

# FOR SALE



## BRIDGEPOINT STATION OFFICE CONDOS

100 BridgePoint Drive  
South St. Paul, MN 55075

### Features:

Sale Price	\$2,200,000 or \$550,000/unit	
Property Type	Office Condo Building	
Floors	1	
Year Built	2006	
County	Dakota	
Space Size	16,800 rentable square feet Four separate units 4,200 sf each Can be sold separately.	
PID and 2023 RE Taxes	36-15050-05-100	\$ 8,032.00
	36-15050-05-120	\$ 8,032.00
	36-15050-05-160	\$ 9,808.00
	36-15050-05-180	\$ 8,032.00
	Total	\$33,904.00
Association Dues	\$1,000 per unit	
Zoning	Commercial	
Parking	Parking lot—3.4/1,000 ratio	
Other	<ul style="list-style-type: none"><li>◆ Tenants in place</li><li>◆ Easy Freeway Access</li><li>◆ High-End finishes</li><li>◆ High Ceilings</li><li>◆ Office front and pylon signage is available</li><li>◆ Traffic Count— 10,500 vpd on Concord Street</li></ul>	



### About The Area:

South St Paul is a century old city that is truly young at heart. It is a southern suburb that is ideally situated along I-494, giving its residents and visitors easy access to hotels, shopping centers and the downtowns of Minneapolis and St. Paul. South St Paul prides itself on its excellent schools, sports teams, parks, the Mississippi River, wide range of beautiful housing, progressive business community and numerous clubs and organizations.



### About The Building:

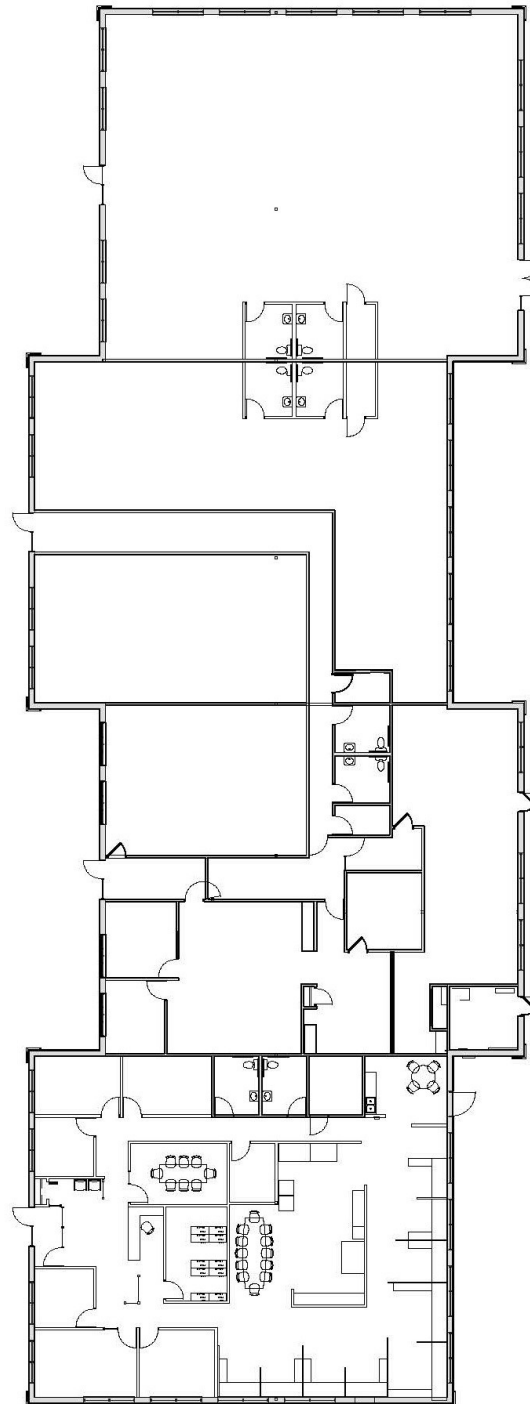
Located in the city of South St Paul, Minnesota, this multi-tenant office building is on the NE quadrant of the intersection of I-494 and Concord Blvd. This great location serves businesses needing freeway access and a close proximity to downtown St Paul and the southeastern suburbs.



JBL COMPANIES

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Unit 180

Unit 160

Unit 120

Unit 100