



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE



## Office Condo for Sale

1883 Station Parkway NW, Andover, MN

### AVAILABLE SPACE

- Investor or owner User
- Premier office condo located in Andover Station
- Fantastic mix of office users
- Adjacent to Target, Walmart, event center
- and good mix of local restaurants / retailers
- Total building size 4,886 RSF
- Two tenant building
  - Title Company 1,824 RSF expires 12/31/25
  - Home Health Care 2,534 RSF expires 12/31/25
- Current NOI \$40,050
- Both leases are Triple Net (NNN)

**Sale Price**  
**\$575,000**  
**\$117.00 / SF**  
**Association Fee's (2024**  
**\$423.38 / Month**

### FOR MORE INFORMATION, CONTACT

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**CONTACT:** Marty Fisher

**MOBILE:** 612-708-2873

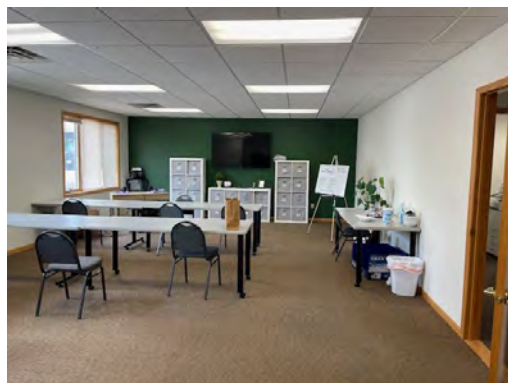
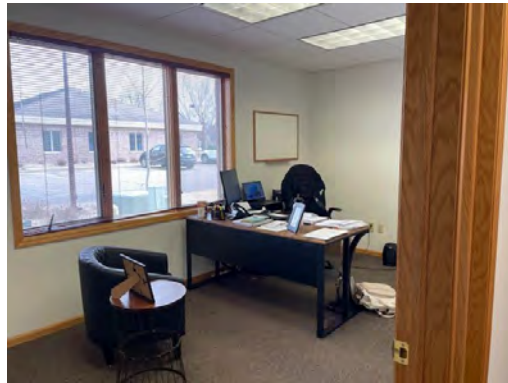
**EMAIL:** [mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

## Tenant Northside – Home Health Care, 2,534 RSF

Reception, private offices, conference room, good size kitchen and training room



Common Main  
Entrance







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Tenant South Side – Title Company, 1,824 RFS

Reception, private offices, kitchen area, open  
bull pen and conference rooms former  
chiropractor office.





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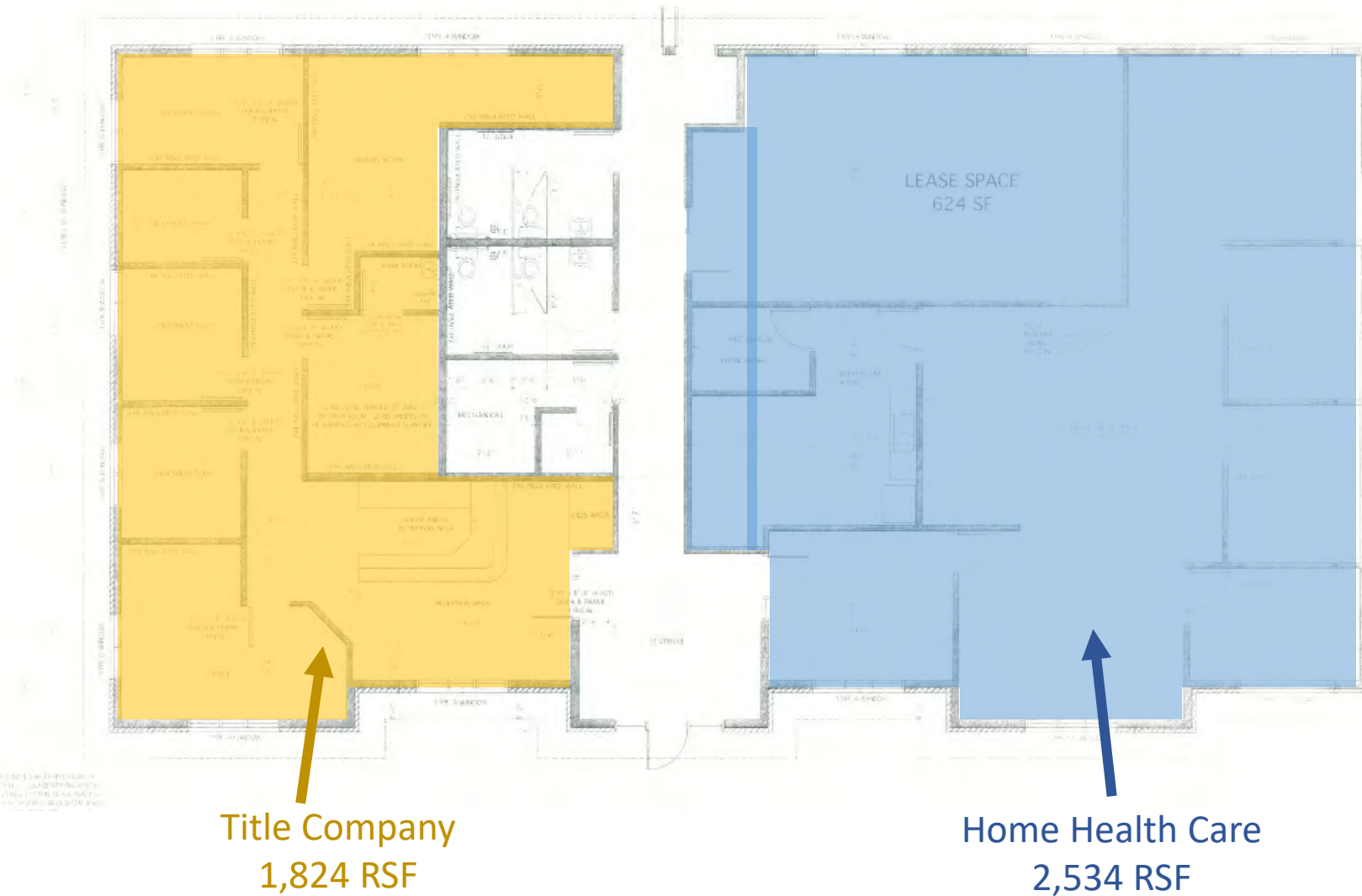
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Total Building Size 4,886 RSF







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