

**For Sale or
Lease**

**Flex Office Condo with Loft
434 Hale Avenue N, Oakdale, MN**



PROPERTY DETAILS

- **Flex Condominium Office Building**
- **2 Contiguous Suites**
 - #120 – 1,305 Square Feet
 - #130 – 1,156 Square Feet
 - Total – 2,461 Square Feet
- **Designed for Office Use**
- **Good Access to I-94, I-494 & I-694**
- **Aggressive Price & Rates**
 - Lease \$17 MG
 - \$123,000 asking price

LOCATION



Mark Young
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371

John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
Mobile | 612-702-3104

7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

**CROSSROADS
PROPERTIES** 

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PHOTOS



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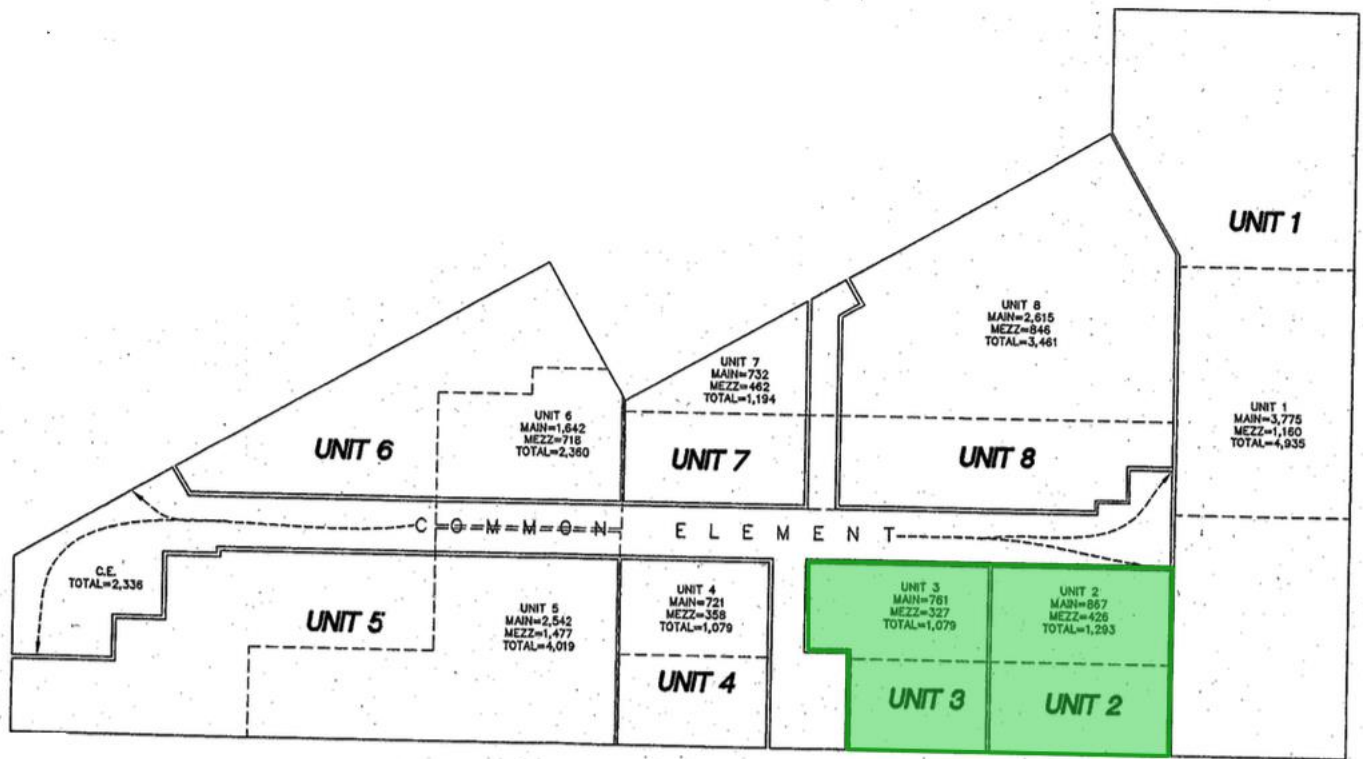
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Building Footprint



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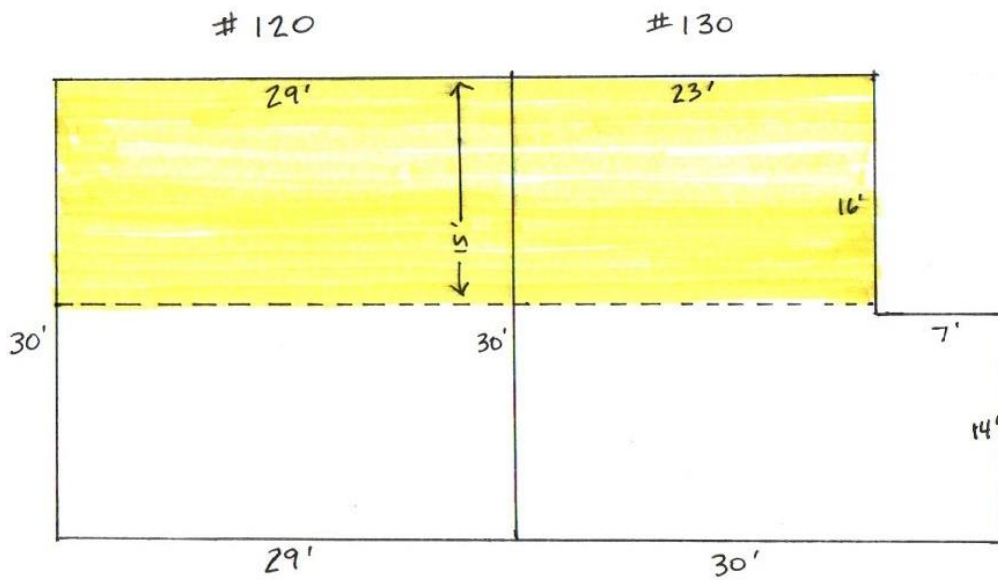


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Suite Floor Plan

434 HALE AVE. N. #120 - #130
OAKDALE, MN.



MAIN FLOOR 870 \$
Loft 435 \$

MAIN FLOOR 788 \$
Loft 368 \$

PROPERTY TAX 2015: \$2,747 (#120)
\$2,491 (#130)

ASSN DUES: \$166.50 (#120)
\$140.00 (#130)

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