

CAR CONDO / CAR GARAGE

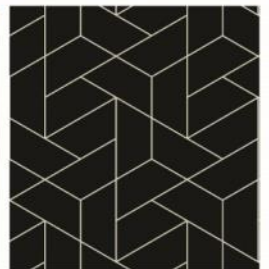
521 CLASSIC COURT, #C101 & C102, EAGAN, MN 55123



FOR SALE | CAR CONDO



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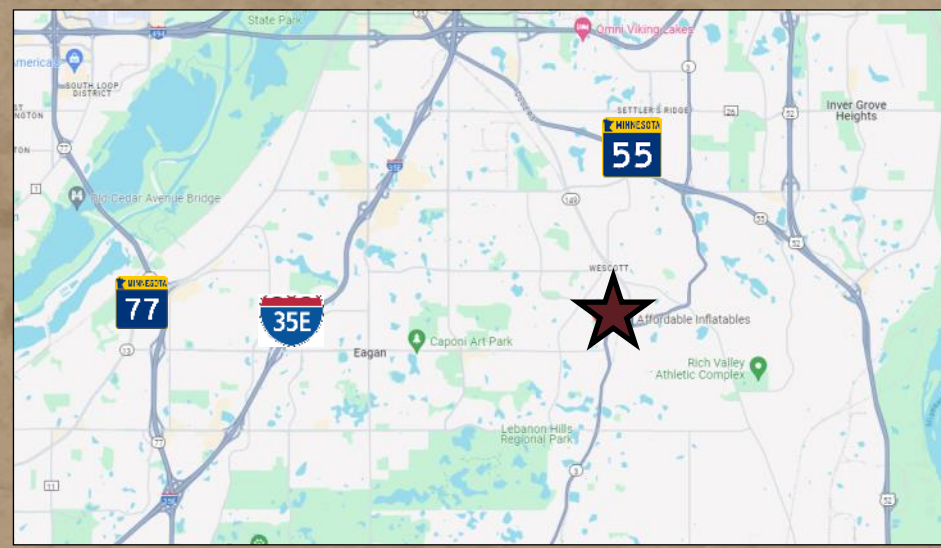
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■ PROPERTY HIGHLIGHTS

- The Ultimate Car Condo/Garage For Sale in Eagan, MN
- Included two (2) Car Condos Approximately 2,832 SF total—connected back-to-back
- Dakota County PID#s: 10-22351-03-101 and 10-22351-03-102
- Built in 2016
- Two (2) drive-in doors each 16'x16' with screens
- In floor heat
- 2024 Taxes: \$4,874
- Association Dues: \$460/month
- Asking Price: \$595,000



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
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SUMMARY

CAR CONDO / CAR GARAGE

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THE ULTIMATE CAR GARAGE/CONDO

If you are looking for the ultimate place to store, wrench on and care for your precious ride, look no further. This is the completely finished, hang out with your crew kind of place you've been looking for!

Conveniently located in Eagan, MN off of Highway 3/South Robert Trail. Two large units connected back-to-back, 24'x96' connected shop space for 2,304 SF, plus a 24'x22' lounge/fully functional bar for a total of 2,832 SF. In floor heat that is run with a boiler and keeps the units nice and cozy in the toughest of winters. Place also stays comfortable in the summer.

Lower, west side is set up for wrenching on your rides, with a lift that, YES, is included with the sale. Fully functional bathroom with shower. Stackable washer and dryer. Parts washer. Parts racks. Tire rack. Work bench. Hooks to hang tools. Wired with in ceiling speakers with a quick control volume switch on the wall. Lower unit lift is included in the sale.

Walk up steps to the east side that is set up for storing your rides. Depending upon the size, you can store 4 to 5 cars. If you add 3 lifts, you could store 7 to 8 cars. Walk up the steps from there to a fully functional bar and lounge area.

The sale DOES include the following: keg beer meister with tap handles, two-door top load bottle/can cooler box, bar-back shelves to store bottles of your favorite spirits, stainless operational sink, ice maker, storage racks, Husky brand rolling cabinet, fold-put couch, entertainment center, Yamaha receiver, turntable, klipsch tower speakers, cube/floor bass speaker, feeding in-wall speakers throughout the garage, 65 inch wall mounted Samsung TV, wall shelves, the bar itself fitted with chrome diamond plate and lights, and bar stools. Bar floor is fitted with nice gray colored flooring.

Throughout all sections of the garage, there are neon lights, antique signs and NASCAR souvenirs that are included! Both garage floors are covered in gray and black coating which was done by Garage Floor Coatings of Minnesota.

Cars, motorcycles, Harley Davidson toolbox, and upper unit lift are NOT included in the sale of the property.

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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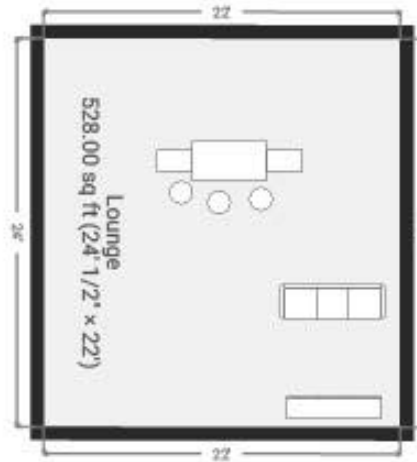
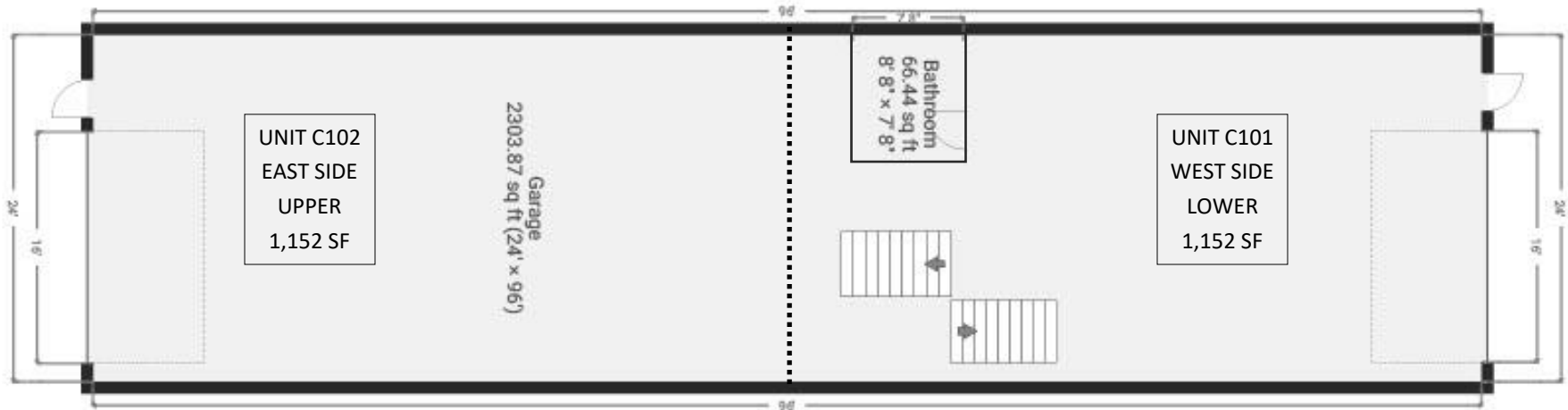


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FLOOR PLAN



BAR/LOUNGE
MEZZANINE
528 SF

This floor plan is provided without warranty of any kind. Disclaim any warranty including without limitation, satisfactory quality or accuracy of dimensions.

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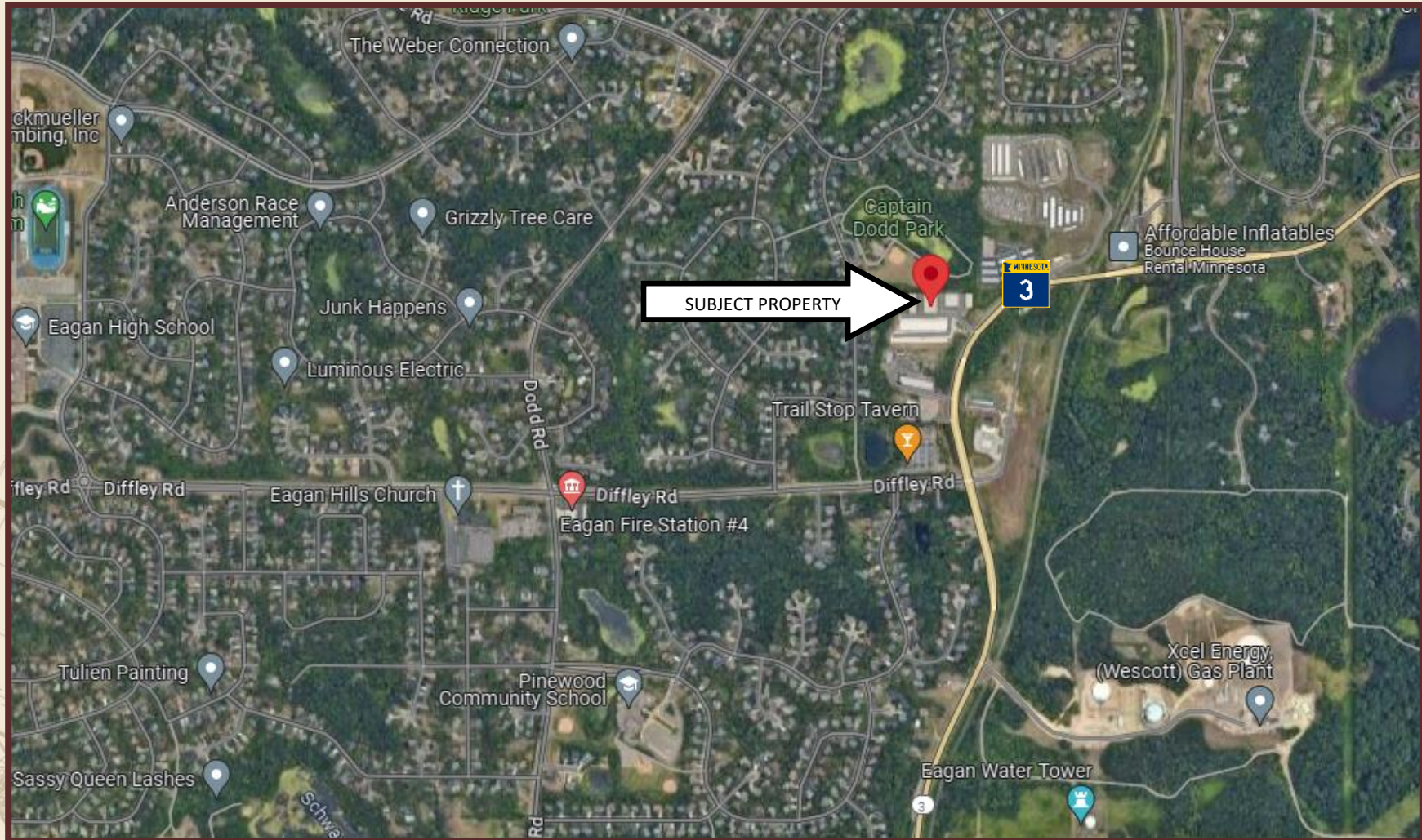


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AERIAL MAP



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let's get started!

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