



FOR SALE - OWNER/USER

Oakdale Office Condominium

*970 Inwood Ave N
Oakdale, MN 55128*

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DISCLAIMER

This analysis included in this investment summary is based on estimates and assumptions of NAI Legacy and its affiliates. NAI Legacy used a specific set of assumptions to create this analysis, but is not representing that any of the assumptions will materialize. There is a certain degree of inherent risk associated with commercial real estate investing, and you as the buyer, are advised to seek advice from your accountant, attorney and or other advisors, and to view this information as hypothetical. Although this analysis can be useful in making decisions about this investment, any of the assumptions could change, which may materially alter your conclusions.

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ADVISOR BIOS

SECTION 1

Property Information



PROPERTY HIGHLIGHTS

OVERVIEW

- Owner/User
- Maintenance by Office Association
- Quality Office in a Highly Sought-After Development
- Executive Suites
- Large Balcony
- Top Floor
- Private Access
- Kitchenette
- Reception Area

PROPERTY DESCRIPTION

Beautifully maintained executive office condominium in a corner space location. The unit is above a well-established Chiropractic Clinic. The unit has a nice reception entrance room with a small seating area. The unit has three spacious offices with the ability to fit multiple working spaces in, and one large conference room. One office leads directly to a patio, with approval for a grill. The unit also has a kitchenette.



PROPERTY DETAILS

Sale Price

\$279,000

LOCATION INFORMATION

Building Name	Oakdale Office Condominium
Street Address	970 Inwood Ave N
City, State, Zip	Oakdale, MN 55128
County	Washington
Market	Minneapolis Saint-Paul Metropolitan Area
Sub-market	Saint Paul
Cross-Streets	Inwood Ave N & 10th St N
Market Type	Medium
Nearest Highway	Hwy 10
Nearest Airport	Minneapolis Saint-Paul International Airport

BUILDING INFORMATION

Building Size	± 1,420 SF
Building Class	B
Tenancy	Single
Year Built	2006
Condition	Excellent
Free Standing	No

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Executive Suites
Zoning	C1
Lot Size (Development):	± 3.9 Acres
APN #	3302921210057
Lot Frontage	± 830 ft
Lot Depth	± 650 ft
Corner Property	Yes
Traffic Count	± 14,200
Traffic Count Street	Inwood Ave
Traffic Count Frontage	± 630 VPD
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.61
Number of Parking Spaces	50

UTILITIES & AMENITIES

Gas / Propane	Yes
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ADDITIONAL **PHOTOS - OFFICES**



ADDITIONAL PHOTOS
COMMON AREA

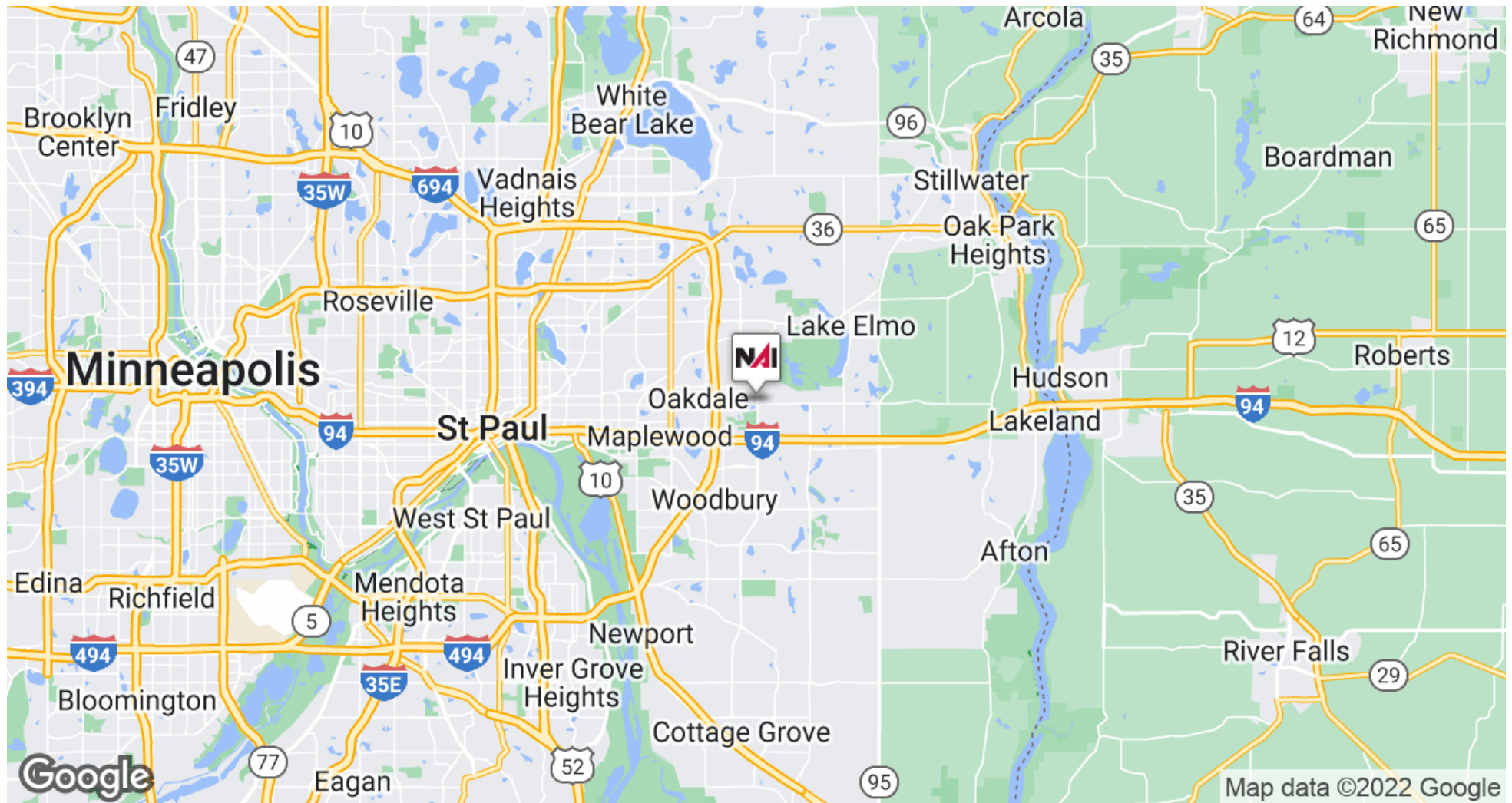


SECTION 2

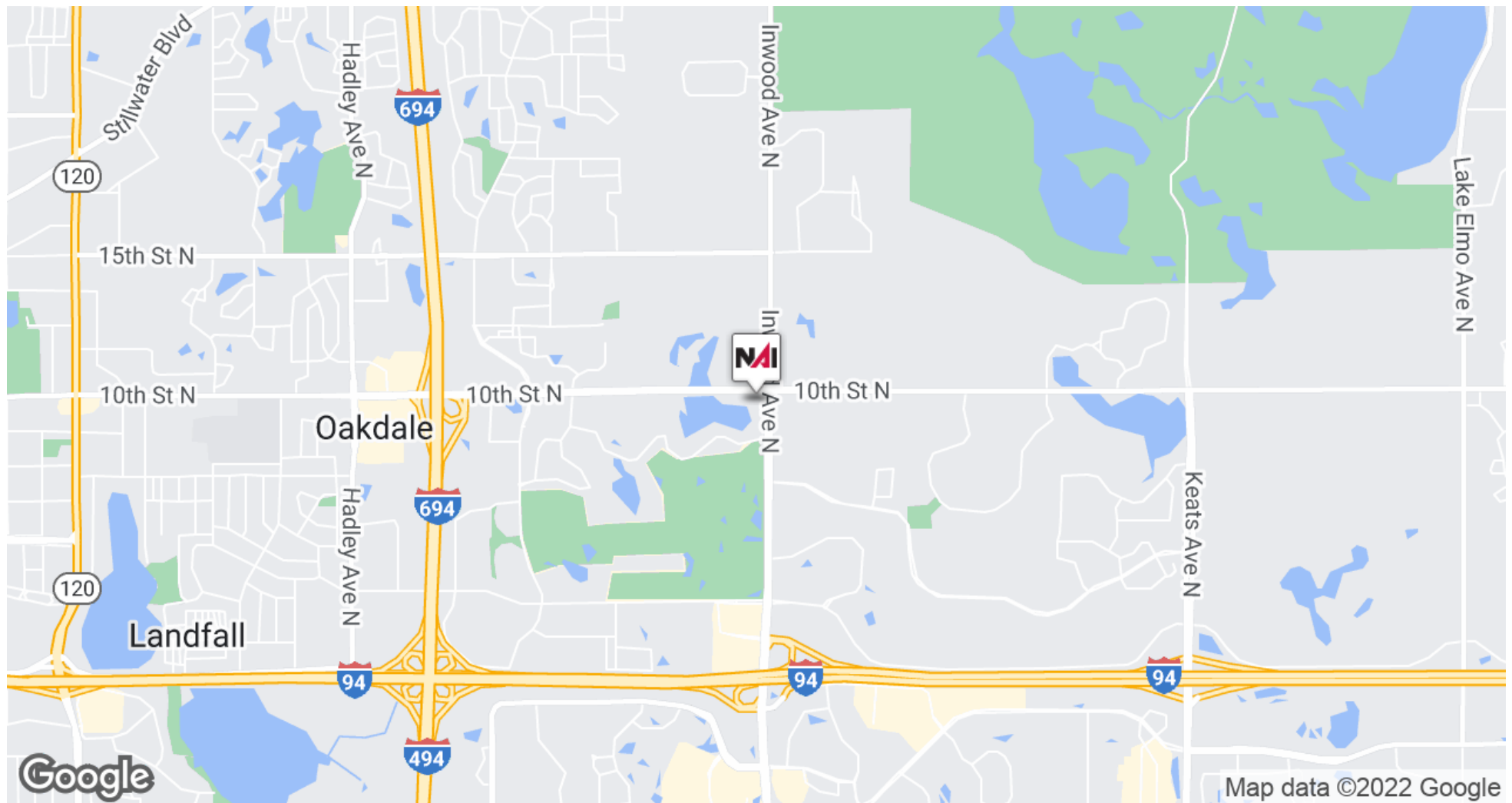
Location Information



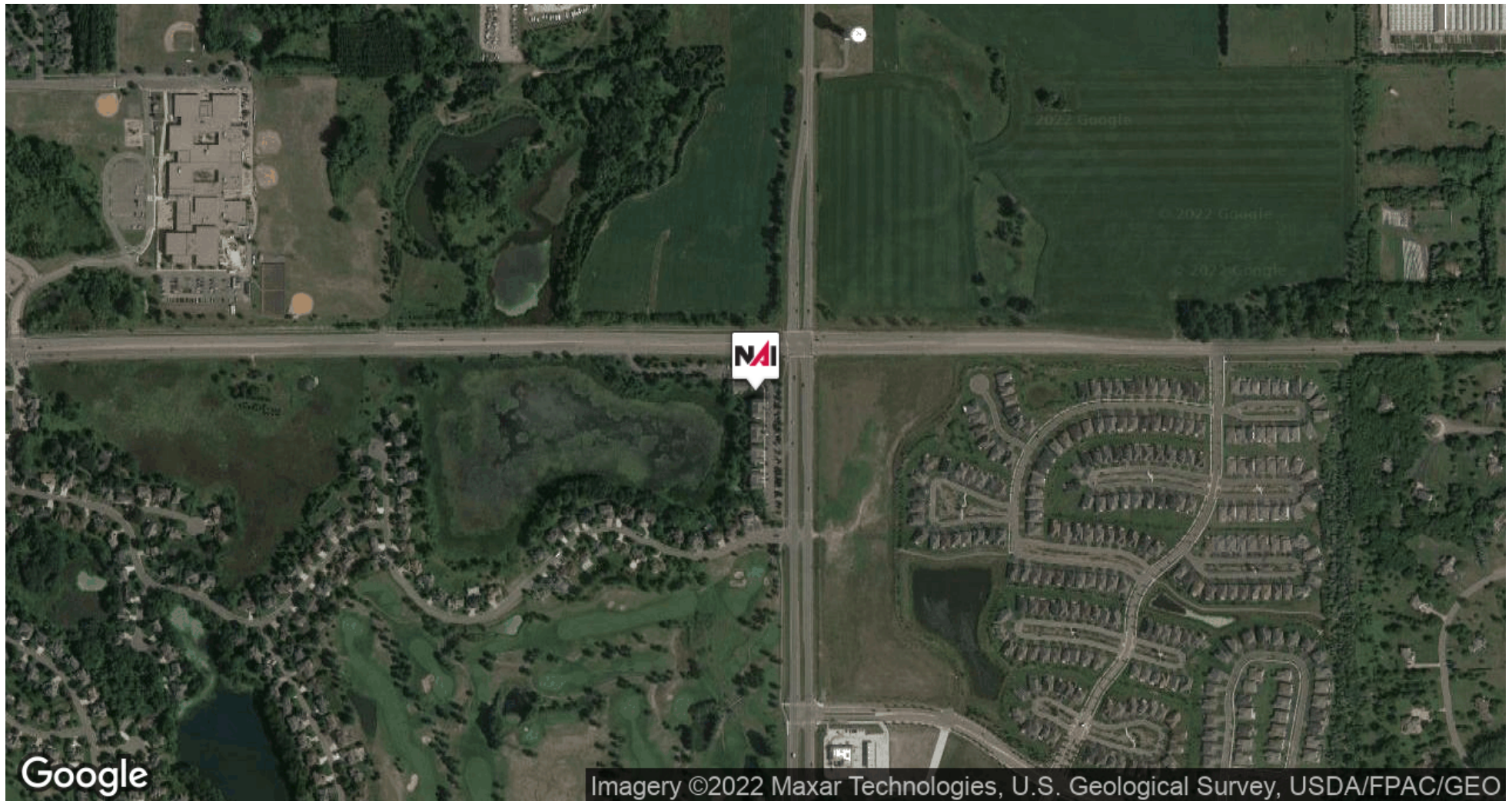
REGIONAL MAP



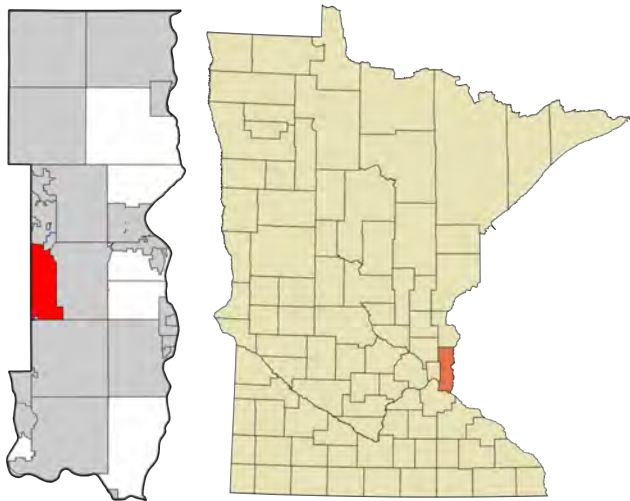
LOCATION MAP



AERIAL
MAP



CITY INFORMATION



LOCATION DESCRIPTION

Oakdale is a city in Washington County, Minnesota, United States. It is a suburb of Saint Paul and is on the eastern side of the Twin Cities Metropolitan area. The population is just under \pm 30,000 people. Oakdale is the 32nd largest city in Minnesota by population.

According to the United States Census Bureau, the city has a total area of 11.29 square miles; 10.95 square miles is land and 0.34 square miles is water.

Oakdale is bound between Minnesota State Highway 120 on its west, Washington County Road 13 on its east, Interstate 694 on its north, and Interstate 94 on its south. Other main routes in the community include Minnesota State Highway 36, and Hadley Avenue.

LOCATION DETAILS

Market	Minneapolis Saint-Paul Metropolitan Area
Sub Market	Saint Paul
County	Washington
Cross Streets	Inwood Ave N & 10th St N
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 10
Nearest Airport	Minneapolis Saint-Paul International Airport

Demographics

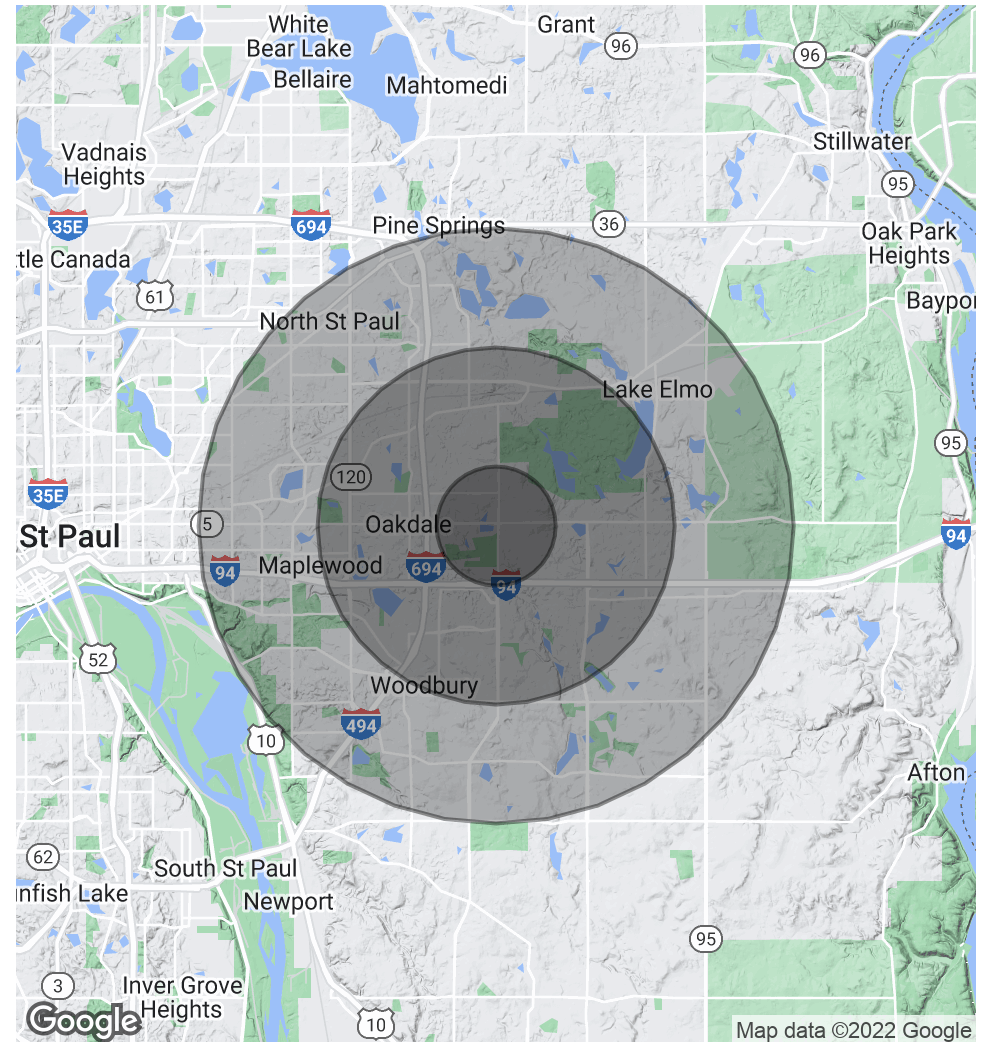


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,861	44,922	127,558
Average Age	37.8	36.1	37.0
Average Age (Male)	37.2	34.9	35.6
Average Age (Female)	37.9	37.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,144	17,214	48,820
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$81,938	\$94,599	\$94,550
Average House Value	\$231,839	\$264,811	\$292,330

** Demographic data derived from 2020 ACS - US Census*



Advisor Bios



MEET THE THE TEAM



MICHAEL HOUGE
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MICHAEL HOUGE

CCIM, SIOR, MANAGING DIRECTOR

Michael Houge, CCIM, SIOR is the Managing Director of NAI Legacy, a member of the NAI Global network of over 7,000 professionals and 400 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service. Our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales, and leasing services, and 1031 tax-deferred exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments.

Mr. Houge has over 30 years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and he speaks frequently on panels and in conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges, and North Dakota real estate.

Specialties Include: • The Purchase or Sale of Net-Leased Properties • 1031 Tax-Deferred Exchanges • Commercial Real Estate Investments • Energy (Oil Field) Related Real Estate • Real Estate Technology • Office Properties • Retail and Industrial Real Estate • Land Sales • Financing • Property Sales and Acquisitions • Consulting for Real Estate Projects • Public Speaking and Presenting on Related Topics • Real Estate Marketing • Branding and Web-Based Initiatives • Investment Analysis

MEET THE THE TEAM



AMELIA BJORKLUND
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AMELIA BJORKLUND

INVESTMENT ANALYST

At NAI Legacy, Amelia Bjorklund is a marketing and investment sales specialist, specifically concerning net leased properties. She has contributed towards the acquisition, marketing and syndication efforts of over \$170M of properties since graduating. Amelia is skilled at the use of real estate technology.

Amelia graduated from Gustavus Adolphus College in the spring of 2021 with a degree in Biology and Psychology. She earned high levels of success by gaining acceptance in Beta Beta Beta, Psi Chi, and Phi Beta Kappa - the biology & psychology honors society as well as the liberal arts & sciences honors society, respectively. She also exhibited athletic excellence earning multiple All-American recognitions.



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