



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 12/31/27
 - Home Health Care 2,534 RSF expires 12/31/27
- 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

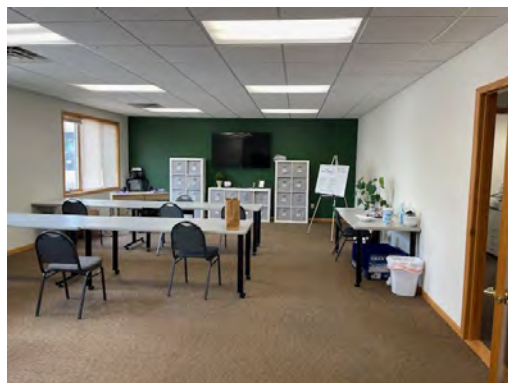
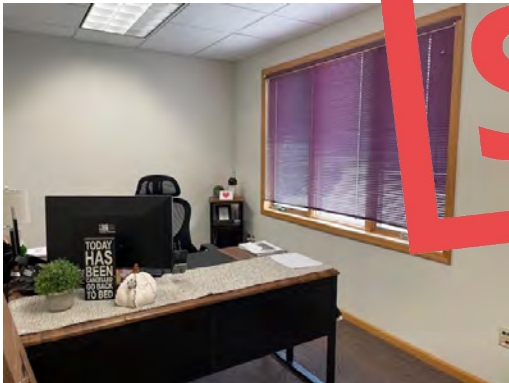
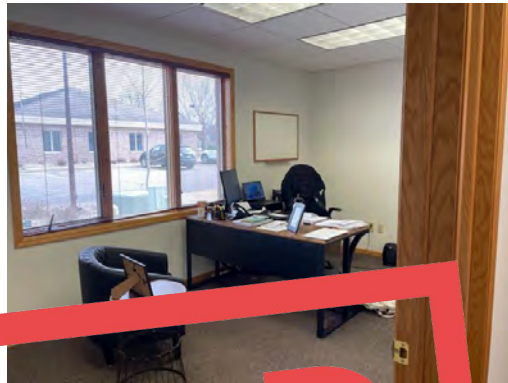
EMAIL: mfisher@premiercommercialproperties.com

Tenant Northside – Home Health Care, 2,534
RSF

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



Common Main
Entrance



SOLD



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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.



SOLD



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Total Building Size 4,886 RSF





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