

# COUNTRY DRIVE OFFICE BUILDING

2925 COUNTRY DRIVE, LITTLE CANADA, MN 55117

FOR SALE

A PERFECT SPACE FOR YOUR BUSINESS

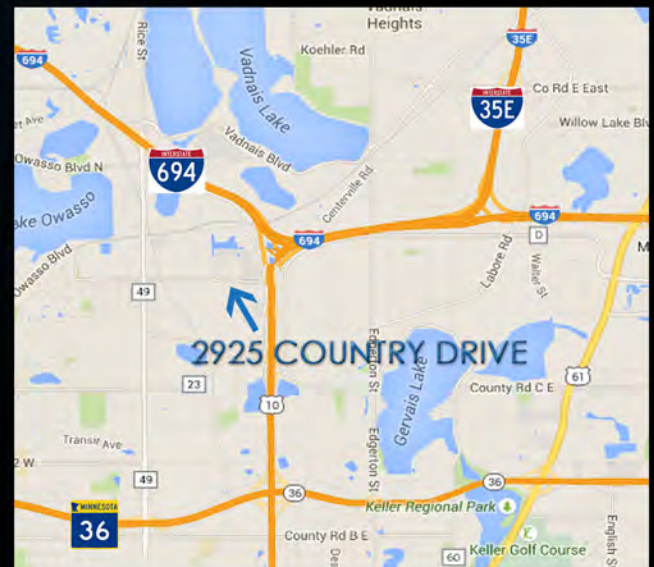


## REDUCED PRICE

~~\$3,190,000.00~~ \$2,250,000.00

2018 TAXES \$94,819.00

- 30,000 SF EXECUTIVE OFFICE BUILDING
- 2001 CONSTRUCTION
- LOCATED JUST OFF 35E AND LITTLE CANADA ROAD
- ABILITY TO MULTI-TENANT
- SPECTACULAR AESTHETIC APPEAL
- PLUG & PLAY WITH FURNITURE IN PLACE
- BACK UP GENERATOR



JEFF SALZBRUN  
612-788-1552  
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JEFF NORDNESS  
651-341-5044  
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OFFICE: 651-482-1871

# ERSI

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REAL ESTATE  
SERVICES INC.

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PROPERTY PHOTOS



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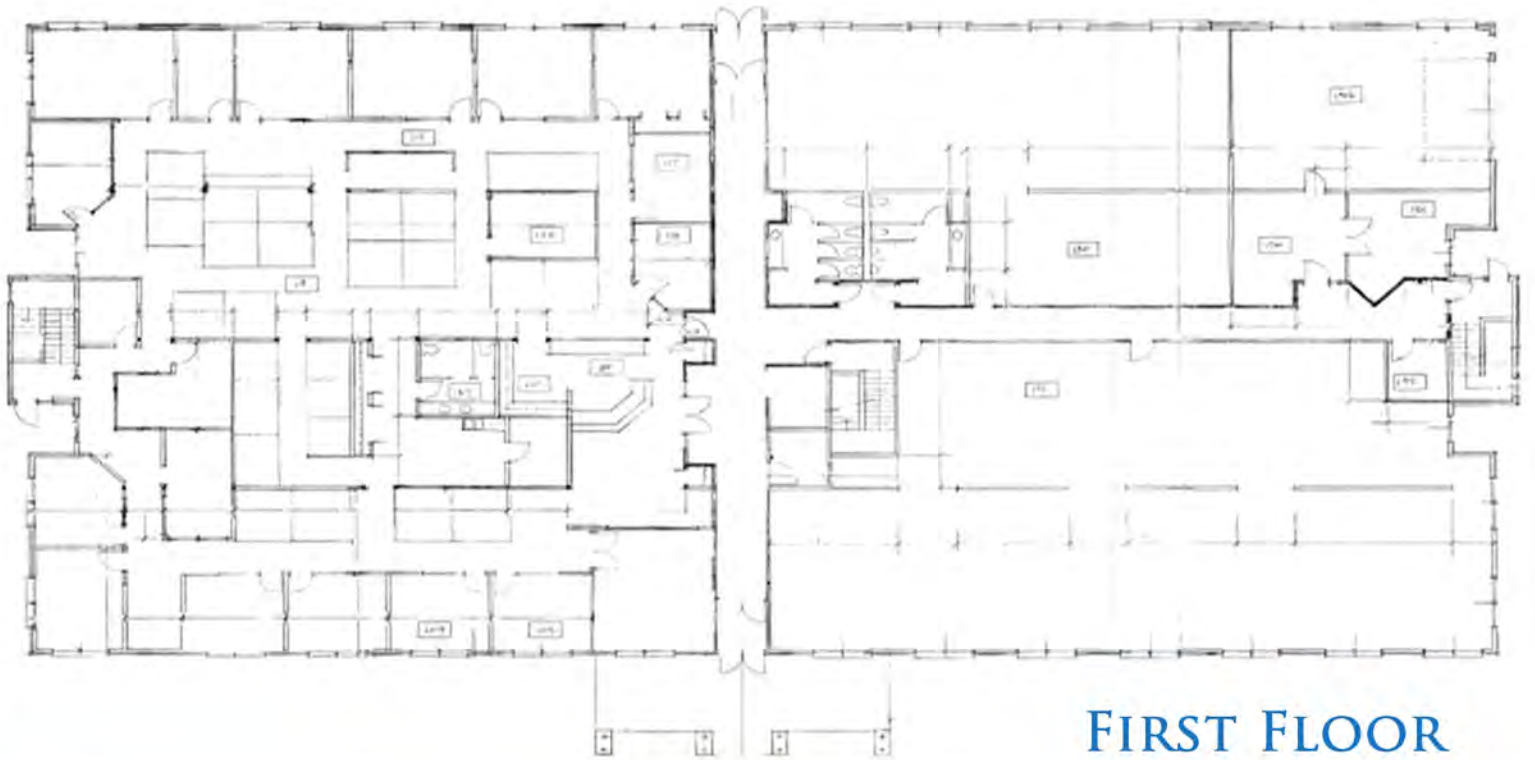


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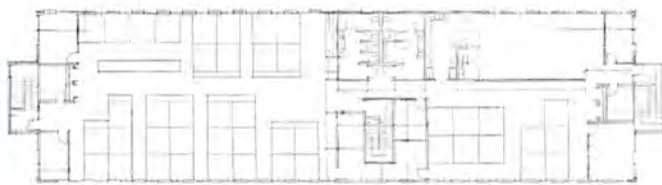
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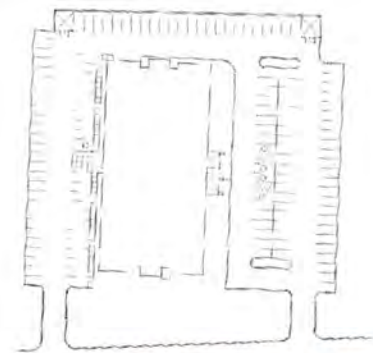
FLOOR PLANS



FIRST FLOOR



2ND FLOOR



SITE LAYOUT

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