



# COMMERCIAL LAND DEVELOPMENT SITE

## NEC CR-46 AND HWY 3, ROSEMOUNT, MN 55068

CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
CERRON.com

### Property Highlights:

- ◆ **Approx. 21.33 Acre Site**
- ◆ **Zoned C-4 General Commercial District and G1 General Industrial District**
- ◆ **Utilities available at site**
- ◆ **Great location and access**
- ◆ **Dakota County**  
**PID# 34-03210-70-025**
- ◆ **Taxes: \$34,602 (2021)**
- ◆ **Asking Price: Negotiable**



**FOR SALE | COMMERCIAL LAND**



**DISCLAIMER:** The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



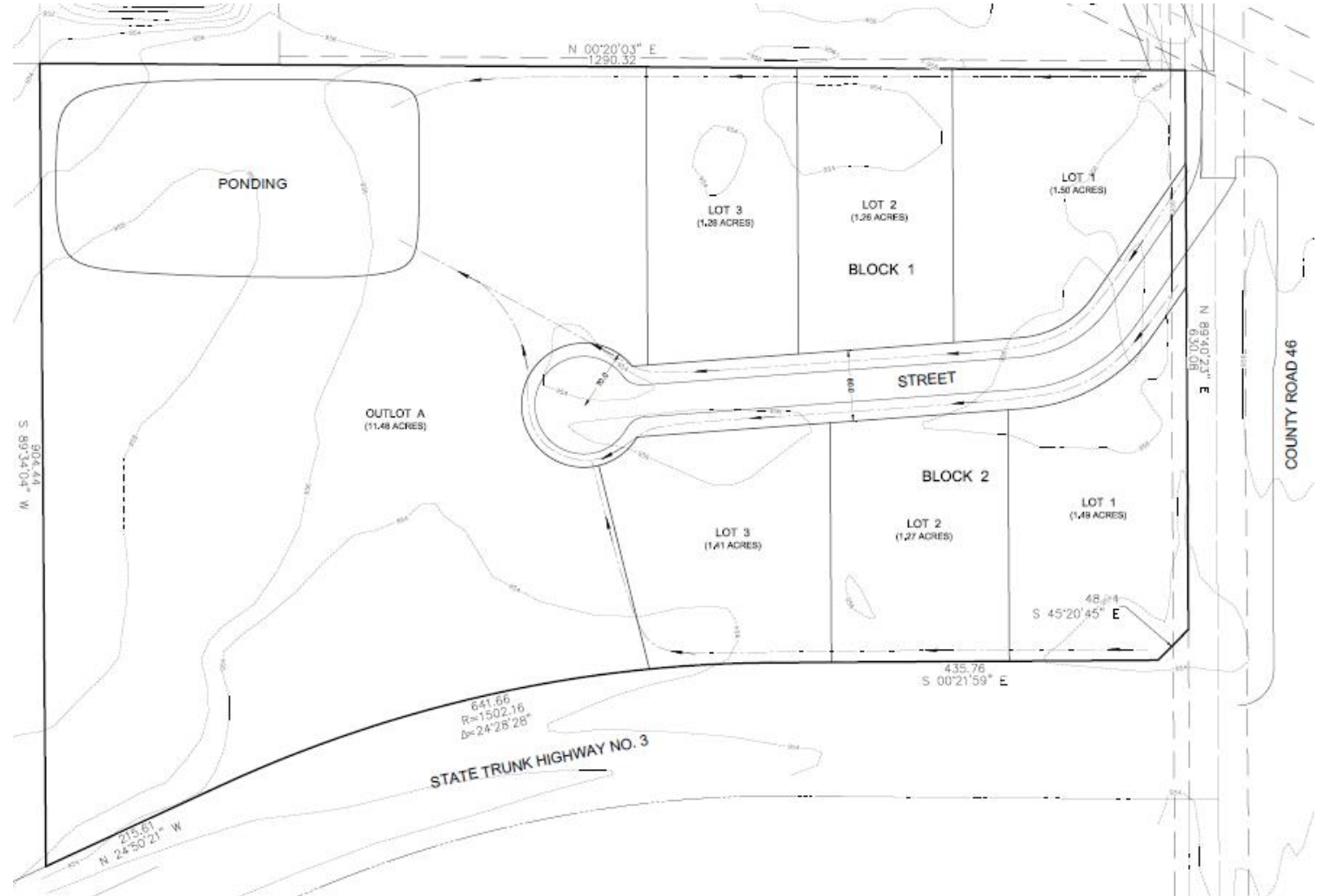
For more information, please contact:  
**Bruce Rydeen**  
**952.469.9444**  
**brucer@cerron.com**

# SITE PLAN

# COMMERCIAL LAND DEVELOPMENT SITE NEC CR-46 AND HWY 3, ROSEMOUNT, MN 55068

The site plan to the right is an example of how this site could be laid out. Please note that the 21.33 acre parcel is unplatted.

Survey is available upon request.



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