

OFFICE CONDO BUILDING

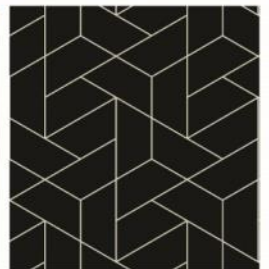
2113 CLIFF DRIVE, EAGAN, MN 55122



FOR SALE | OFFICE CONDO BUILDING



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





OFFICE CONDO BUILDING

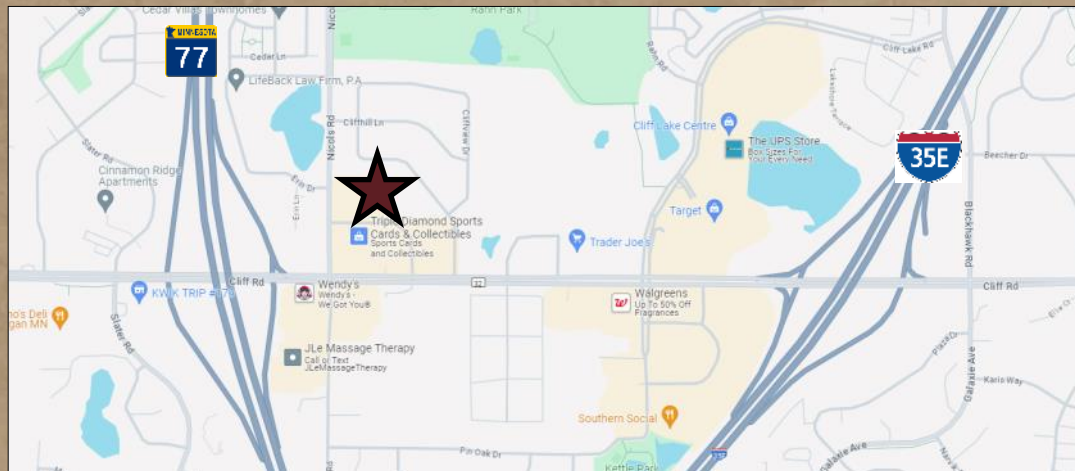
2113 CLIFF DRIVE, EAGAN, MN 55122

FOR SALE | OFFICE CONDO

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

■ 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
- Association Dues: \$1,562/month
- Asking Price: \$1,200,000



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

OFFICE CONDO BUILDING

2113 CLIFF DRIVE, EAGAN, MN 55122

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

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

OFFICE CONDO BUILDING

2113 CLIFF DRIVE, EAGAN, MN 55122

INTERIOR PHOTOS



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

OFFICE CONDO BUILDING

2113 CLIFF DRIVE, EAGAN, MN 55122

INTERIOR PHOTOS



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.

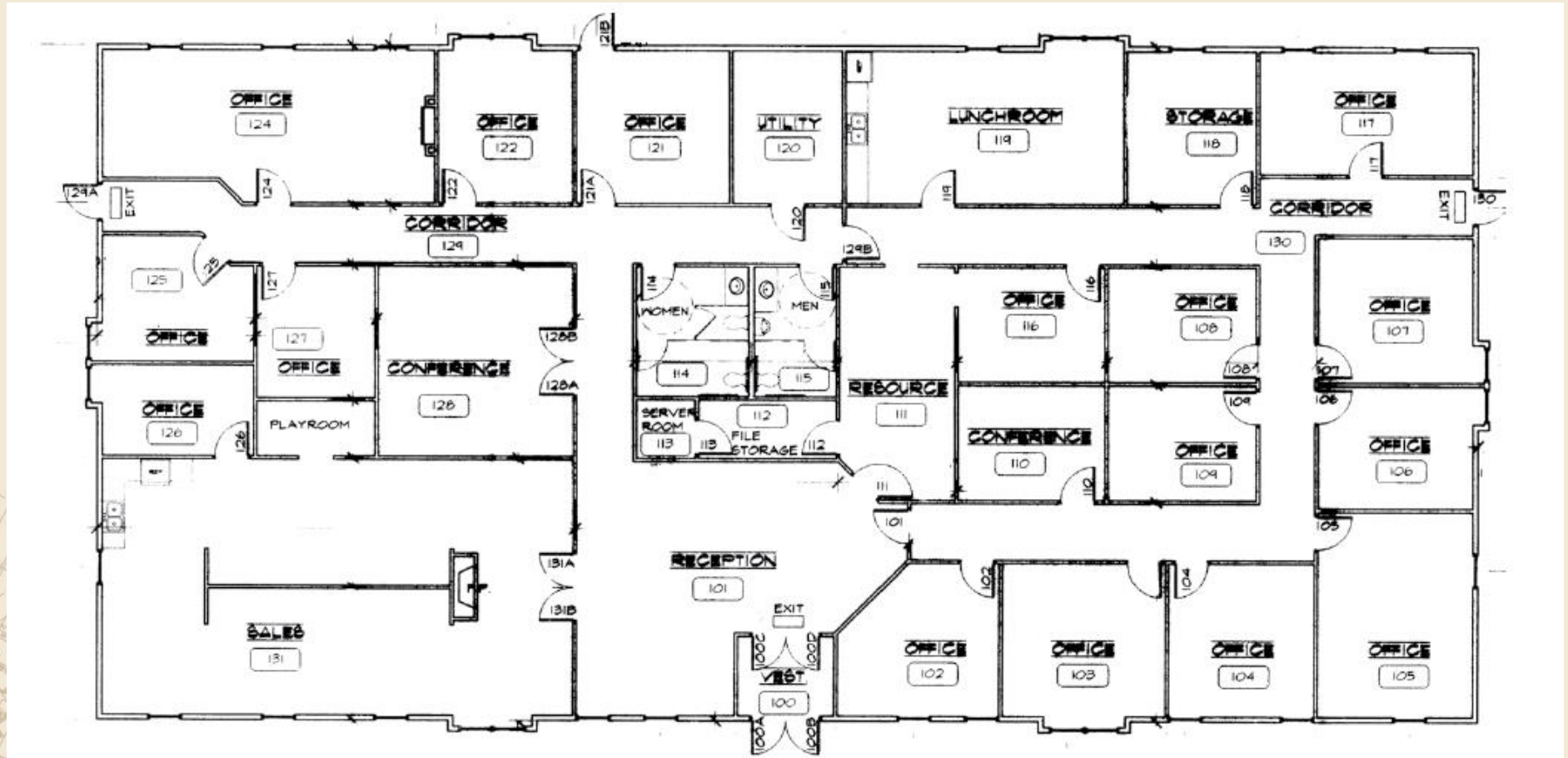


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

OFFICE CONDO BUILDING

2113 CLIFF DRIVE, EGAN, MN 55122

FLOOR PLAN



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

OFFICE CONDO BUILDING

2113 CLIFF DRIVE, EGAN, MN 55122

AERIAL MAP



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

OFFICE CONDO BUILDING

2113 CLIFF DRIVE, EAGAN, MN 55122

AREA BUSINESS MAP



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

let's get started!

Bruce Rydeen | 952.469.9444 | brucer@cerron.com

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



WWW.CERRON.COM