



APPLE SQUARE PROFESSIONAL BUILDING

7275 147th Street | Apple Valley, MN 55124

Fantastic Single Story Medical/Professional Office Building For Sale or Lease In Apple Valley

This maintenance free, single story professional and medical office building in the heart of Apple Valley just off Cedar Avenue is perfect for an investor or owner/user. Easy access, ample parking, large windows, and multiple entrances make this an attractive asset.

The property is located across the street from a new charter school that will be opening this fall, near the Dakota County Government Western Service Center, City of Apple Valley Department Offices and Police Department, Apple Valley Medical Center, Galaxie Library, American Hotel & Suites, Bogarts Place, Trustone Financial Credit Union, Buffalo Wild Wings, Caribou Coffee, The Valley Tap House and more.



Highlights & Features:

- Building: 9,857 sf
- Year built: 1988
- Ceiling Height: 8' ceilings to ceiling tile; 9' 6" to beams, 11' to deck
- Number of Parking Spots: 49
- 45,400 vpd on Cedar Avenue, 9,000 vpd east of Cedar Avenue and 8,000 vpd west of Cedar Avenue
- Building and monument signage is available

Space Available:

- Suite 101: 2,351 sf
- Suite 103A: 1,065 sf
- Suite 104: 2,027 sf
- Suite 105: 1,523 sf
- Suite 101 & 103A: 3,416 sf contiguous
- 2017 CAM: \$3.33 psf and Tax: \$3.45 psf
- Sale Price: \$1,100,000 (\$111.60 psf)



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Site Plan



APPLE SQUARE- LEASING PLAN
 APPLE VALLEY, MINNESOTA

2022/2014
 12-802

PRELIMINARY PLAN

MOMENTUM DESIGN GROUP
 415 W. WASHINGTON ST. SUITE 200
 ST. PAUL, MN 55102

A01

1 1st Floor
 SCALE 3/32" = 1'-0"

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