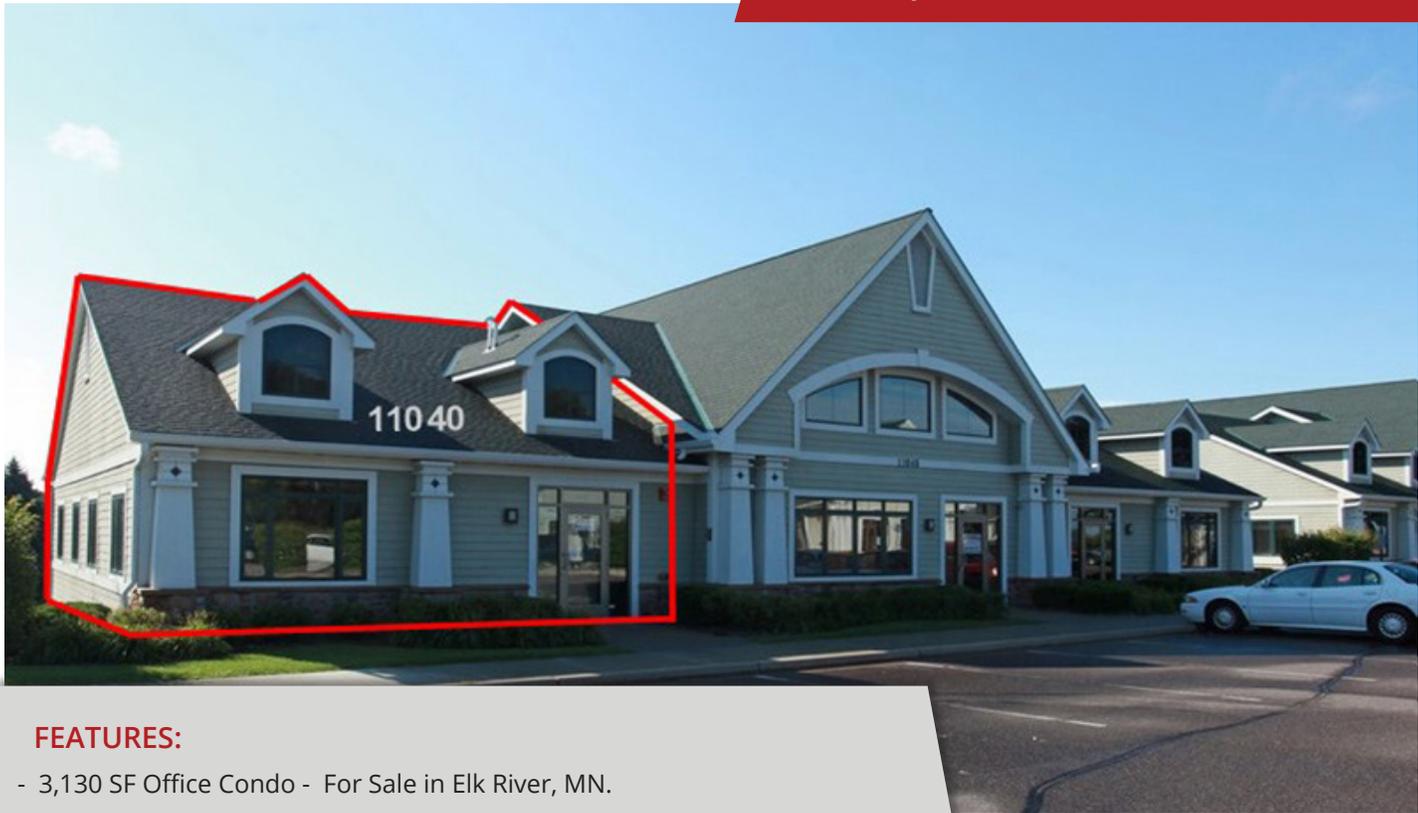


FOR SALE
3,130 SF Office Condo



FEATURES:

- 3,130 SF Office Condo - For Sale in Elk River, MN.
- End Cap unit with lots of windows providing great light throughout office.
- Great location off Hwy. 169 in Elk River near many retail and businesses
- Main level includes 3 offices, 2 workstations, reception desk & bathroom.
- Lower level includes 3 offices, 2 workstations, kitchenette & bathroom.

Sales Price:
\$434,000



Additional Info:

- ▲ Property Taxes (2021) - \$6,062.00
- ▲ Sherburne County - PID # 75-709-0145
- ▲ Association Dues - \$391.25 per month.
- ▲ Located in scenic area with many trees.
- ▲ Large Parking Area.

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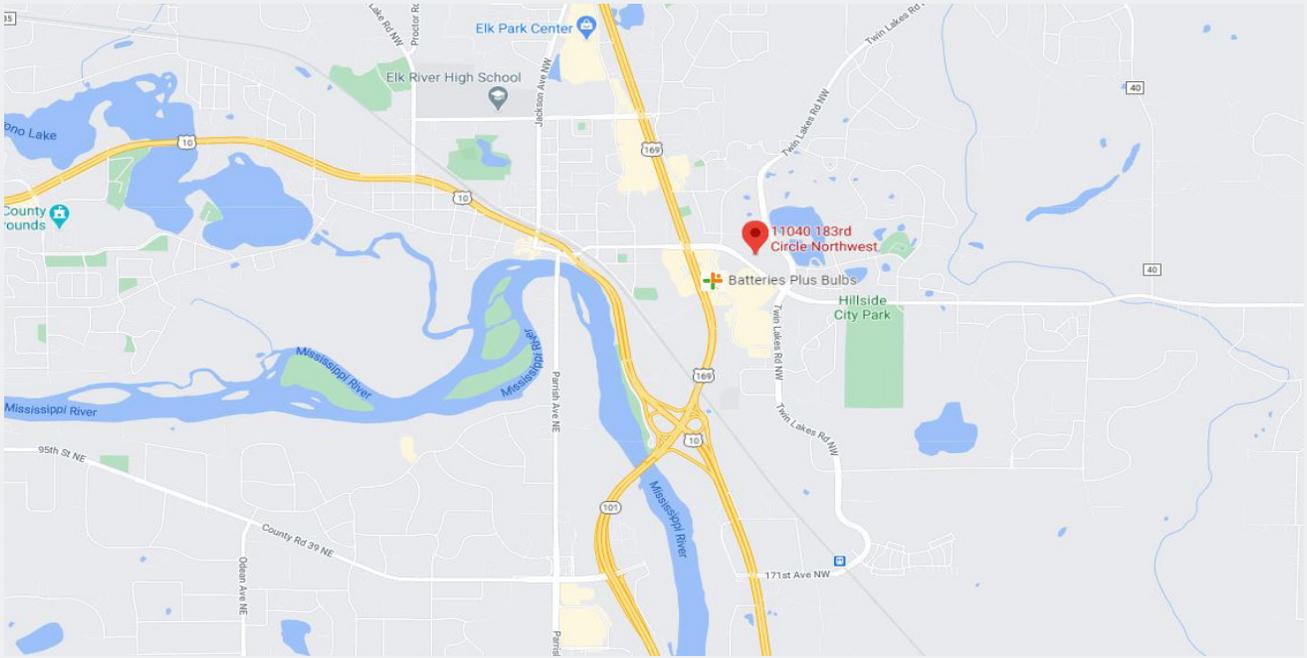
Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

AERIAL & MAP

FOR SALE
3,130 SF Office Condo



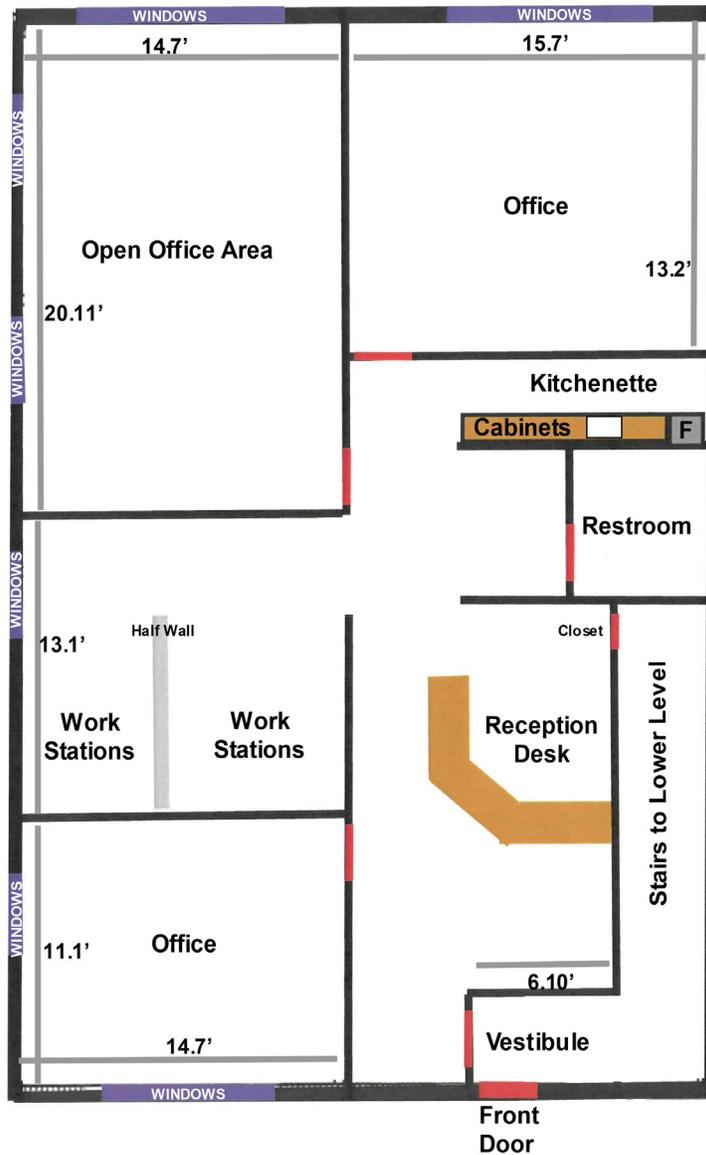
SITE PLAN

FOR SALE
3,130 SF Office Condo



**FLOOR PLAN
MAIN LEVEL**

**FOR SALE
3,130 SF Office Condo**



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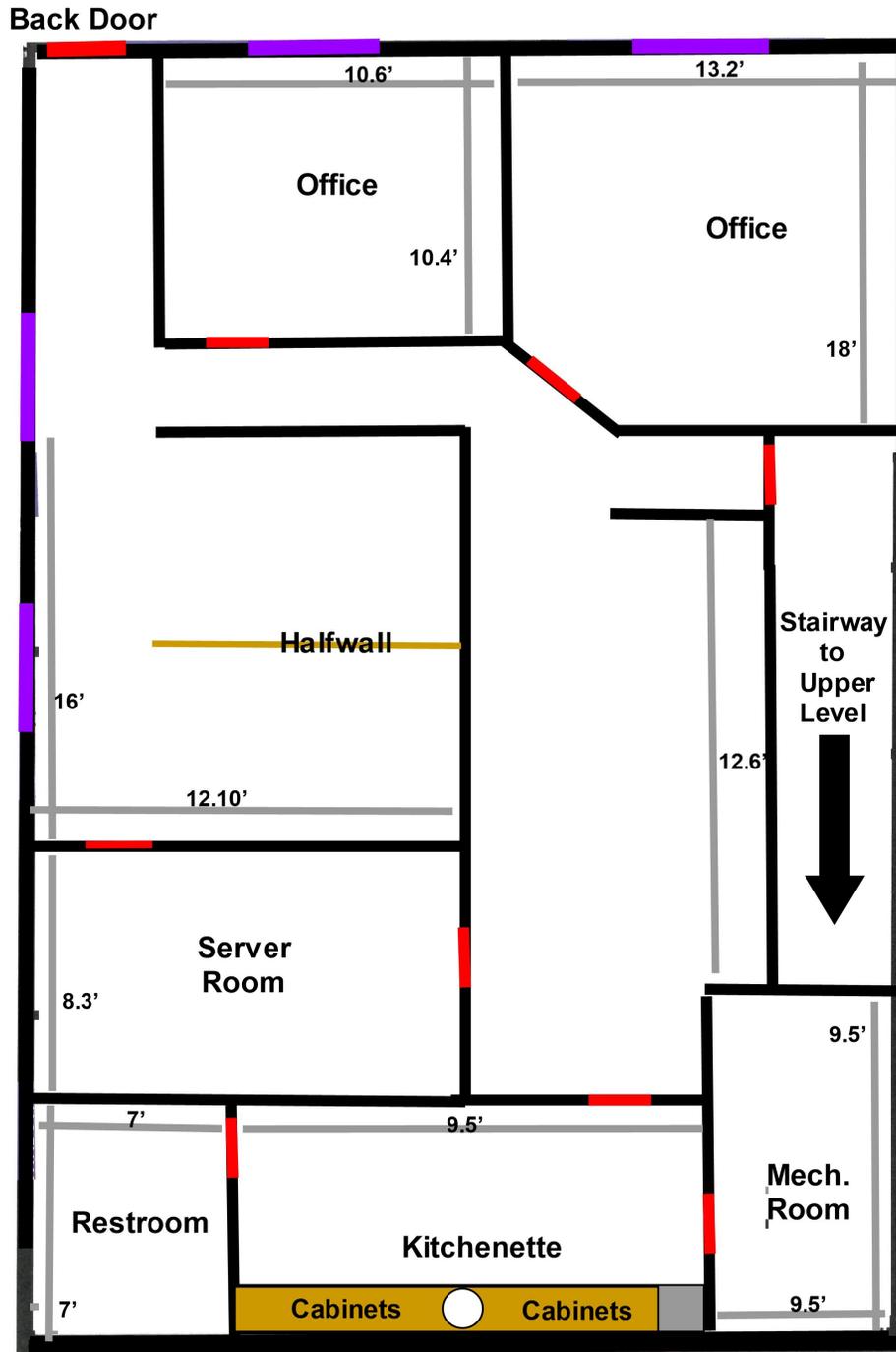
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**FLOOR PLAN
LOWER LEVEL**

**FOR SALE
3,130 SF Office Condo**



**PHOTO GALLERY
MAIN LEVEL**

**FOR SALE
3,130 SF Office Condo**



Large Open Office



Reception Desk



Front Office



Kitchenette



Back Office



Work Station Area

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**PHOTO GALLERY
LOWER LEVEL**

**FOR SALE
3,130 SF Office Condo**



Office



Office



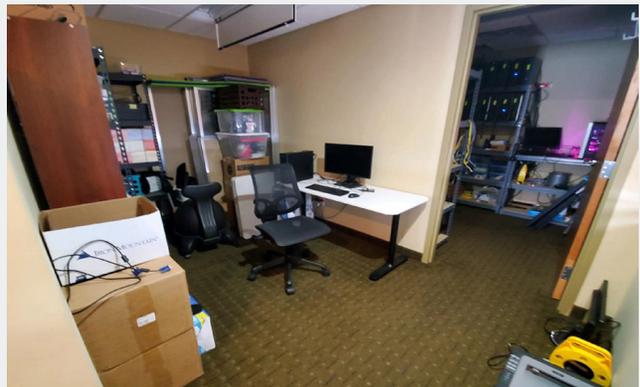
Cubicles



Cubicles



Kitchen Area



Open Office

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FOR SALE
3,130 SF Office Condo

Elk River is a city in Sherburne County, Minnesota, United States, about 34 miles northwest of Minneapolis. It is situated at the confluence of the Mississippi and Elk Rivers. The population was 22,974 at the 2010 census, making Elk River the second largest city in the Central Minnesota region after St. Cloud. It is the county seat. The city's population exceeded 20,000 as of year 2005. U.S. Highways 10 and 169 and State Highway 101 are three of the main routes in Elk River, and a station on the Northstar Commuter Rail line to downtown Minneapolis is located in the city. Elk River is located 33.2 miles northwest of Minneapolis and 37.4 miles southeast of St. Cloud. from the center of Plymouth.

Elk River boasts an available and productive workforce that helps make this area a leader in job creation. Employment opportunities continue to keep pace with significant population growth. This is due, in part, to a diverse group of businesses and industries located in Elk River. The city and numerous local lenders provide financing to new and expanding businesses. Programs may include industrial revenue bonds, tax increment financing, supplemental micro loans, tax abatement, venture capital funds, as well as full service community banking opportunities.

Most significantly, for a community of its size, Elk River enjoys one of the lowest overall tax rates in the entire state of Minnesota. As part of Elk River's commitment to retain this low tax rate and a high quality of life, the City Council recently adopted a Growth Management Plan and an Economic Strategic Development Plan. Proper planning ensures that growth initiatives are effectively implemented and managed. This is Elk River's commitment to creating better jobs, providing quality housing options, and producing more opportunities for everyone.



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