

Medical Office/Retail For Sale/Lease



**2980 Buckley Way,
Inver Grove Heights, MN 55076**



Great opportunity to purchase or lease a wonderfully located medical office/retail property in Inver Grove Heights. Situated on 1.21 acres, this beautiful 8,296 square foot property is currently built out as a medical facility with a number of medical rooms with plumbing in place, providing the opportunity to keep that in place or strategically reconfigure the space. Ownership is flexible and creative when it comes to leasing and/or structuring a deal on the sale side.

- Versatile medical build out with flexibility to keep or reconfigure space.

- Ideally suited for an owner user, but could be split to accommodate multiple businesses.

- Ample parking spaces (61 on site).

- Opportunity to redevelop the site on busy corner of Inver Grove Heights.



For Sale Price	\$1,499,999
Asking Rent	Negotiable
CAM/Tax	\$8.46 PSF
Available SF	8,296 SF
Availability Date	Now
Lease Type	Net
Tenancy Type	Single Tenant
Year Built	1981
Property Type	Medical Office/Retail
Sprinklers	Yes
Land Area	1.21 AC
Zoning	B-3 - General Business
Cross Street	Cahill Ave



Ownership open to creative financing or Contract for Deed







2024 DEMOGRAPHIC SUMMARY

444,477
Total Population

38.1
Median Age

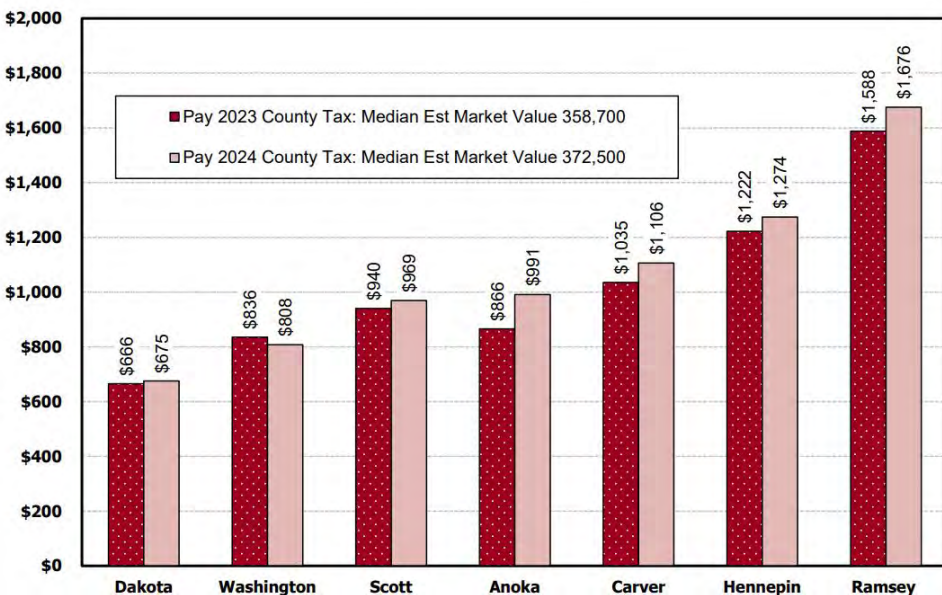
\$74,618
Household Income

2.7%
Unemployment Rate

\$372,500
Median estimated value

\$675
Gross County Tax

\$25,996
Per Capita Income



MARKET OVERVIEW

Dakota County is home to a diverse range of businesses, including healthcare, retail, manufacturing, and technology. The county has a strong economy and a low unemployment rate, making it an attractive place for businesses to operate and for people to live and work. According to the U.S. Census Bureau, the county had approximately 16,000 businesses in 2017, with a total annual payroll of \$4.6 billion. The retail trade and healthcare industries were the largest employers in the county, employing over 25,000 people each. The average wage for all industries was \$52,000 per year. Overall, Dakota County is a thriving and dynamic community that provides many opportunities for business growth and success.

At Caspian Group, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose Caspian Group, where your real estate goals become our mission.



DREW BONJEAN | Director



drew@caspianrealty.com



952-412-0565