

# OFFICE CONDO BUILDING

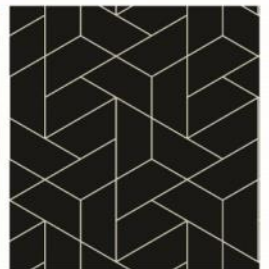
2113 CLIFF DRIVE, EAGAN, MN 55122



FOR SALE | OFFICE CONDO BUILDING



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)





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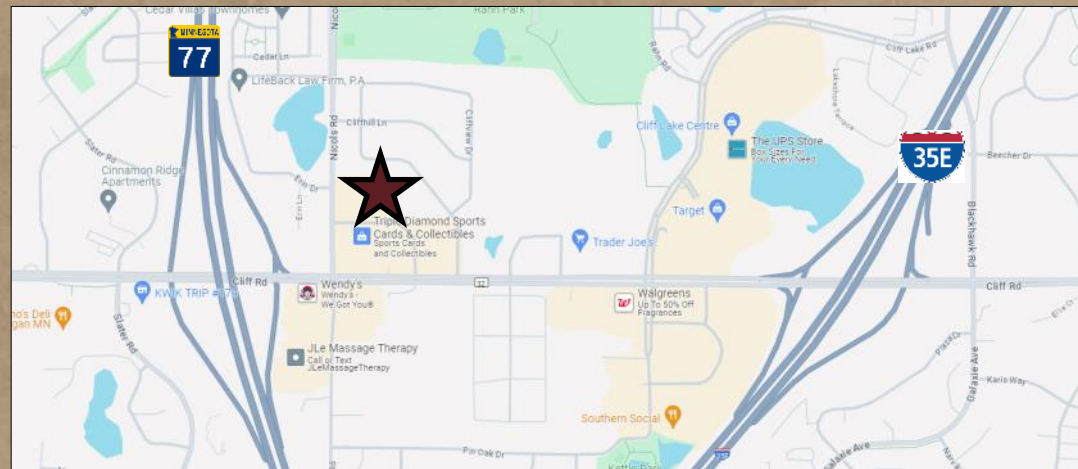
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## ■ PROPERTY HIGHLIGHTS

- Office Condo Building for Sale
- Approximately 7,368 SF
- Dakota County PID#: 10-16624-05-001
- Built in 2002
- Roof 11 years old
- In-floor heating
- Zoning: Planned Development
- Great demographics
- Ample parking
- Near retail and restaurants
- 2024 Taxes: \$29,600
- Association Dues: \$1,562/month
- Asking Price: \$1,200,000



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For more information,  
please contact:  
**Bruce Rydeen**  
**952.469.9444**  
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## SUMMARY



### ■ BUILDING:

- 7,368 SF Building
- Nicely finished building interior and office build-out
- Year Built: 2002
- Ideal Office / Medical Space
- One Story Building near Cliff Rd & Nicols Rd
- Near dining and retail
- Ample Parking

### ■ TRAFFIC COUNTS:

- 23,912 vpd @ Cliff Rd, east of Nicols Rd
- 10,900 vpd @ Nicols Rd, north of Cliff

Source: MN DOT

### ■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	9,382	67,916	196,942
Median HH Income	\$92,076	\$93,790	\$87,844
Avg HH Income	\$117,404	\$124,282	\$118,677

Source: ERSI

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## INTERIOR PHOTOS



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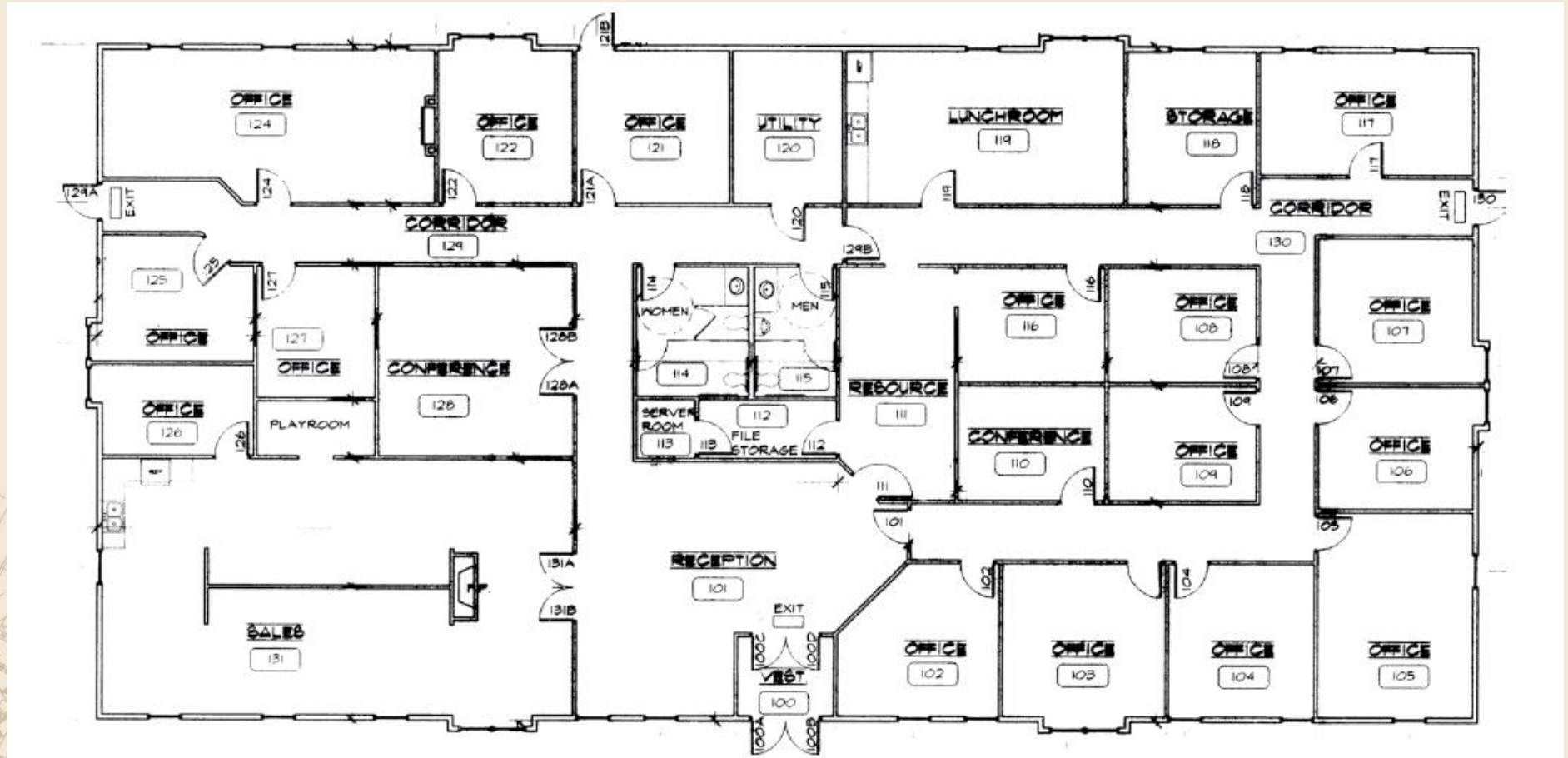


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## FLOOR PLAN



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## AERIAL MAP



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## AREA BUSINESS MAP



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*let's get started!*

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