

# MEDICAL LAND SITE FOR SALE

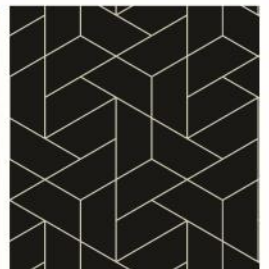
9056—202ND STREET WEST, LAKEVILLE, MN 55044



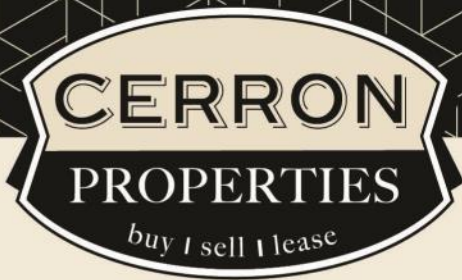
FOR SALE | MEDICAL LAND SITE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
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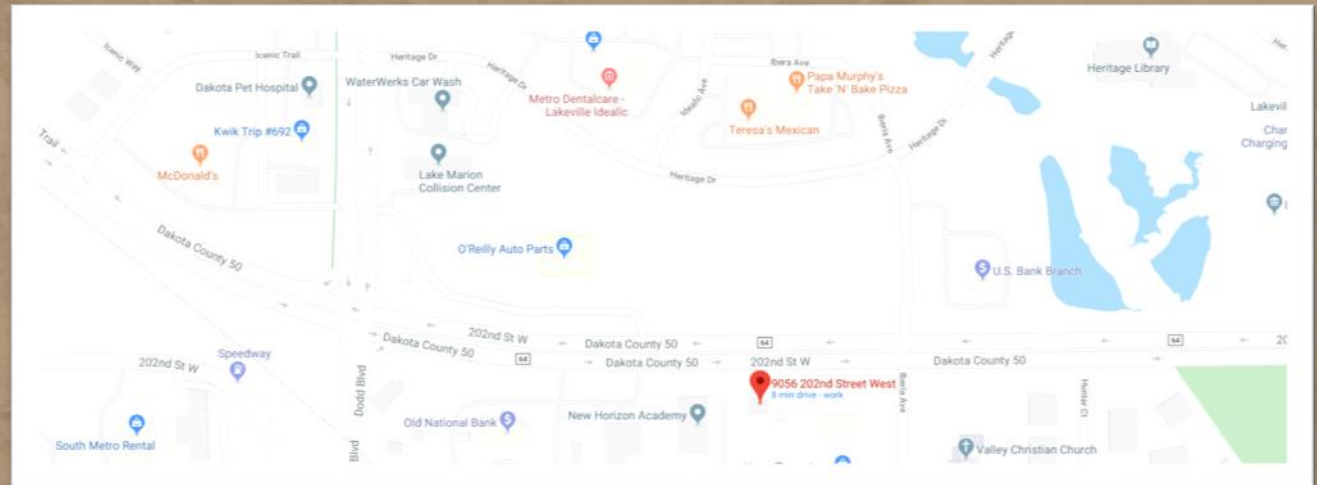
## ■ PROPERTY HIGHLIGHTS

- Approx. 1.185 acres site (51,617 SF)
- Zoned C-3: General Commercial District—Ideal location for medical use
- Fronts CR-50, access from Iberia Ave through Frandsen Bank & from 203rd St.
- Across from Heritage Commons Shopping Center
- Preliminary plat has been approved
- Asking price: ~~\$517,000~~  
**\$490,000**

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FOR SALE | LAND SITE FOR SALE



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For more information,  
please contact:  
**Roz Peterson**  
**612.708.5281**  
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# MEDICAL LAND SITE FOR SALE

## 9056—202ND STREET WEST, LAKEVILLE, MN 55044

### SUMMARY



Parcel Size..... Approx. 1.185 acres  
 Dakota Co. PID#..... 22-29500-01-013  
 Zoning..... C-3 General Commercial District  
 Traffic Counts..... 16,048 cars per day  
 About this site..... House has been removed.

Utilities are to the site-water, sewer, electric, & gas.  
 County Rd 50 visibility & frontage. Full intersection at Iberia Ave & CR 50/202nd St. W. Road access off Iberia Avenue next to Frandsen Bank and direct access off 203rd St W. Both lots have been combined into one parcel. Located cross from Heritage Commons Shopping Center, a CUB foods anchored center just north of historic downtown Lakeville. Lakeville has grown to over 72,000 people and leads the Twin Cities in home building permits.

### ■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	8,177	32,504	96,675
Median Income	\$112,722	\$120,387	\$115,000
Average Income	\$140,779	\$151,800	\$144,325

**Allowed Uses per C-3 Zoning Code:** “A. Bank, savings and loan, savings credit unions and other financial institutions. B. Banquet facilities with on-sale liquor. C. Commercial recreation, indoor. D. Funeral homes and mortuaries. E. Governmental and public utility buildings and structures; city of Lakeville only. F. Hotels. G. Instructional classes. H. **Offices, general and medical....”**

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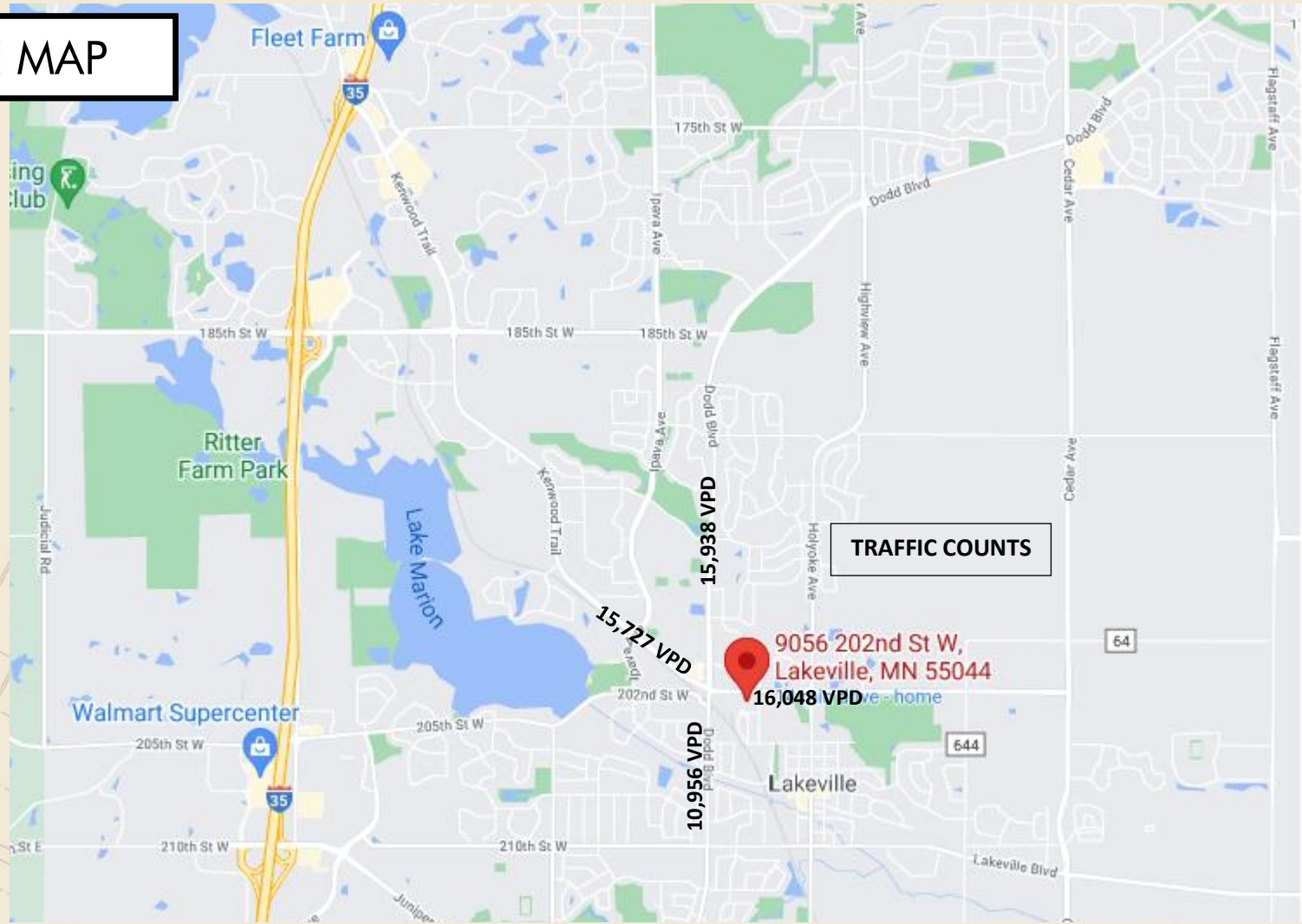


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LAKEVILLE MAP



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AERIAL FACING NORTH

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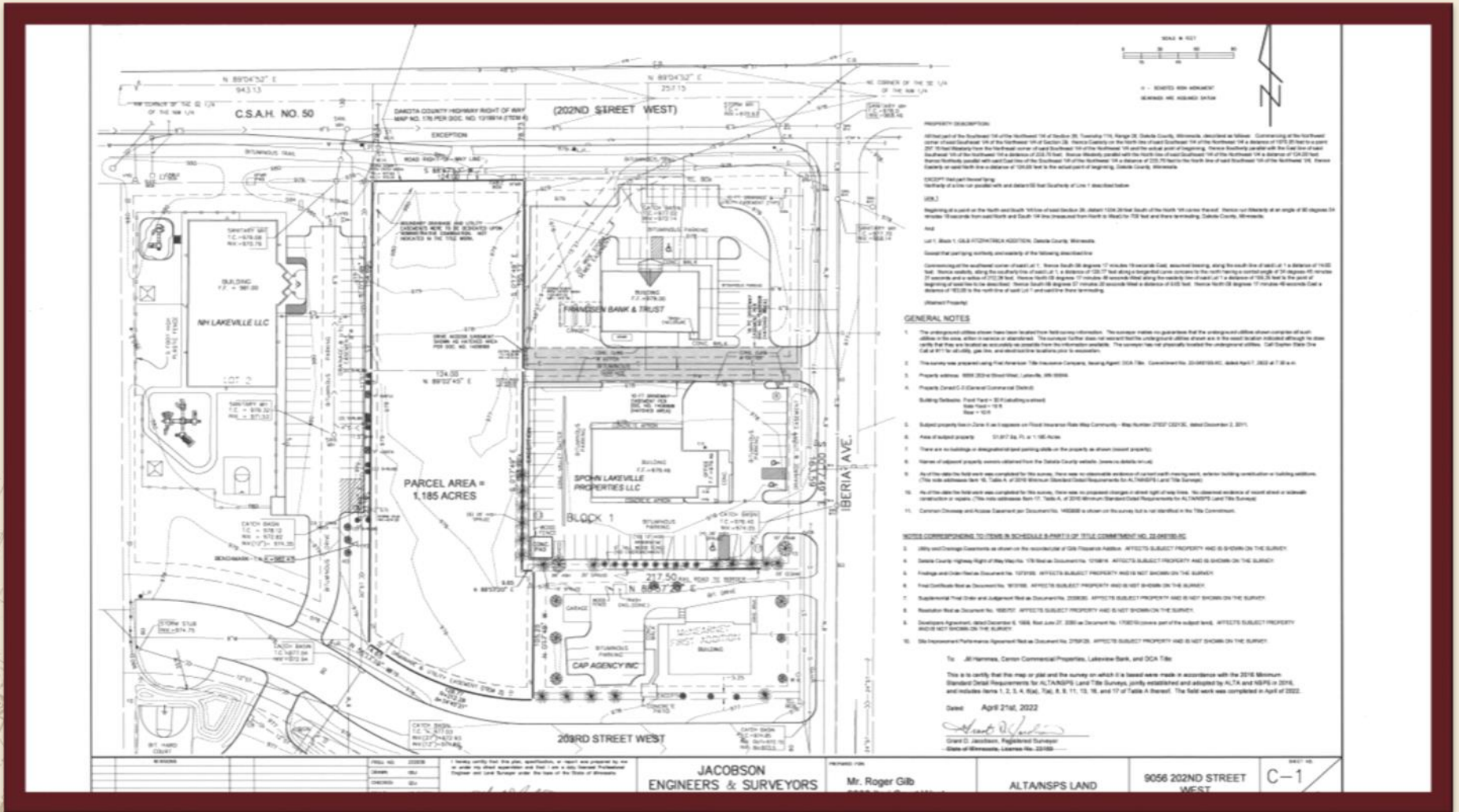


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# SURVEY

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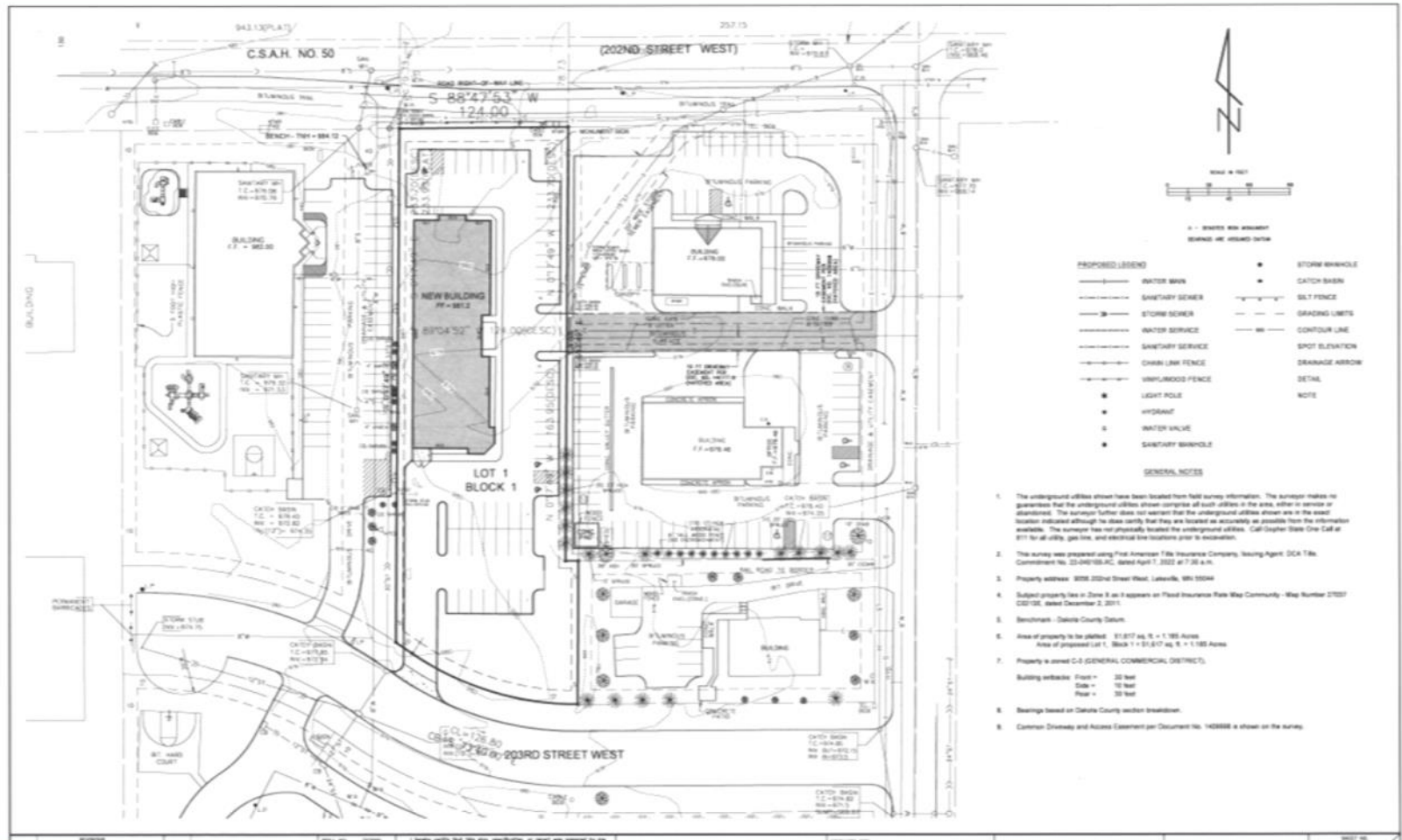


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## PRELIMINARY PLAT



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# AREA MAP

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