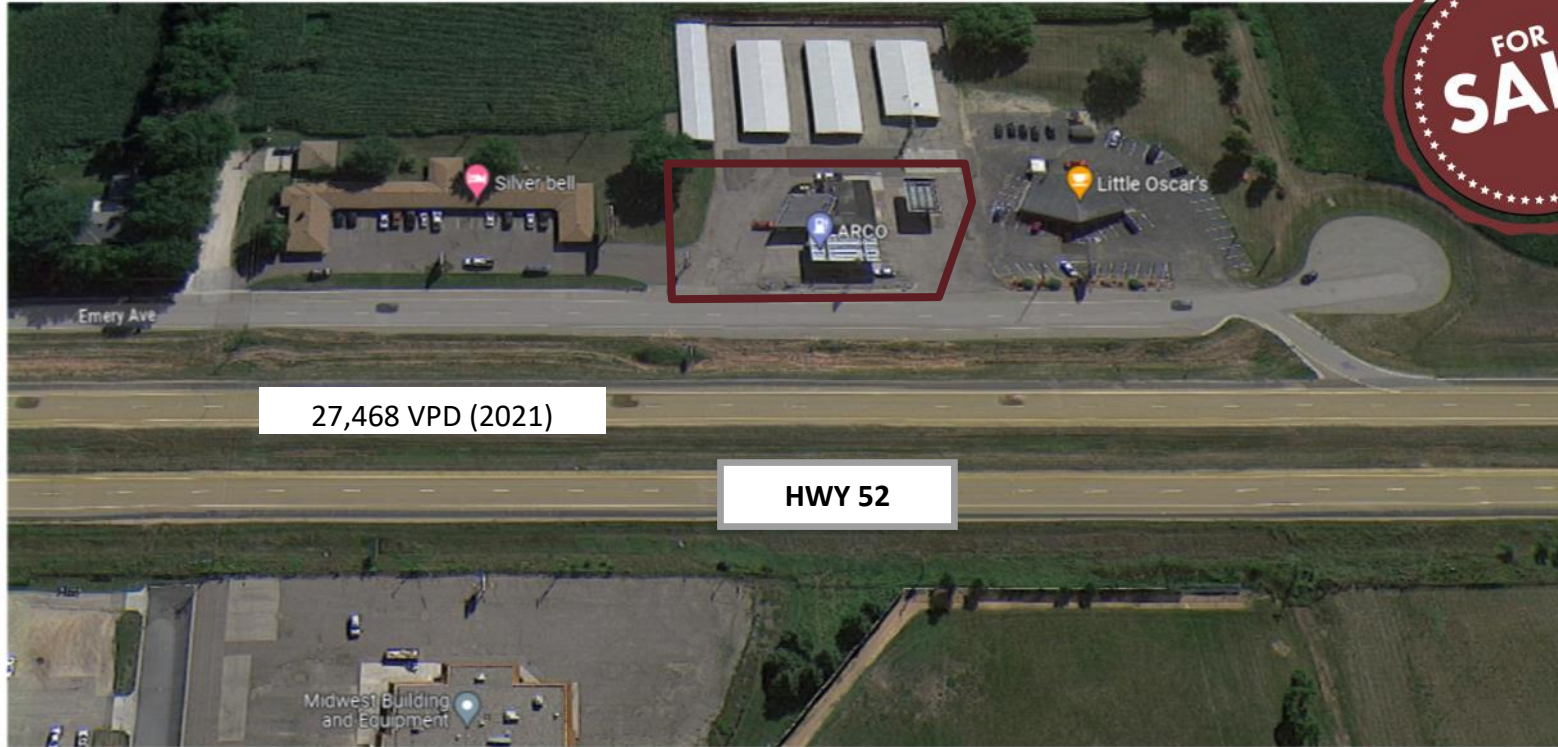


Introducing...

C-STORE FOR SALE

23450 EMERY AVENUE, HAMPTON, MN 55031



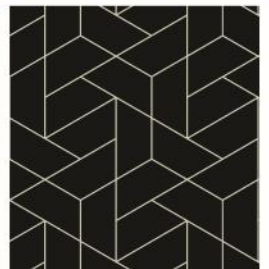
27,468 VPD (2021)

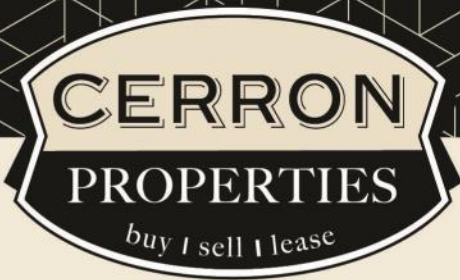
HWY 52

C-STORE FOR SALE | \$600,000



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





C-STORE FOR SALE

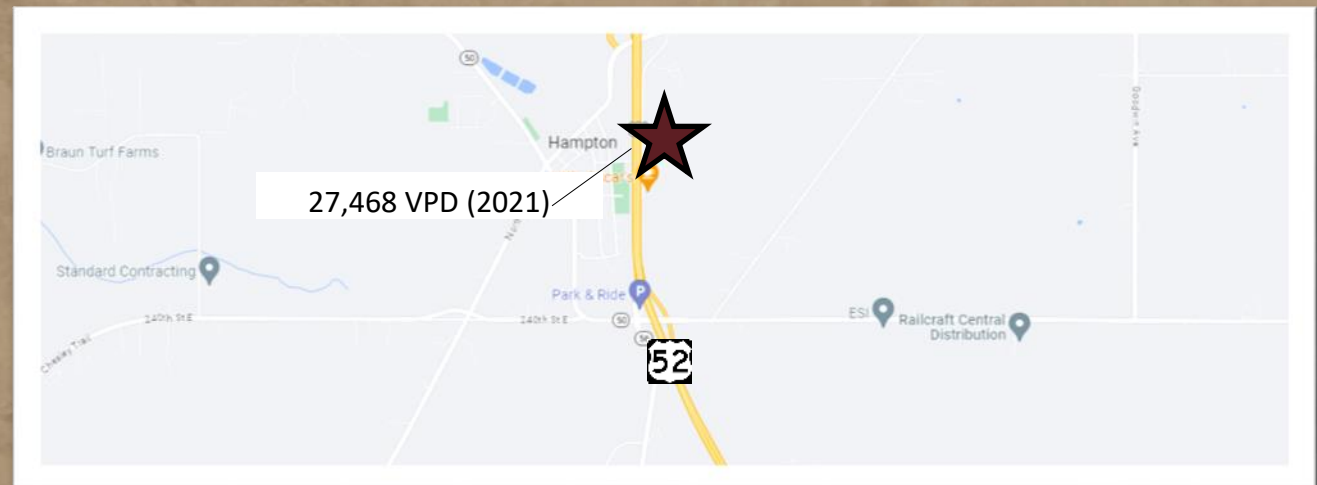
23450 EMERY AVENUE, HAMPTON, MN 55031

FOR SALE | C-STORE



■ PROPERTY HIGHLIGHTS

- Approx. 2,294 SF C-Store with Fuel Pumps
- Located just off of Hwy 52 with traffic count of approx. 27,468 vehicles per day
- Asking Price: \$600,000
- Dakota County PID# 18-00900-27-033 (to be divided)
- *Full Offering Memorandum including financials available upon receipt of signed Confidentiality Agreement.*



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

LOCATION MAP

C-STORE FOR SALE

23450 EMERY AVENUE, HAMPTON, MN 55031



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

EXTERIOR PHOTO

C-STORE FOR SALE

23450 EMERY AVENUE, HAMPTON, MN 55031



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

COUNTY AERIAL

C-STORE FOR SALE

23450 EMERY AVENUE, HAMPTON, MN 55031



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.

let's get started!

Bruce Rydeen | 952.469.9444 | brucer@cerron.com
CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044