

OFFICE CONDO'S FOR SALE

7300 FRANCE AVE S #350 (3 SUITES)

7300 France Ave S #350 (3 Suites), Edina, MN 55435



OFFERING SUMMARY

SALE PRICE:	\$924,900
ASSOCIATION:	\$1,611.70/month (\$6.45/SF)
PROPERTY TAXES:	\$17,941 (\$5.98/SF) Total of 3 units
3-CONDO SUITE SF:	3,000+ SF
RENOVATED:	2006

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Amazing opportunity to own Medical Office / Healthcare space on France Avenue in Edina, MN! PRIME location for your business with France Avenue signage on the building monument!

PROPERTY HIGHLIGHTS

- Beautiful 3200+ square foot office condo suite located on the 3rd floor of the 7300 France building
- Near high-end shopping and dining
- Bus line within walking distance of building
- Gorgeous finishes throughout the building and suite
- Tons of natural light throughout the space
- Large shared parking lot along France Avenue and around entire building
- Bank on main level of building
- Shared conference / training room for tenants

KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

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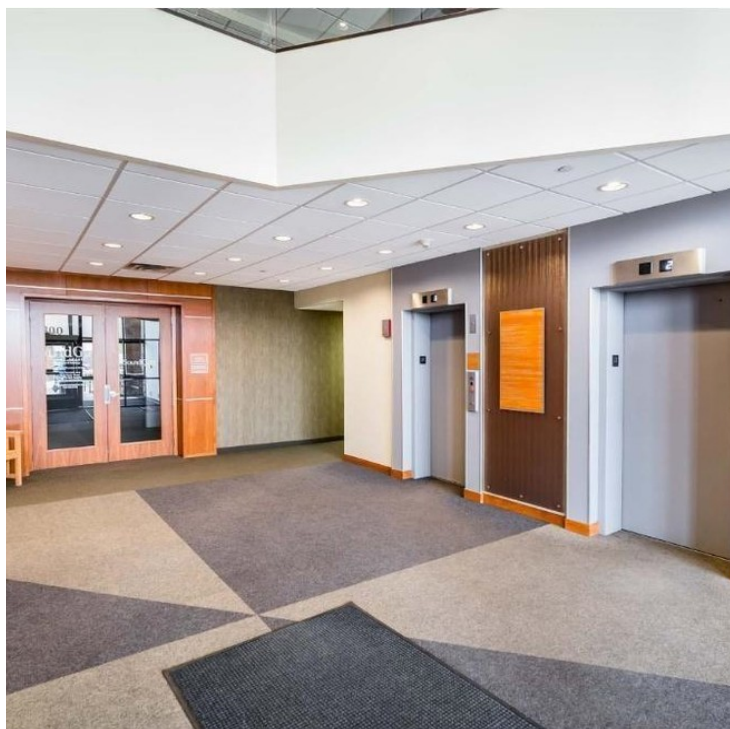
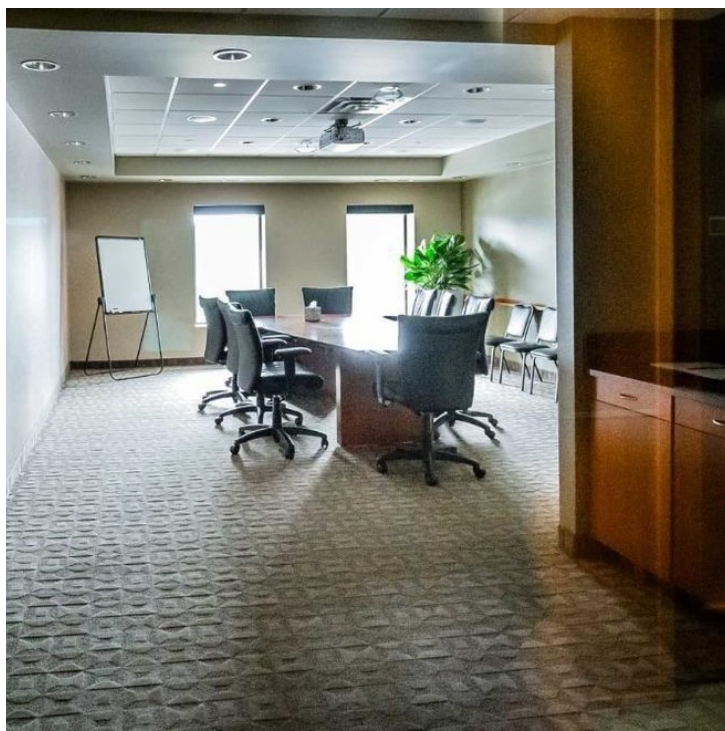
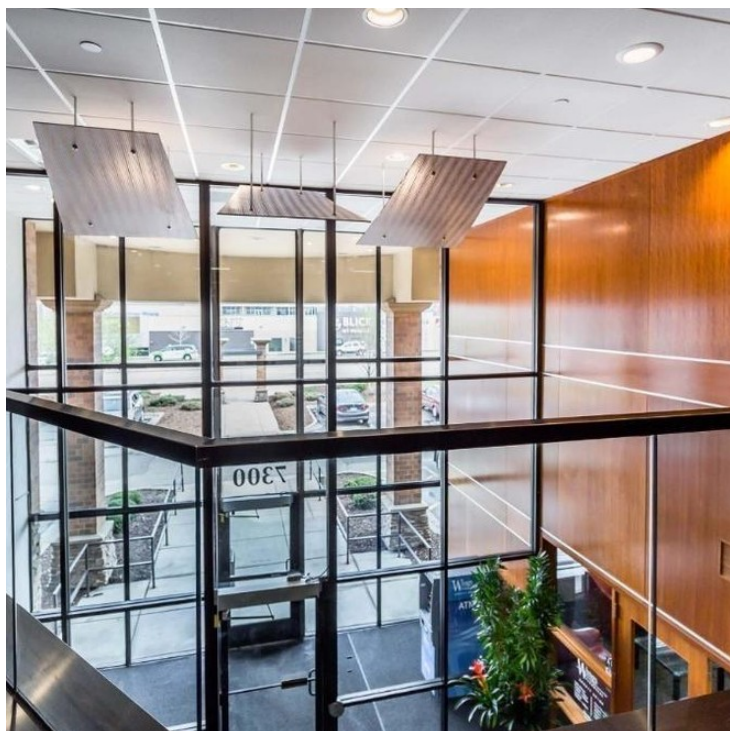
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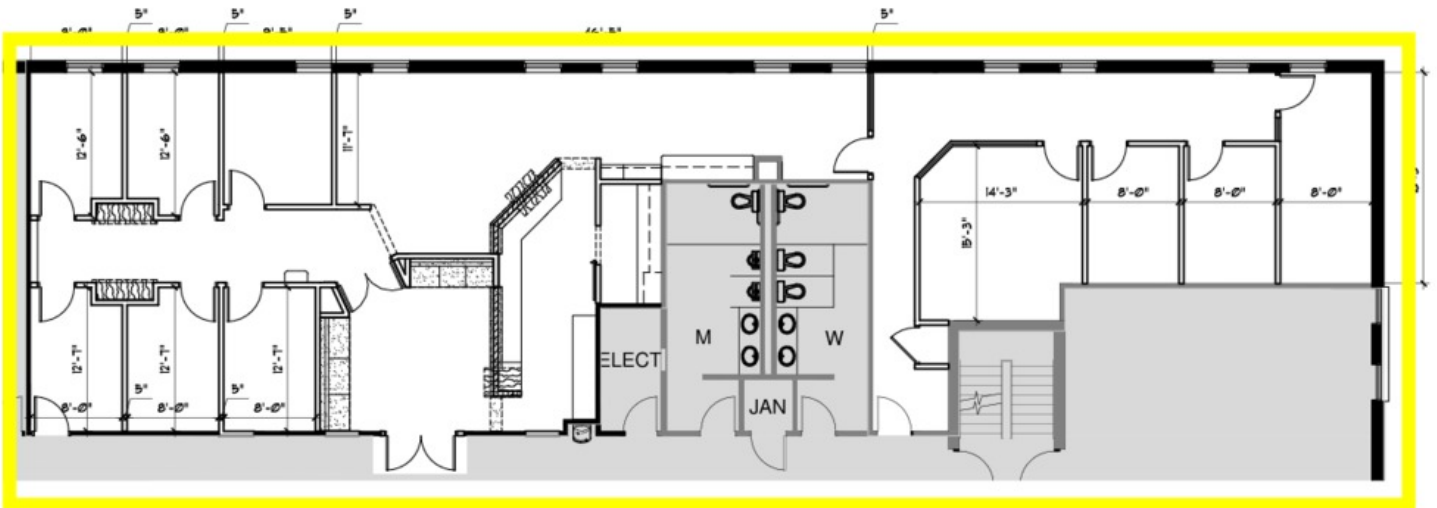
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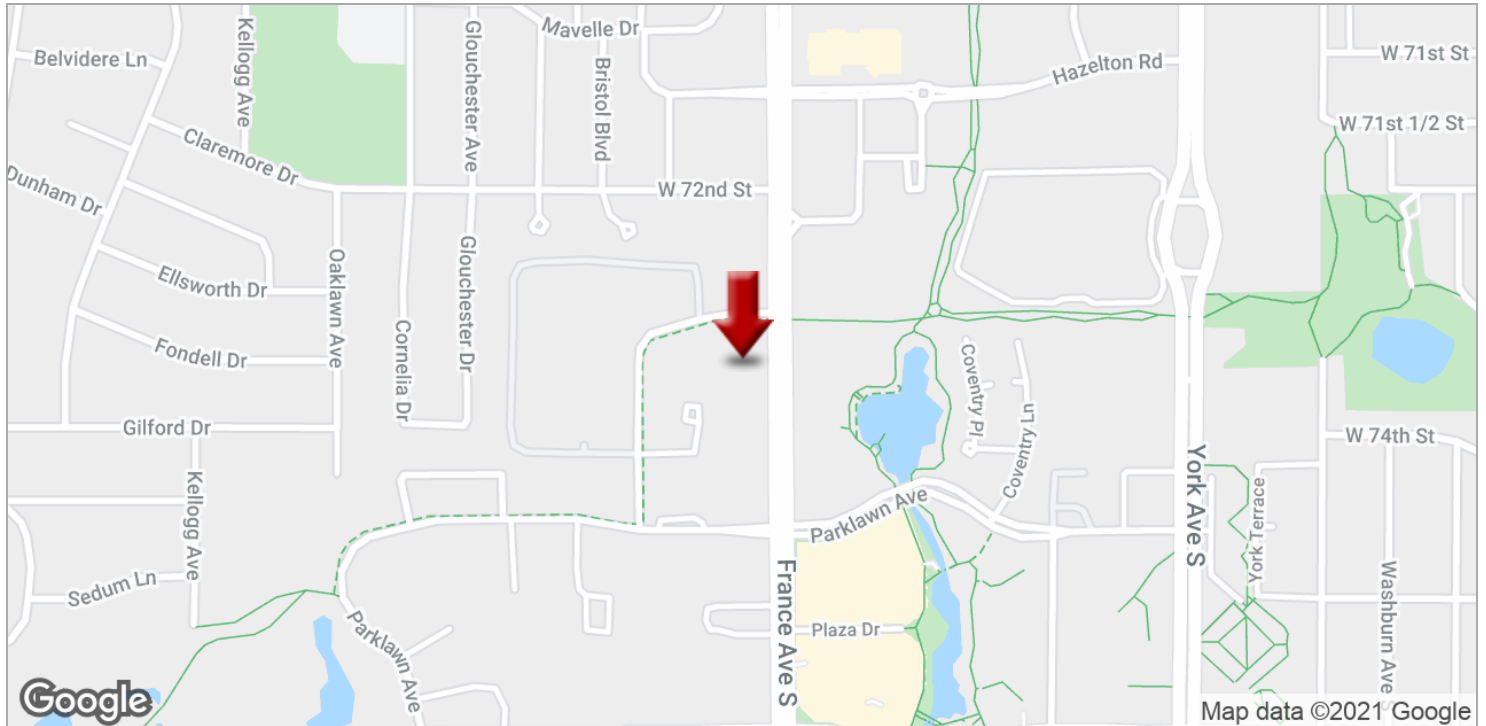
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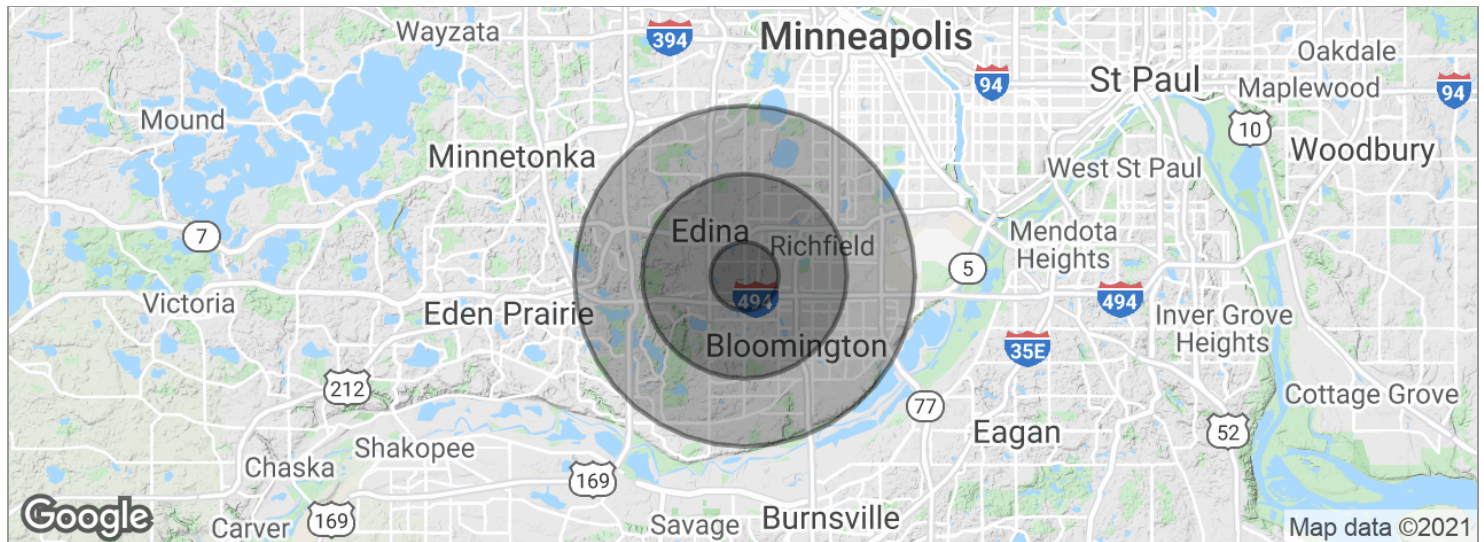
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,371	96,735	267,229
Median age	48.3	41.8	40.7
Median age (male)	47.2	40.8	39.5
Median age (Female)	49.2	42.9	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,548	43,584	117,946
# of persons per HH	1.8	2.2	2.3
Average HH income	\$72,257	\$92,599	\$94,574
Average house value	\$301,367	\$356,983	\$383,801

* Demographic data derived from 2010 US Census

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