



OFFICE CONDO FOR SALE

ASUTA HEALTH

Sale Price: \$685,000

Property Overview

This turnkey medical office condo is located in the highly desirable Edina market and offers approximately 3,300 square feet of functional healthcare office space. The suite includes four exam rooms, two private offices, a reception area, waiting room, and additional open treatment spaces, providing a move-in-ready opportunity for medical, wellness, or professional office users.

Situated within a professionally maintained office condominium building, the property is ideal for an owner-occupant seeking a well-located and established office environment. The existing layout minimizes upfront renovation costs while offering flexibility for a variety of healthcare and office-related uses.

Property information, pricing, and expenses are subject to verification by prospective purchasers. Actual operating costs and future use may vary based on ownership objectives and occupancy requirements.

Key Highlights

- ✓ Turnkey Medical Office Condo Available for Sale
- ✓ Approximately 2,243 SF of Functional Space
- ✓ Prime Edina Location Along France Avenue
- ✓ Four Exam Rooms with Existing Medical Buildout
- ✓ Reception Area with Dedicated Waiting Room
- ✓ Two Private Offices Plus Flexible Open Areas
- ✓ Ideal Opportunity for an Owner-Occupant Practice

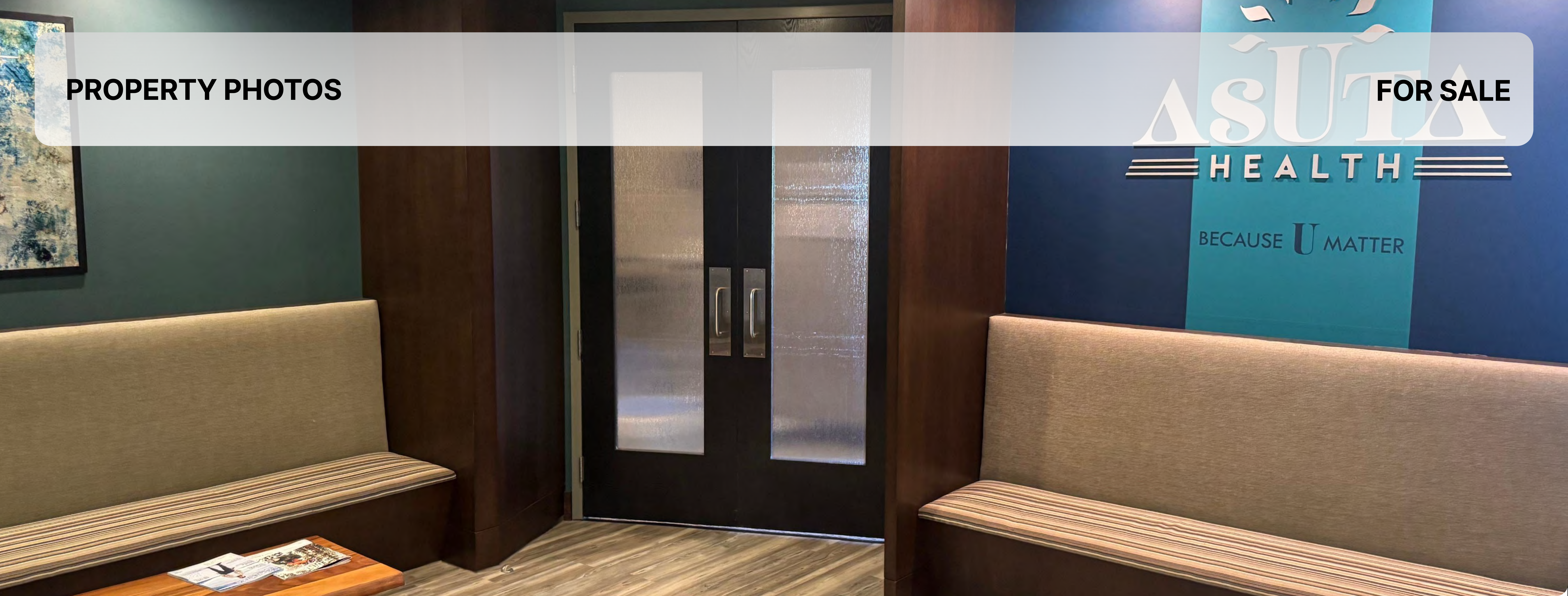
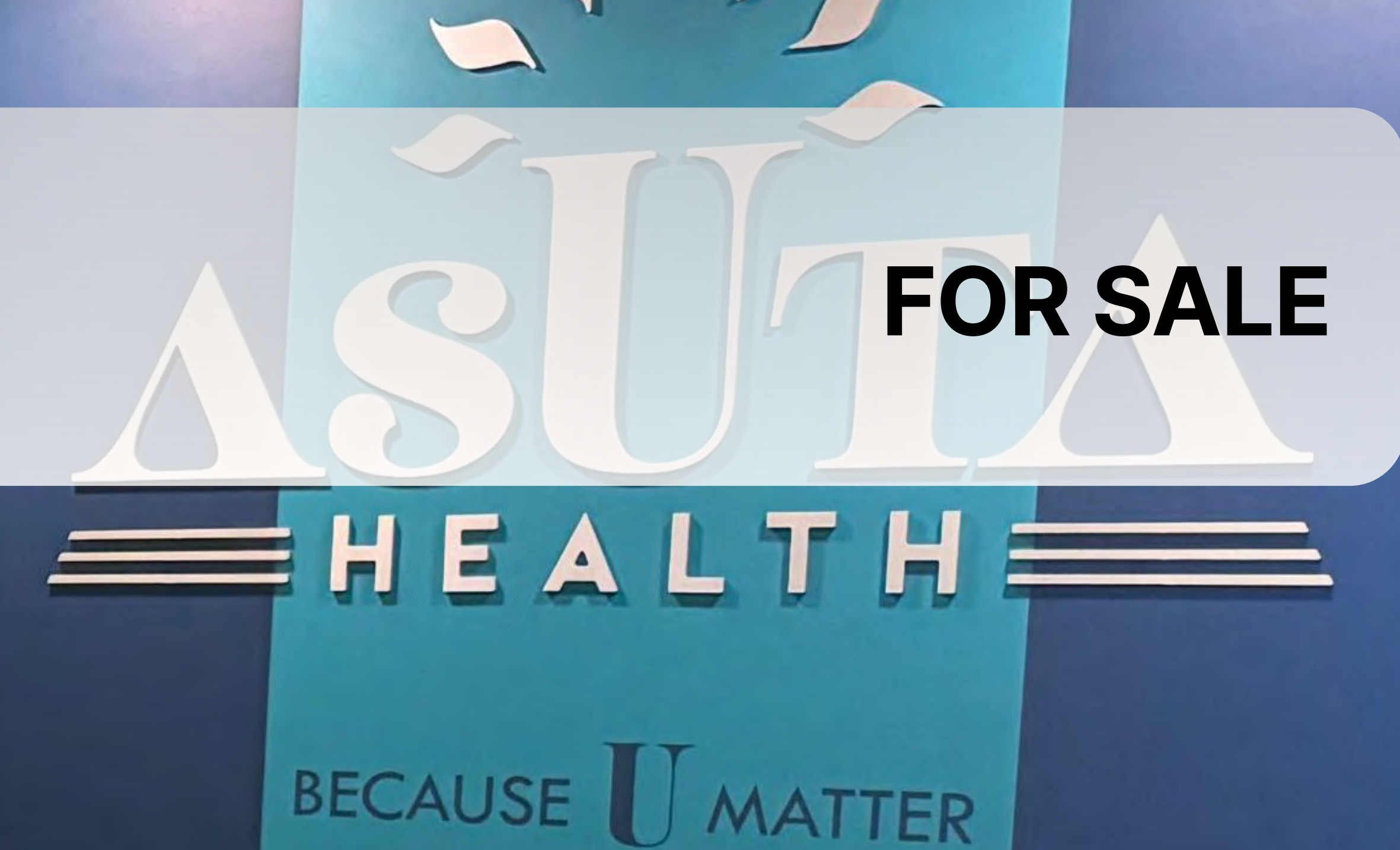
Sale Overview

For Sale Price	\$685,000
Property Type	Office Condo
Property Subtype	Medical Office (Turnkey)
Tenancy	Single
Class	B
Year Built	1973
Available Space	2,243 SF
Unit Size	2,243 SF
Zoning	POD-1 – Planned Office District 1 (City of Edina)
APN/PID	31-028-24-14-0070
Cross-Streets	France Ave & Gallagher Drive
Market	Edina

Suite Layout	
4 Exam Rooms , 2 Open rooms	2 Offices
Reception Area	Waiting Room

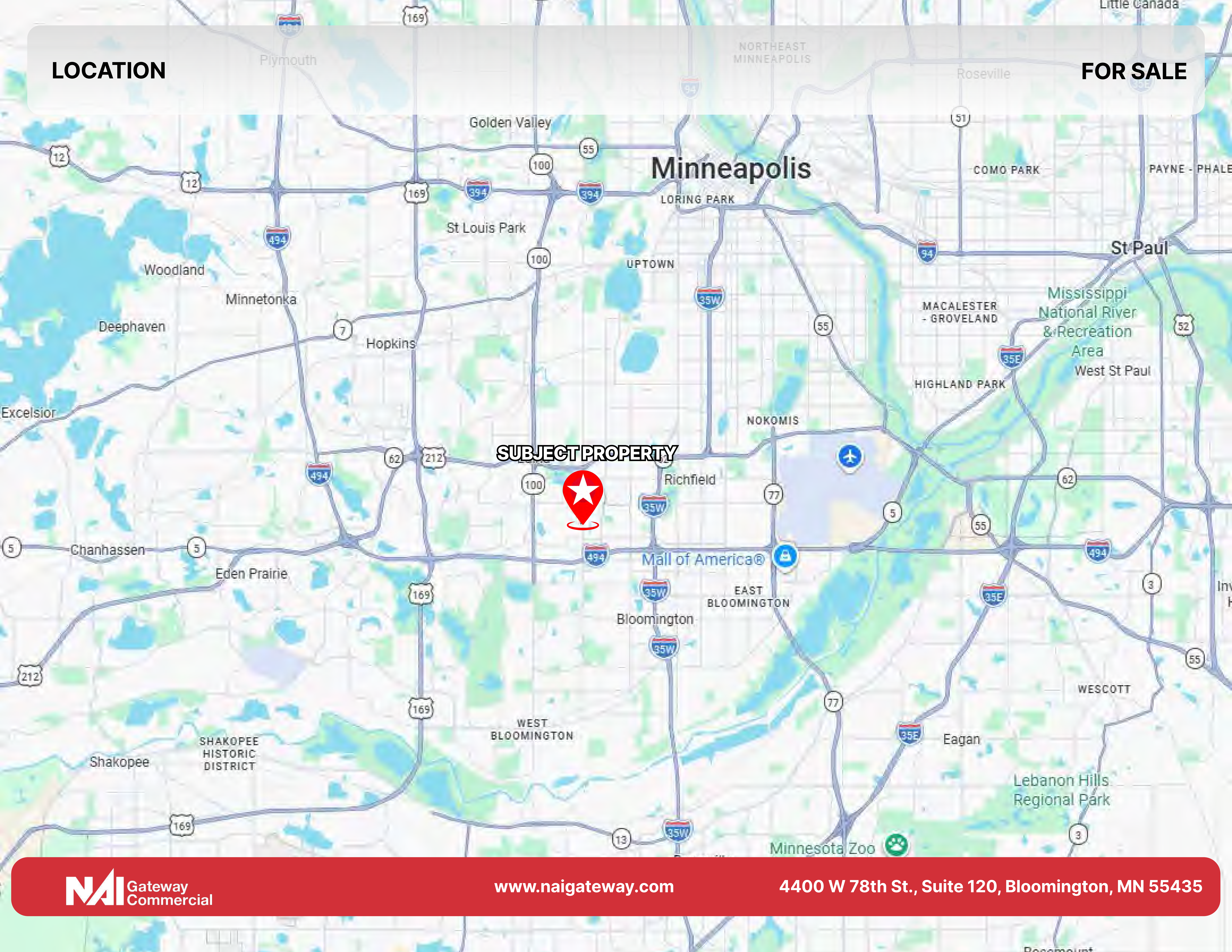


PROPERTY PHOTOS



LOCATION

FOR SALE



SUBJECT PROPERTY



DEMOGRAPHIC SUMMARY

7300 France Ave S, Suite 302, Minneapolis, Minnesota, 55435 2
Ring of 5 miles

KEY FACTS

271,528

Population



117,590

Households

40.7

Median Age

\$84,936

Median Disposable Income

EDUCATION

3.8%

No High School Diploma



13.4%

High School Graduate



22.5%

Some College/
Associate's Degree



60.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$105,864

Median Household Income



\$66,044

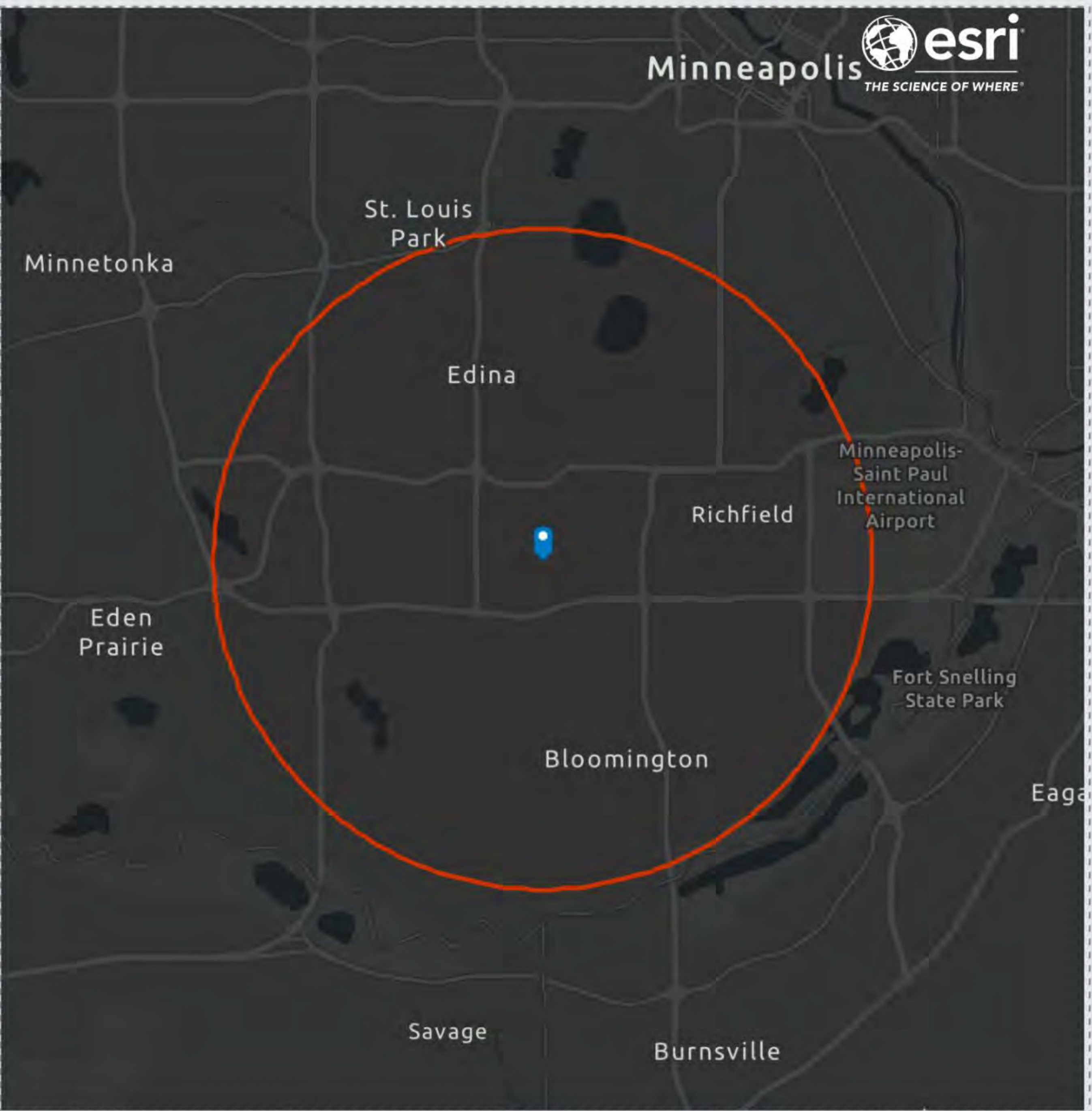
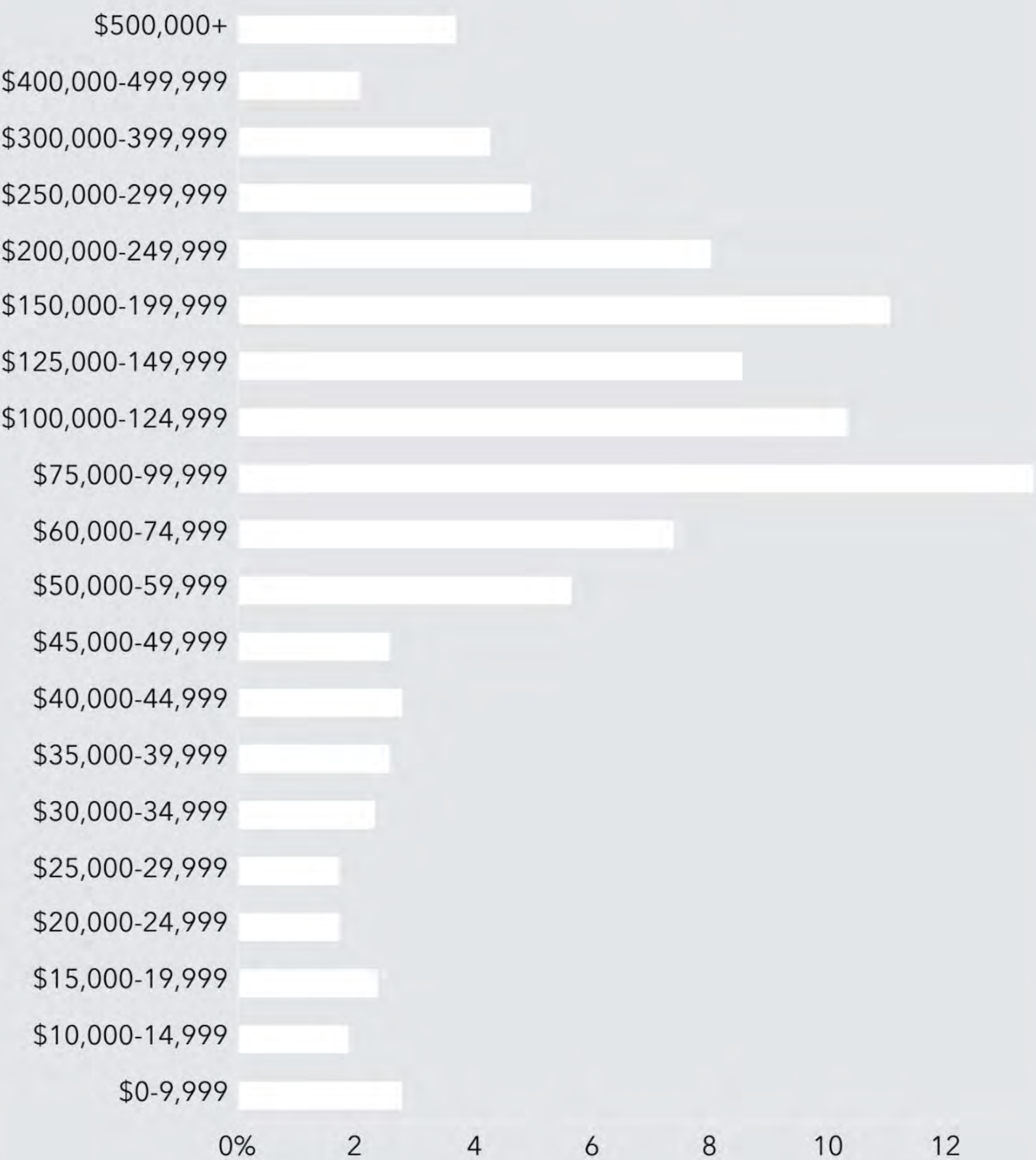
Per Capita Income



\$361,181

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

79.5%



Blue Collar

11.8%



Services

11.4%

3.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Business Key Facts

7300 France Ave S, Suite 302, Minneapolis, Minnesota, 55435 2 | Rings: 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

12.9K	212K	\$37.7B	3.7%
Total Businesses	Total Employees	Total Sales	Unemployment Rate

Largest Businesses in Area

 25*	 25*
100 or More Employees	\$10M+ Annual Sales Vol
Most Employees	
Best Buy Co, Inc	Headquarters 5,000
Highest sales volume	
UNFI Distribution Center	Branch \$1.12B

Daytime Population

 **271,528**
Total Population

 **345,060**
Total Daytime Population

Ratio of daytime to total population:

1.27

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

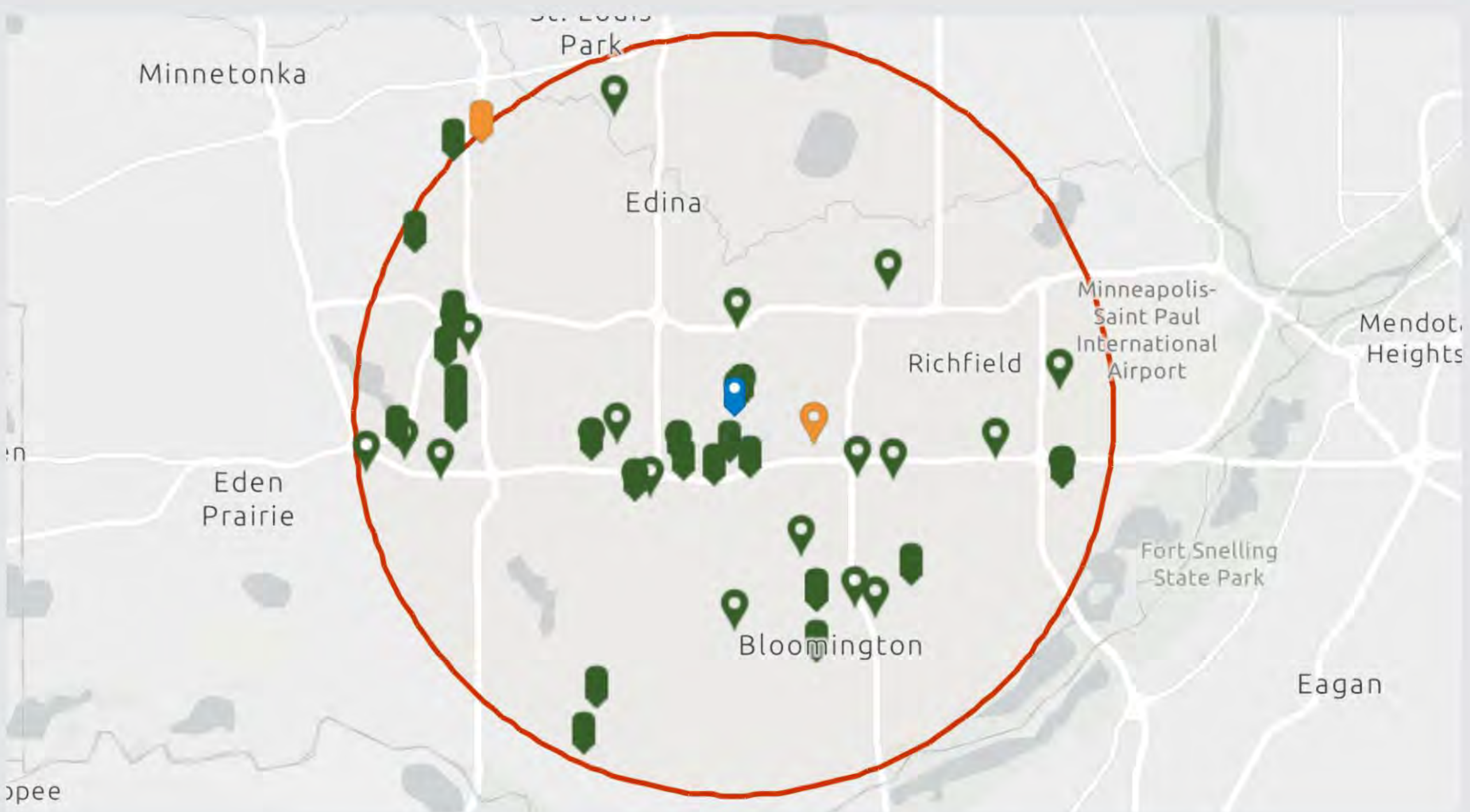
Dominant Urbanicity Type



6.4
Avg Number of Employees

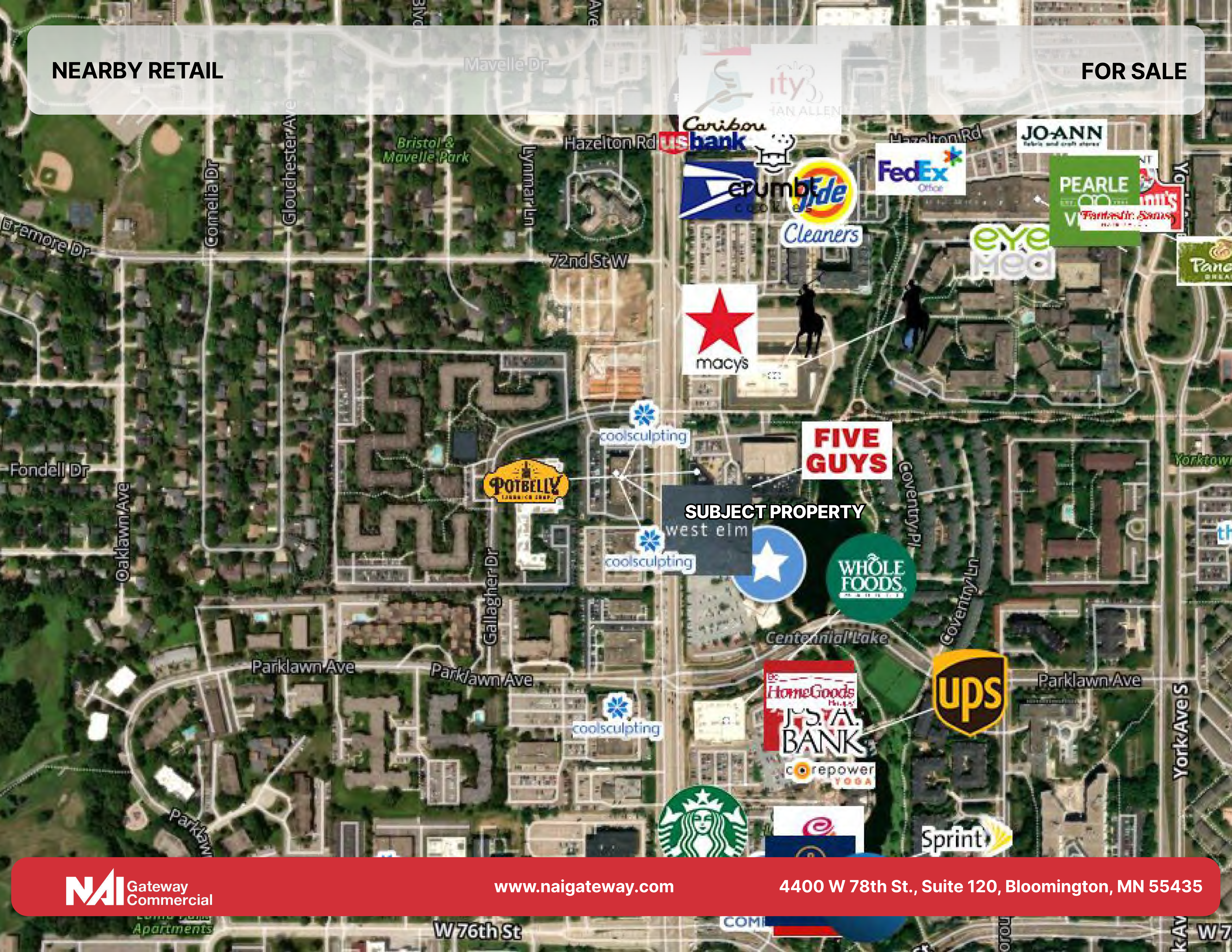


164
Total Businesses Per Square Mile



NEARBY RETAIL

FOR SALE





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