PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

FOR SALE | OFFICE / MEDICAL / TECH / SHOWROOM

CERRON PROPERTIES
buy | sell | lease

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

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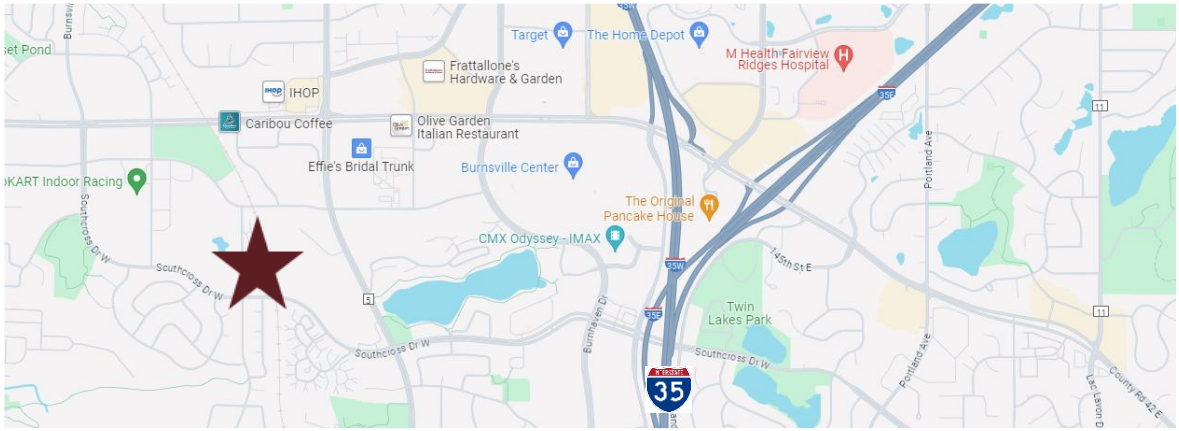
PROPERTY HIGHLIGHTS

- Gorgeous professional office building with high-end finishes in Burnsville for sale
- 18.880 SF Building
- Great investment – Fully leased
- NOI $257,890
- Strong demographics
- Ample parking
- Near retail and restaurants
- Dakota County PID: 02-47200-01-010
- 2026 RE Taxes: $63,369
- Price Reduction!

Asking Price: $2,850,000

- CAP Rate: 8.74
- Video link: https://youtu.be/5BNexk3Wn3k



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For more information, please contact:
Rocky Ranch
612.363.2116
rockyr@cerron.com

PROPERTY SUMMARY

PROFESSIONAL OFFICE BUILDING

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BUILDING:

- 18,880 SF Building
- Nicely finished building interior and office build-out
- Year Built: 1999
- Ideal Office / Medical Space / Tech / Showroom
- One Story Building at Judicial Rd & Southcross Drive W
- Near dining and retail
- Ample Parking

TRAFFIC COUNTS:

- 5,218 vpd @ Southcross Dr W & Judicial Rd

Source: MN DOT

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	8,667	71,896	162,063
Median HH Income	$83,107	$91,161	$100,571
Avg HH Income	$109,565	$116,096	$129,927

Source: ESRI

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EXECUTIVE SUMMARY

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Executive Summary

Positioned in one of Burnsville's established commercial corridors, this exceptional **18,880-square-foot professional office building** offers investors the opportunity to acquire a high-quality, fully leased asset with stable income and long-term value. Built in **1999**, the single-story property has been meticulously maintained and features attractive architecture, high-end interior finishes, and a thoughtfully designed office build-out that appeals to a variety of professional office, medical, technology, and showroom users.

Located at the intersection of **Judicial Road and Southcross Drive West**, the property benefits from outstanding accessibility, strong surrounding demographics, and convenient proximity to numerous retail, restaurant, and service amenities. Ample on-site parking further enhances the property's appeal for both tenants and visitors.

The building is offered at **$2,850,000** and generates a **Net Operating Income (NOI) of $257,890**, resulting in an attractive **8.74% capitalization rate**. Its established tenant roster and 100% occupancy provide dependable cash flow and contribute to the property's long-term investment stability. As a fully leased asset in a desirable suburban office market, this property presents a compelling opportunity for investors seeking a well-maintained, income-producing property with proven performance and enduring value.

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PROFESSIONAL OFFICE BUILDING

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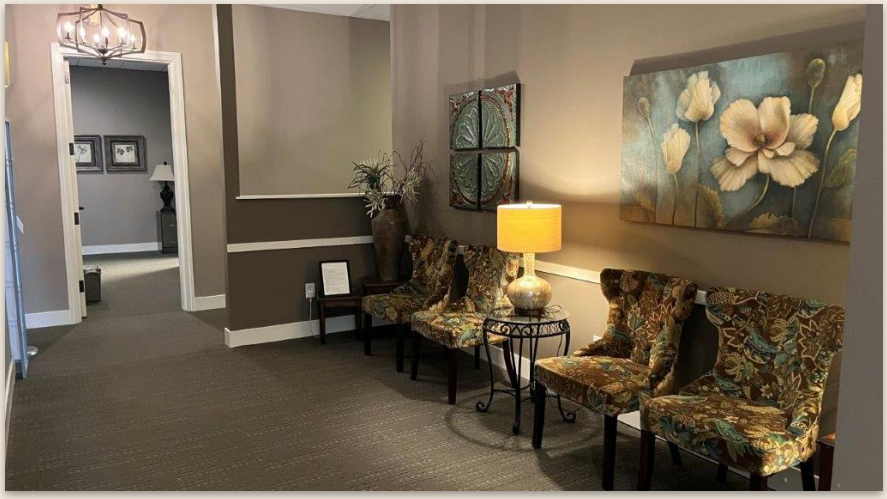
INTERIOR PHOTOS



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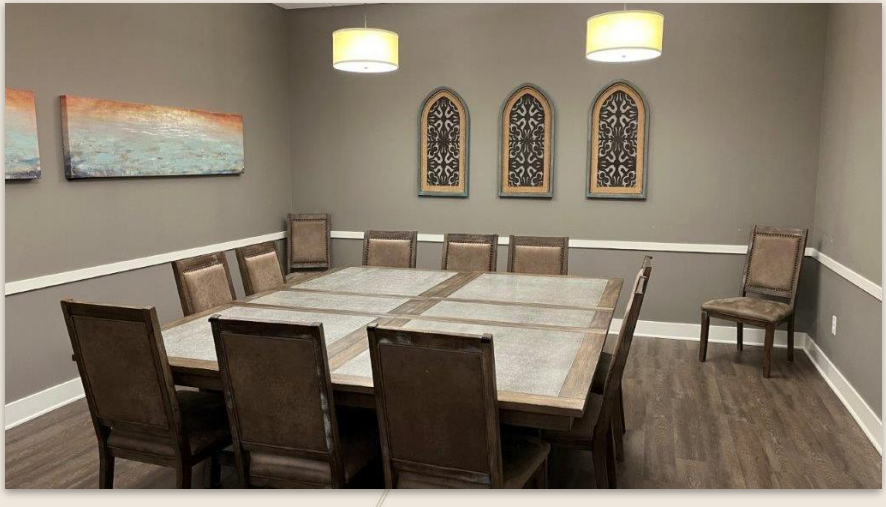

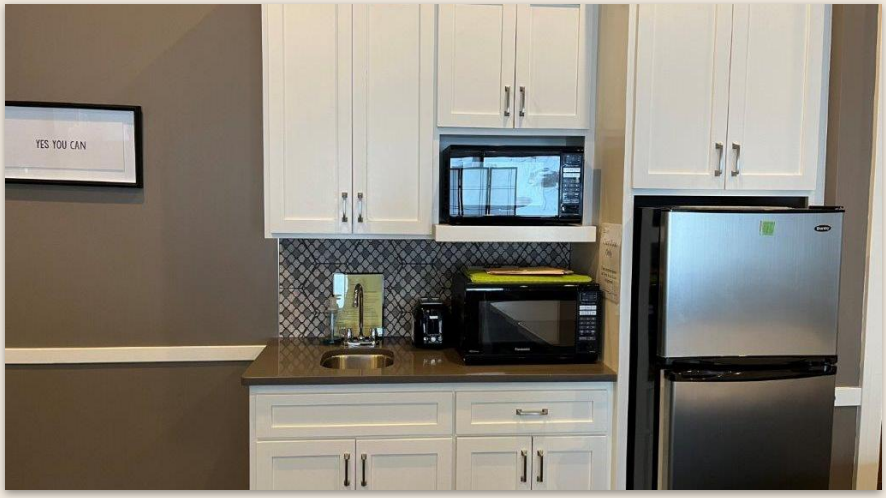

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EXTERIOR PHOTOS

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FLOOR PLAN

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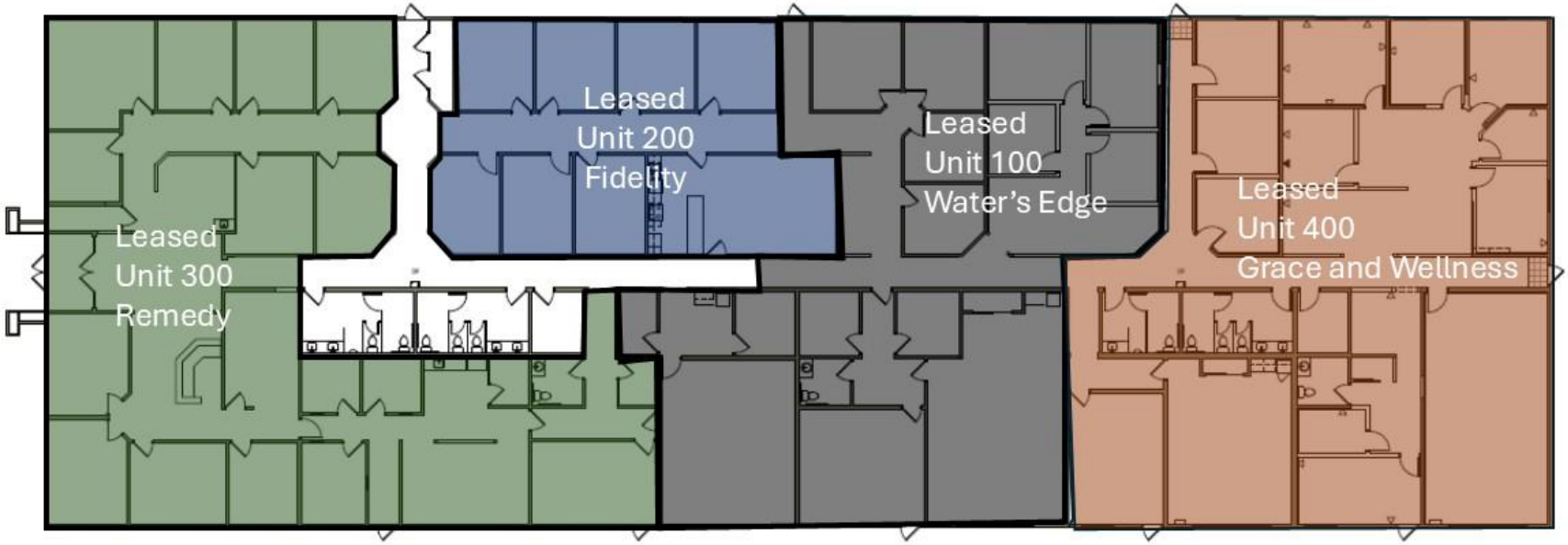
14551 Judicial Road
Leased Spaces



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AERIAL MAP

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AREA BUSINESSES

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let's get started!

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