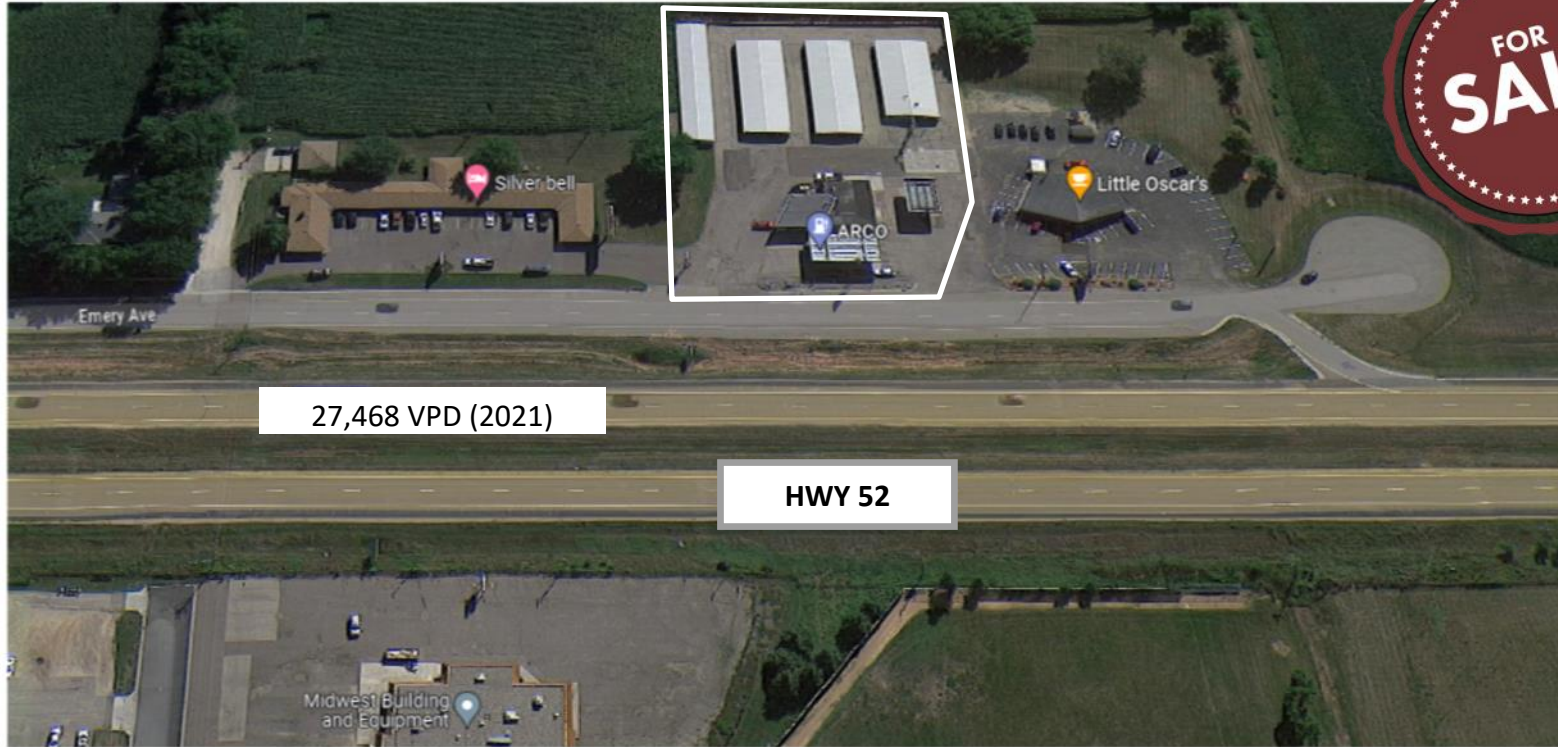


Introducing...

# MINI STORAGE & C-STORE FOR SALE

23450 EMERY AVENUE, HAMPTON, MN 55031



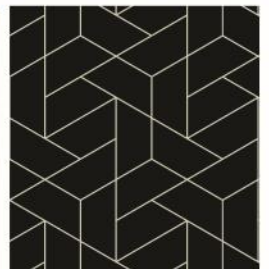
27,468 VPD (2021)

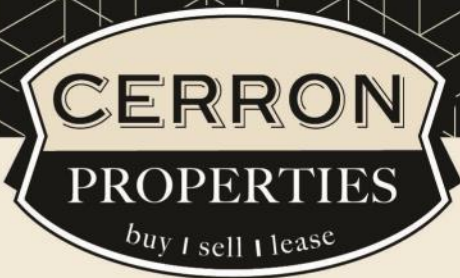
HWY 52

FOR SALE | (4) STORAGE BUILDINGS + C-STORE ON APPROX. 1.52 ACRES | \$1,200,000



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM

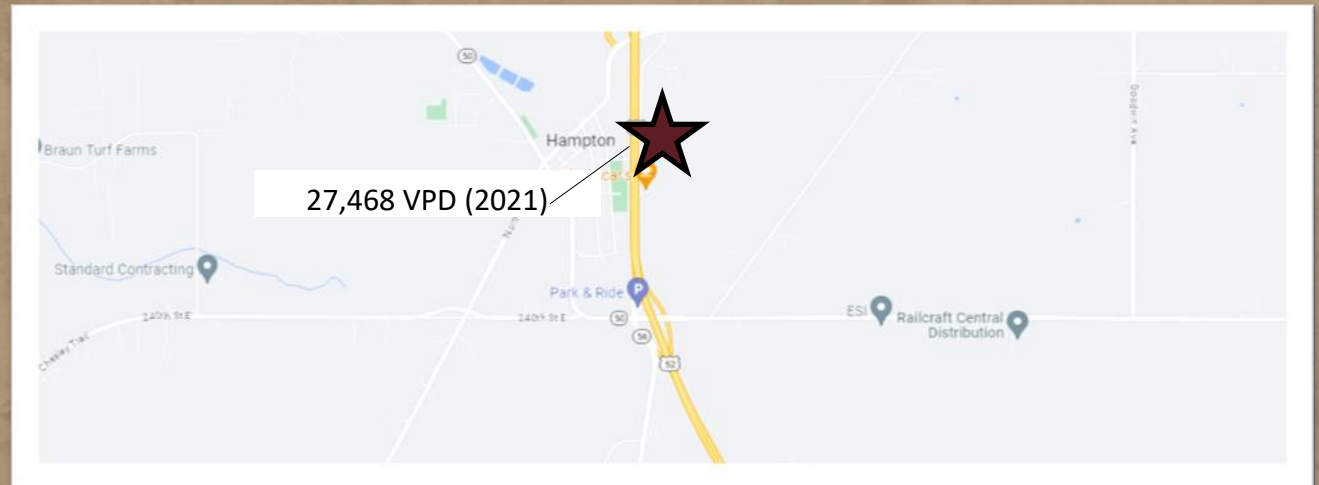




# MINI STORAGE & C-STORE FOR SALE

23450 EMERY AVENUE, HAMPTON, MN 55031

FOR SALE | APPROX. 1.52 ACRE PARCEL + (4) STORAGE BUILDINGS + C-STORE



## ■ PROPERTY HIGHLIGHTS

- Approx. 1.52 Acre Site
- Approx. 2,294 SF C-Store with Fuel Pumps
- (4) Four Storage Buildings
- Total of approx. 15,550 SF
- Located just off of Hwy 52 with traffic count of approx. 27,468 vehicles per day
- Price Reduced: ~~\$1,300,000~~  
**\$1,200,000**
- Dakota County PID# 18-00900-27-0333
- 2024 RE Property Taxes: \$15,054
- *Full Offering Memorandum* available upon receipt of signed Confidentiality Agreement (attached).

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

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

# MINI STORAGE & C-STORE FOR SALE

23450 EMERY AVENUE, HAMPTON, MN 55031

## LOCATION MAP



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COUNTY AERIAL



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*let's get started!*

**Bruce Rydeen | 952.469.9444 | brucer@cerron.com**  
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