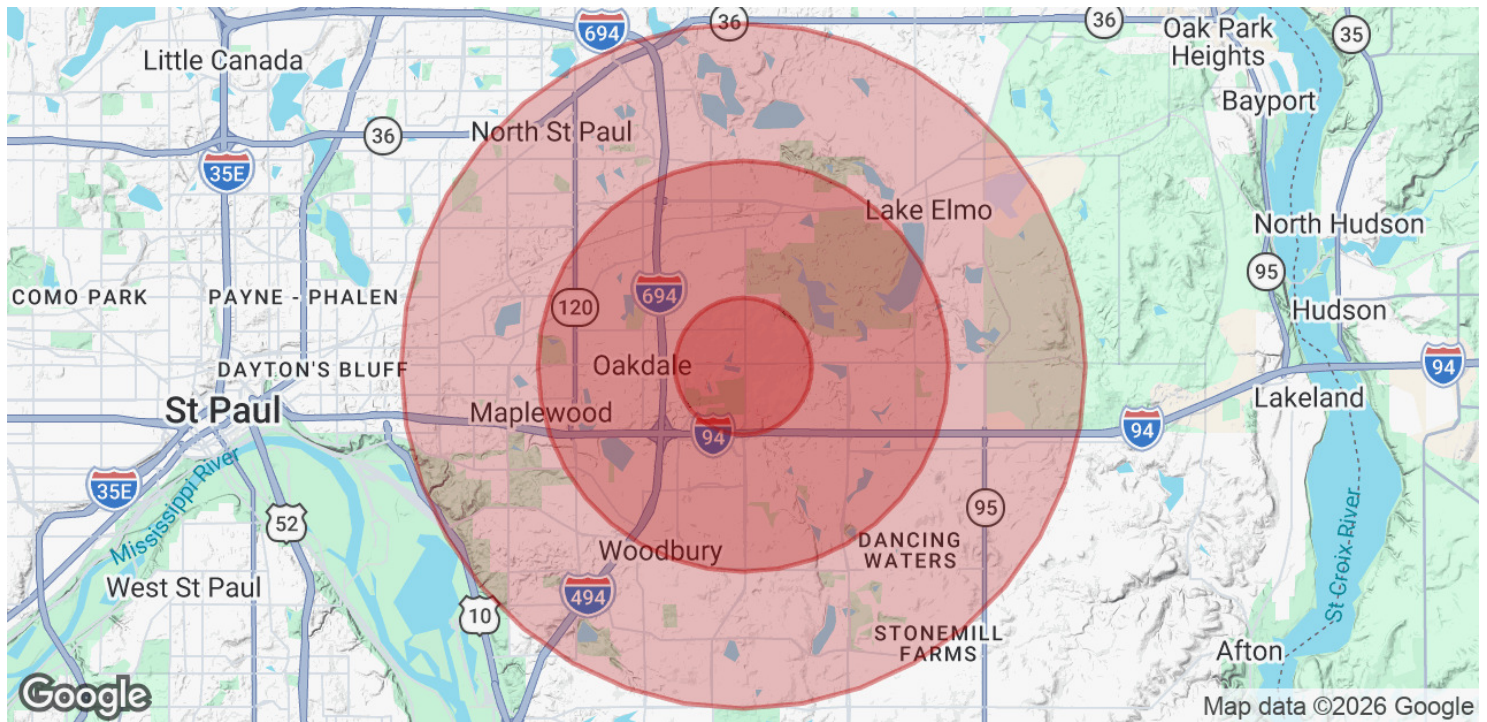
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,913	47,600	169,495
Average Age	46.6	40.2	38.0
Average Age (Male)	46.9	38.7	36.5
Average Age (Female)	45.2	41.8	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,232	19,260	64,048
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$163,104	\$124,719	\$129,556
Average House Value	\$418,471	\$373,705	\$378,869

2023 American Community Survey (ACS)

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