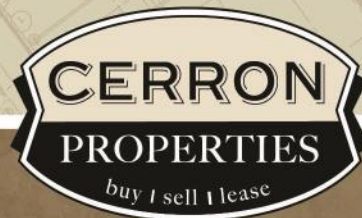


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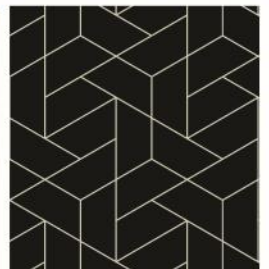
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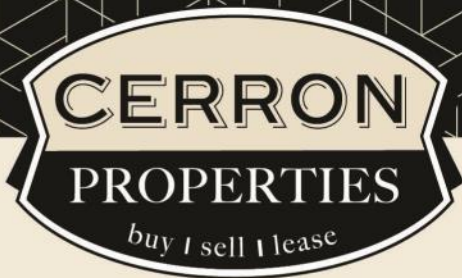


FOR SALE | OFFICE WITH LAND SITE



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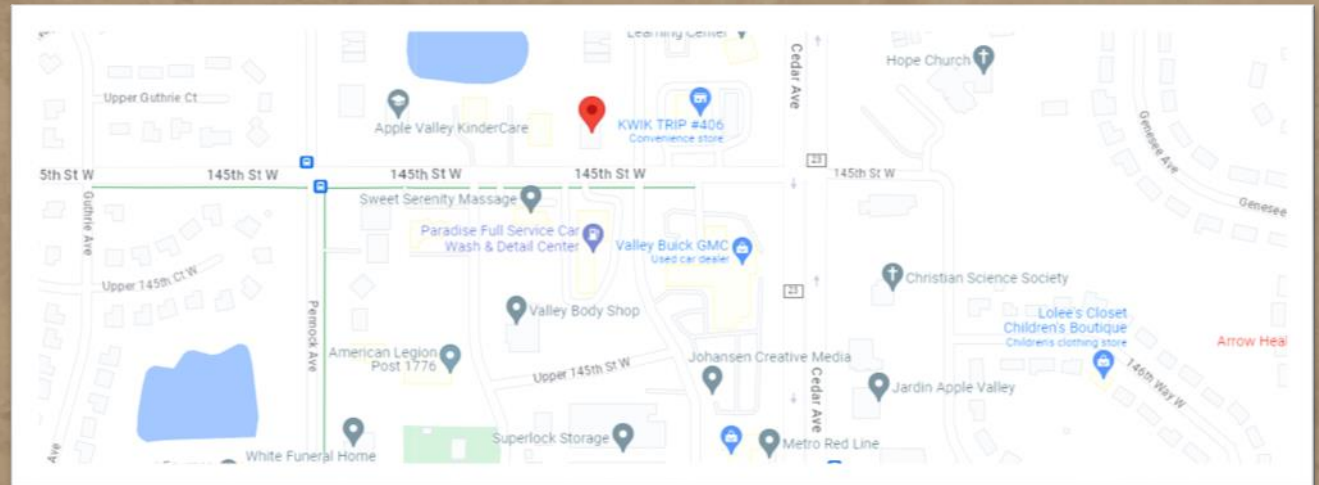
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Lakeville, MN 55044
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■ PROPERTY HIGHLIGHTS

- Approx. 5,246 SF Building (2,900 SF on Main Level)
- (2) Two parcels each approx. .51 acres in size (one lot with building and one vacant with room for expansion or new building)
- Furniture included
- Zoned Limited Business (LB)
- Dakota County PID#'s
- 01-81201-08-012
- 01-81201-08-011
- 2023 Dakota County Property Taxes: \$13,028 + \$4,724 = \$17,752
- Asking price: \$895,000



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

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SUMMARY



■ TRAFFIC COUNTS:

- 51,000 vpd @ Cedar Avenue
- 36,000 vpd @ 150th St W
- 18,800 vpd @ 145th St W

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	9,829	93,669	214,454
Median HH Income	\$88,751	\$103,173	\$101,728
Avg HH Income	\$117,389	\$129,304	\$126,910

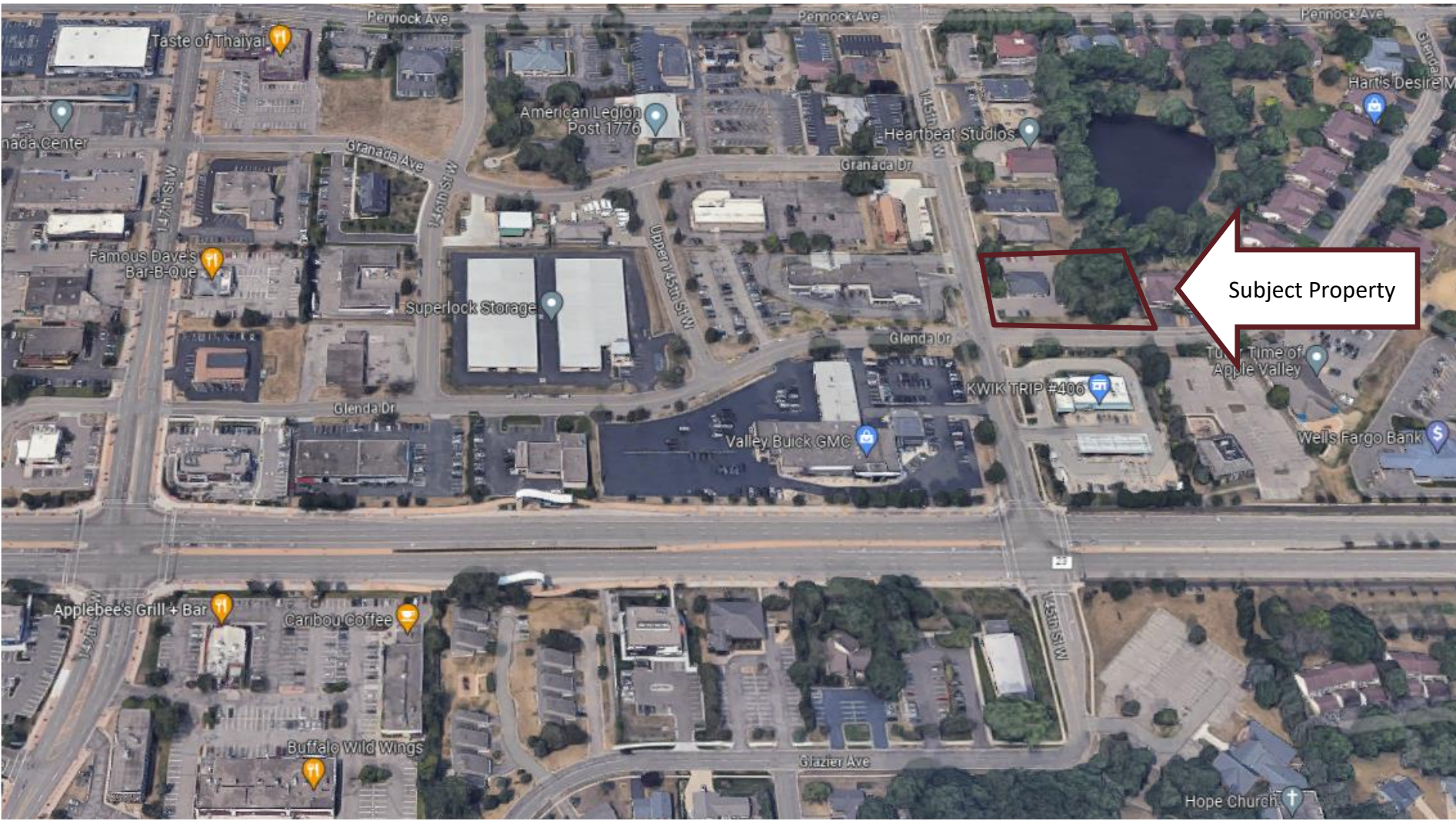
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Subject Property

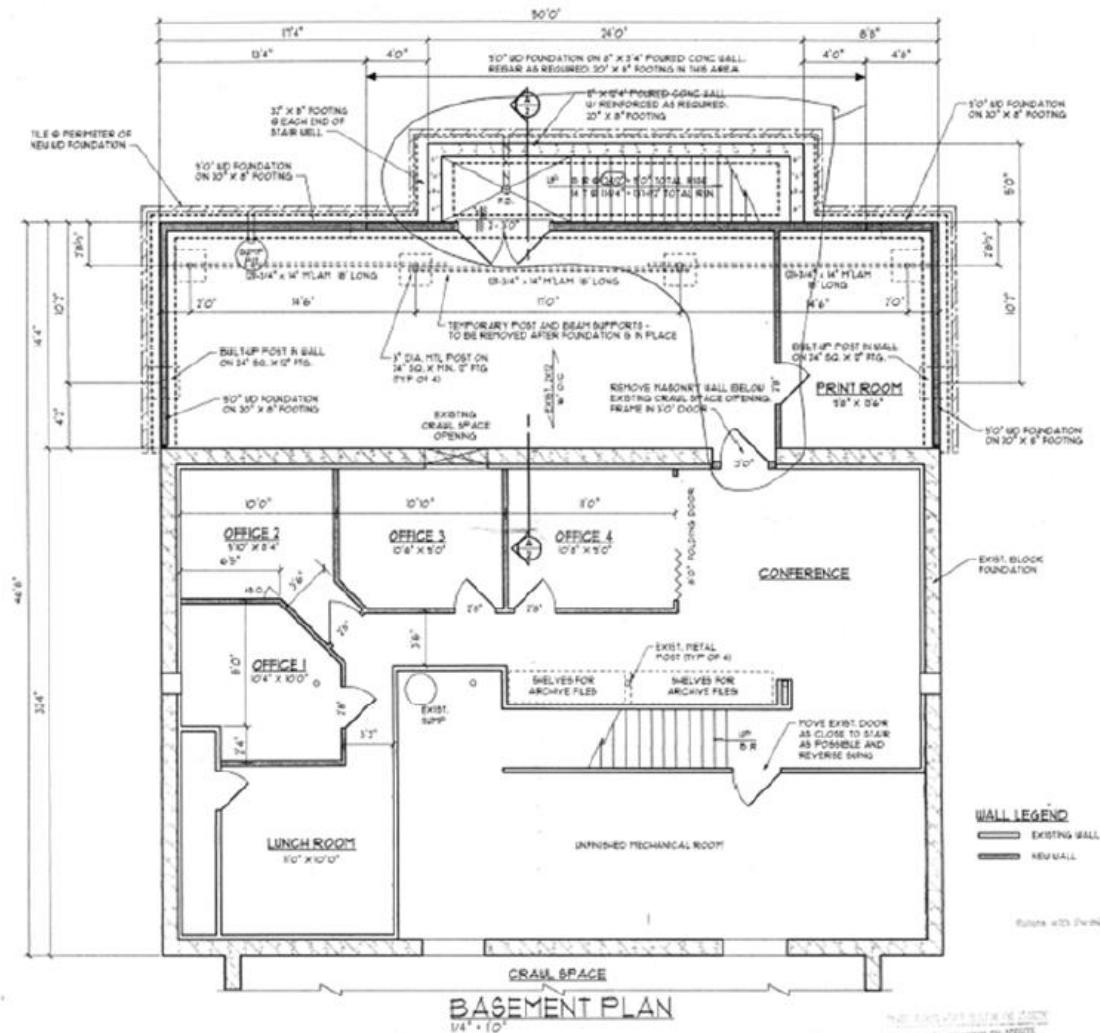
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Basement Plan

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BASEMENT PLAN
1/4" = 10'

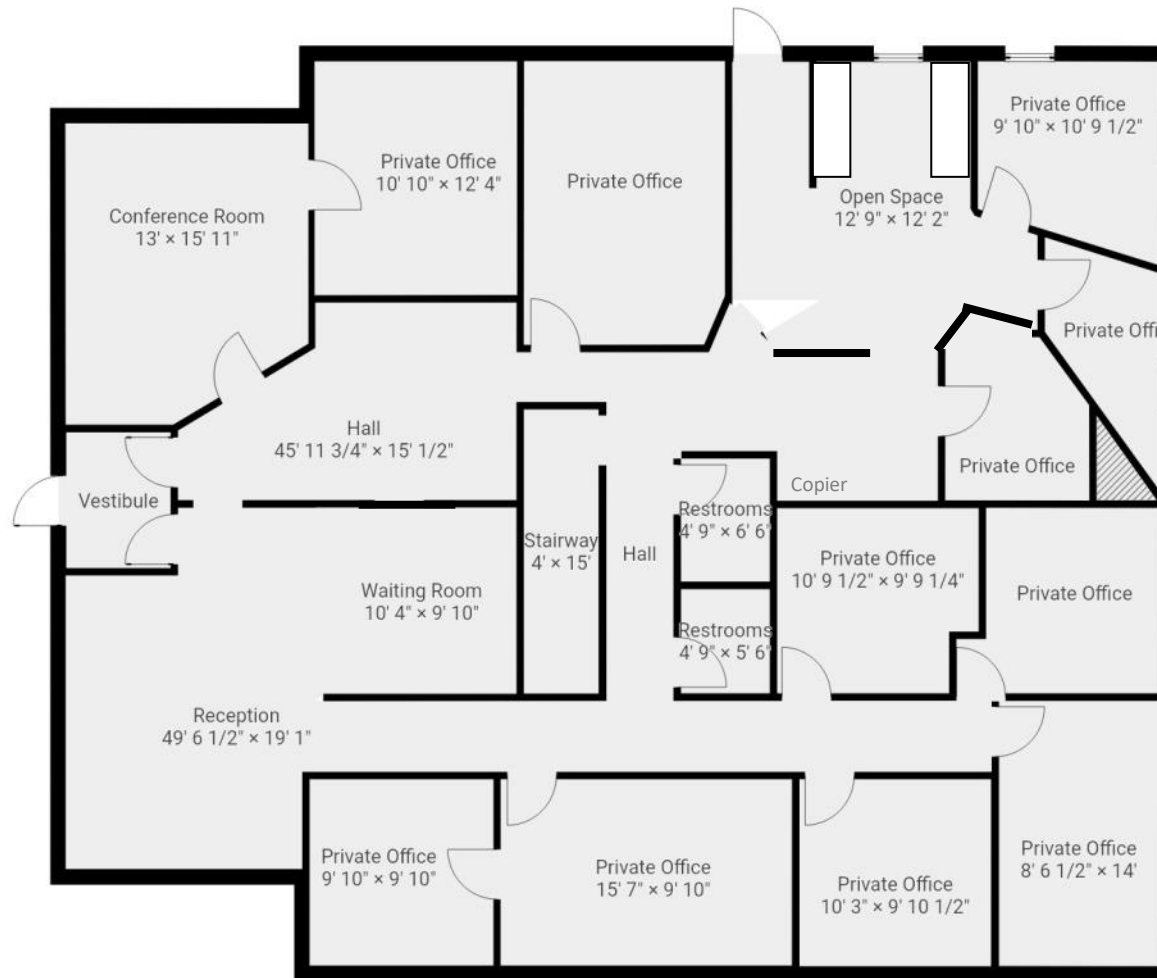
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Main Level Floor Plan

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INTERIOR PICS



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EXTERIOR PICS



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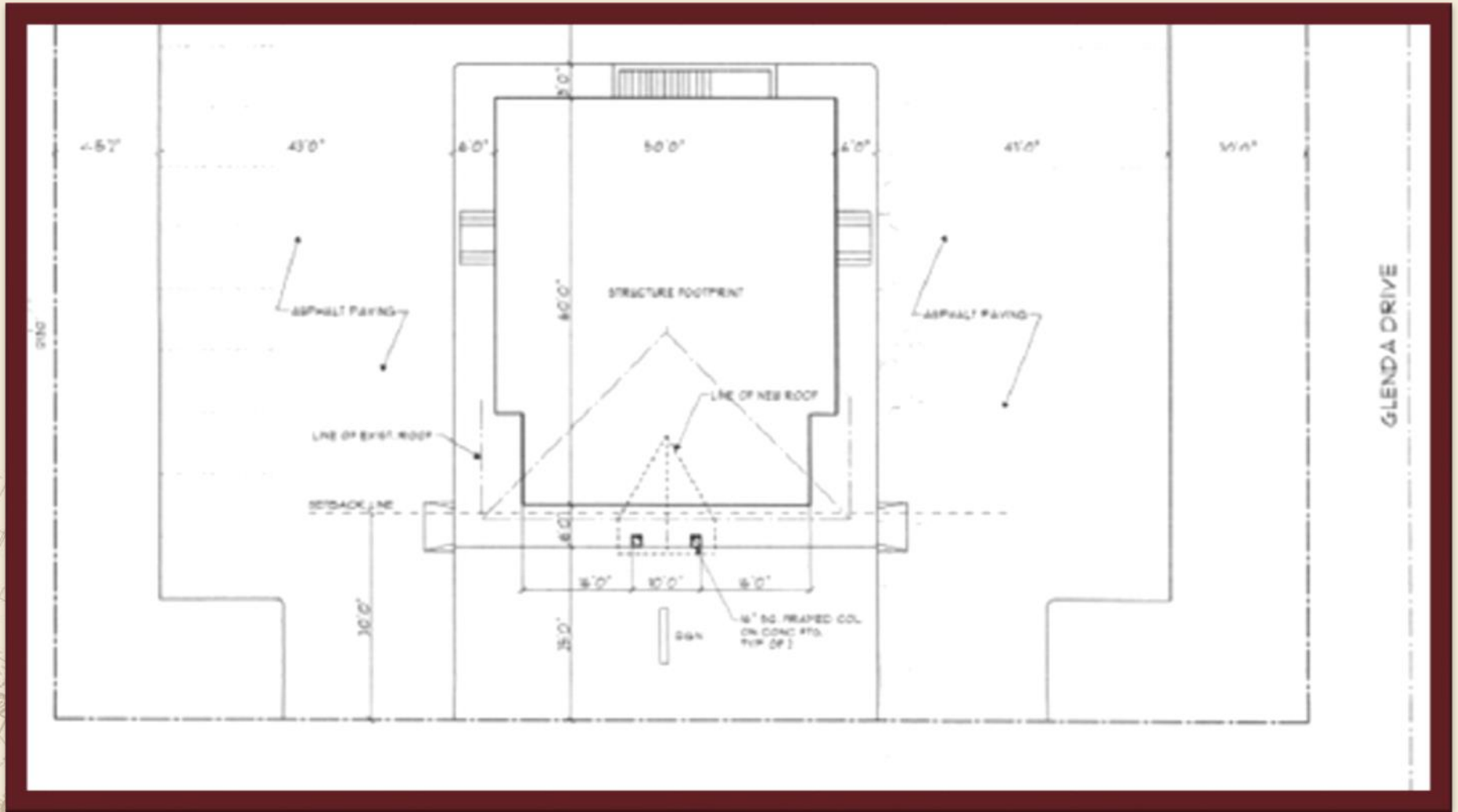


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SITE PLAN



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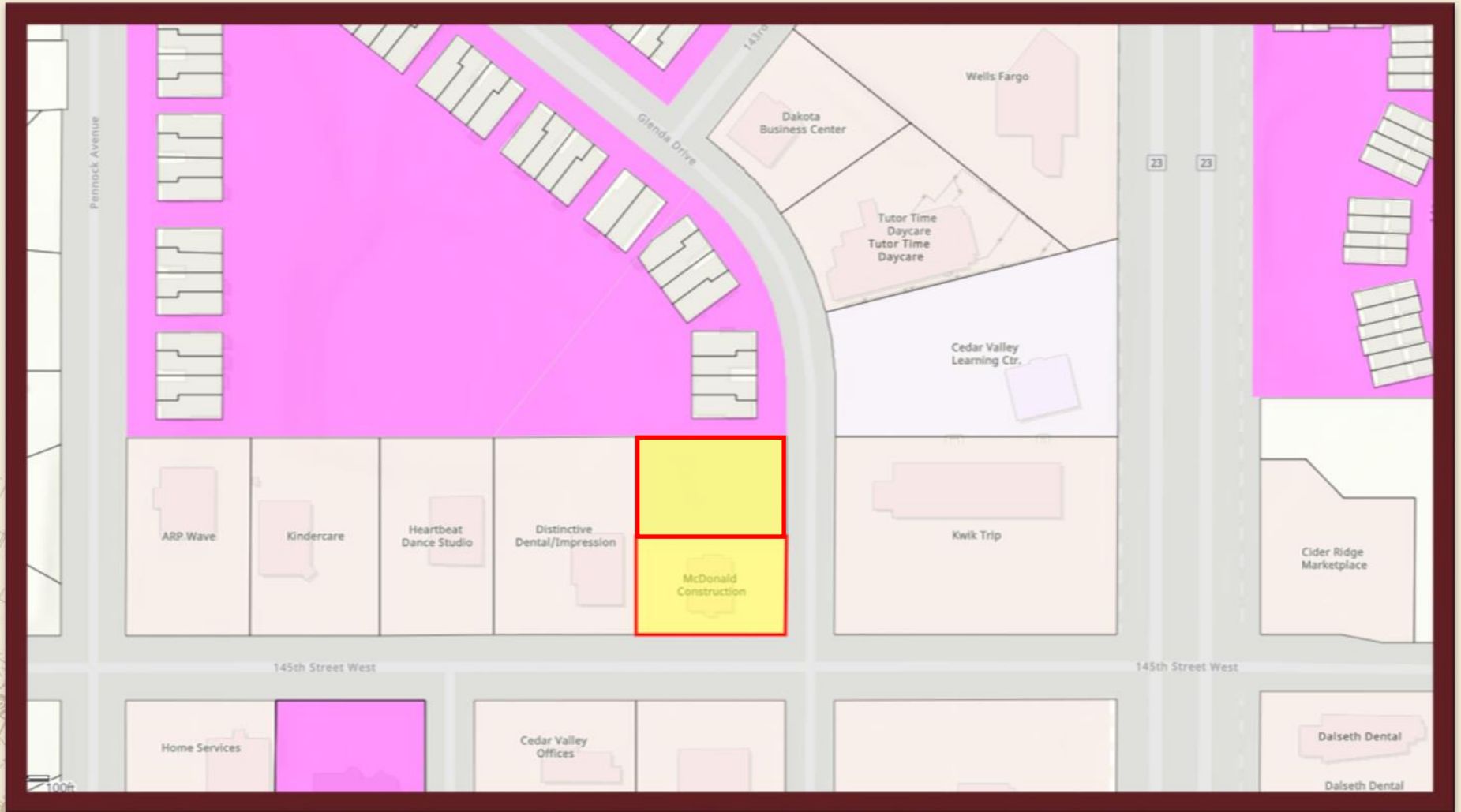


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AREA MAP



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let's get started!

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