

OFFICE FOR SALE & LEASE

2716 UPPER AFTON ROAD

Second Generation Medical Office In Maplewood, MN 55119



OFFERING SUMMARY

SALE PRICE:	Negotiable
AVAILABLE SF:	9,258 SF
LEASE RATE:	Negotiable
LOT SIZE:	0.15 Acres
PROPERTY PID:	01.28.22.41.0012
ZONING:	330 Commercial

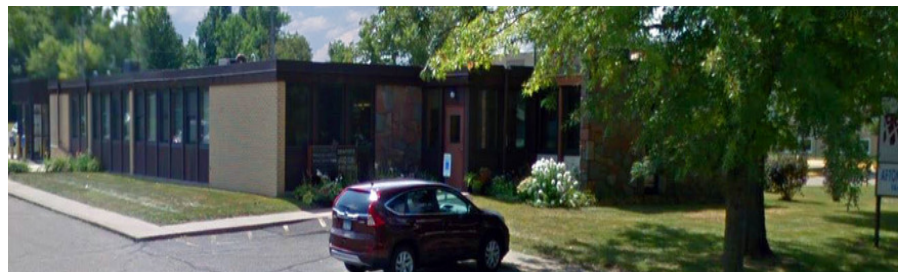
PROPERTY OVERVIEW

Medical Office condominium for sale or lease in Maplewood. Easy access from I-94 and Century Avenue. Existing clinical space with 19 exam rooms, X-ray room, lab, allergy room, medical records room, business office, staff office and reception.

Area businesses include 3M Corporate Headquarters Campus, Merit Chevrolet, St. Paul Harley Davidson, and Ramsey County Correctional Facility.

PROPERTY HIGHLIGHTS

- 2nd Generation Medical Space
- 19 Exam Rooms | X-Ray Room | Reception | Lab
- Updated HVAC System



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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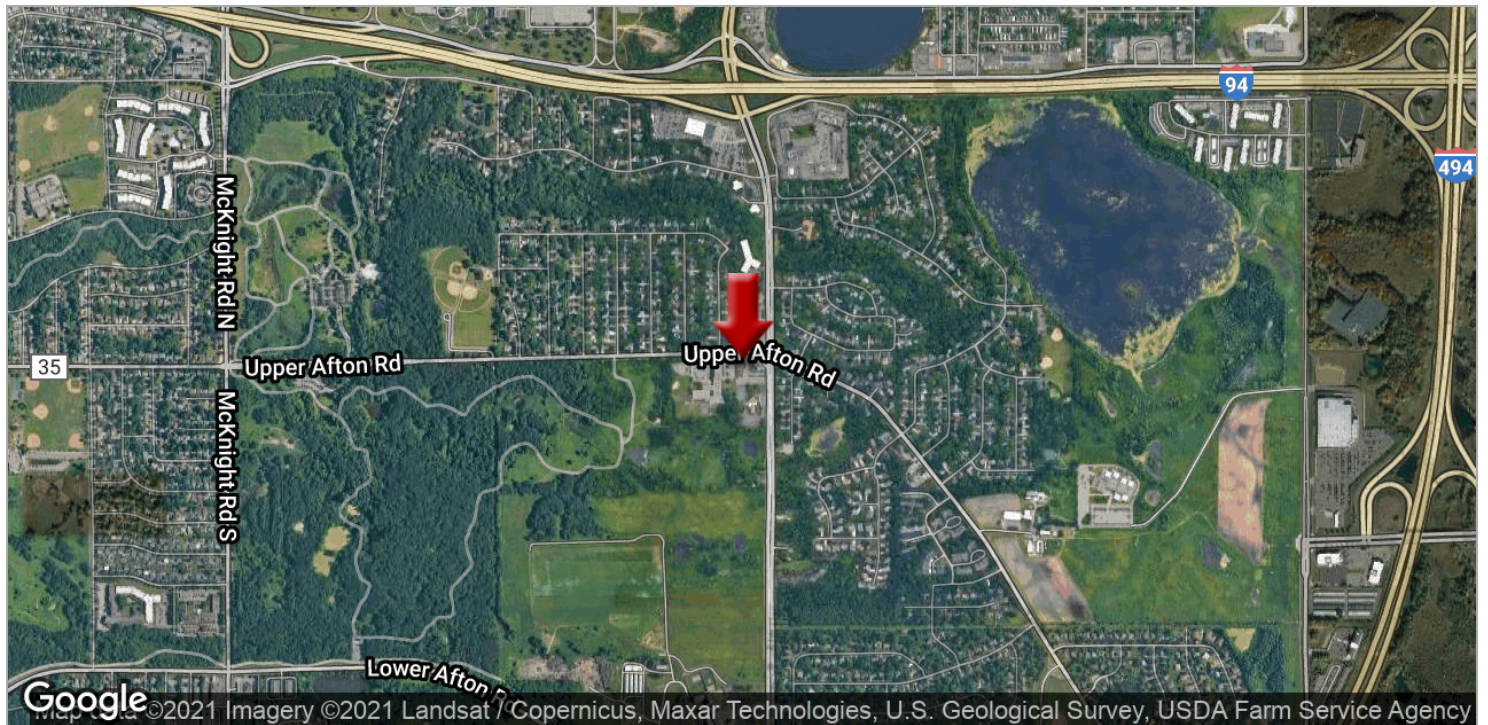
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,924	74,521	201,720
Median age	37.0	34.4	34.0
Median age (Male)	34.9	32.7	32.8
Median age (Female)	38.6	35.9	35.1
Total households	2,713	29,715	76,438
Total persons per HH	2.6	2.5	2.6
Average HH income	\$81,339	\$71,703	\$72,316
Average house value	\$253,194	\$232,907	\$233,790



Google

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