



## Lakeway Office Park

7004 East Fish Lake Road

Maple Grove, MN 55369

### FOR SALE 1,392 SF Office Condo



#### FEATURES:

- 1,392 SF Office Condo - FOR SALE in Maple Grove, MN.
- Beautiful end cap condo with lots of windows!!
- High end finishes throughout including 2-sided fireplace.
- 4 private offices, bathroom, kitchenette, reception area & work area.
- Great location near I-94 & 494 interchange.

#### SALE PRICE:

## \$229,000

Association Dues- \$195 / month  
Taxes - \$3,459.16 (2019)



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#### Arrow Companies

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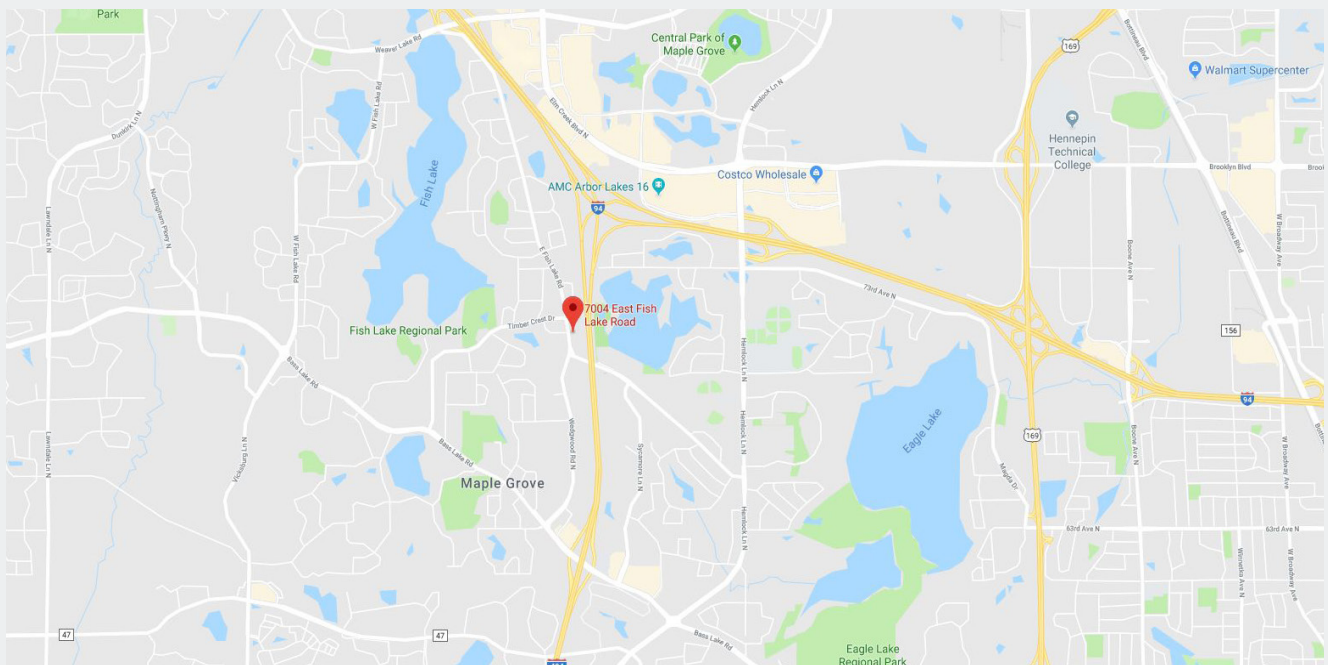
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**AERIAL & MAP**

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### SITE PLAN

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### PROPERTY FACTS

**FOR SALE**  
**1,392 SF Office Condo**

BUILDING SIZE	1,392 SF - Main Level
YEAR BUILT	2004
ASSOCIATION	Lakeway Office Park
PID #	27-119-22-43-0053 (Hennepin County)
ZONING	Commercial Preferred
Utilities	Xcel (\$100 / mo.), Centerpoint (\$30 / mo.) & Water (\$20 / mo.)
ASSOCIATION DUES	\$195 / per month
2019 REAL ESTATE TAXES	\$3,459.16

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**FLOOR PLAN**

**FOR SALE**  
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**FOR SALE**  
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Office



Office



Office



Office



Hallway View



Kitchenette

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### CITY INFORMATION

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**1,392 SF Office Condo**

POPULATION (5 MILE RADIUS)	2010 Census - 162,868 2019 (Estimate) - 179,397 2023 (Projection) - 187,386
AVERAGE HOUSEHOLD INCOME	2019 (Estimate) - \$102,966
TRAFFIC	Wedgewood Lane - 5,915 vehicles per day E. Fish Lake Road - 7,062 vehicles per day
CITY OF MAPLE GROVE	<p><b>M</b>aple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town.</p> <p>Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality health-care, year-round recreational activities, and an excellent standard of living.</p> <p>Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor play-grounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.</p> <p>Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.</p> <p>Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.</p>

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