

PROFESSIONAL OFFICE BUILDING

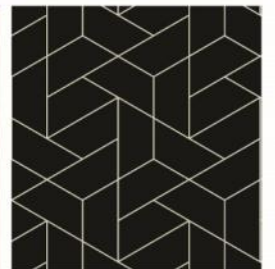
1451 JUDICIAL ROAD, BURNSVILLE, MN 55306

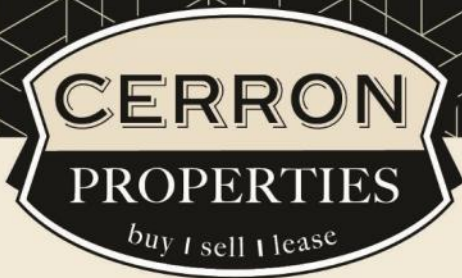


FOR SALE | OFFICE / MEDICAL / TECH / SHOWROOM



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





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■ PROPERTY HIGHLIGHTS

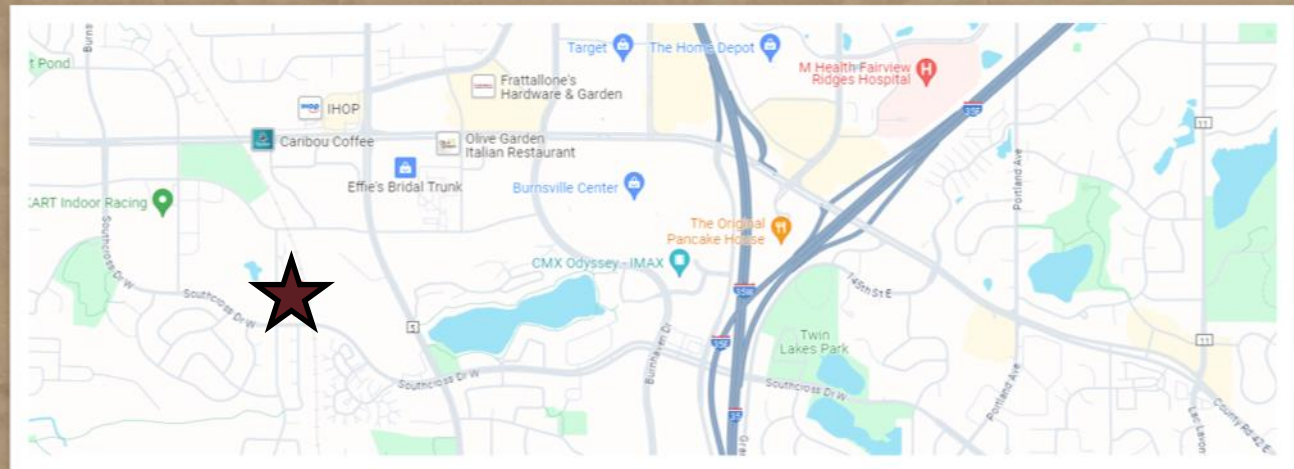
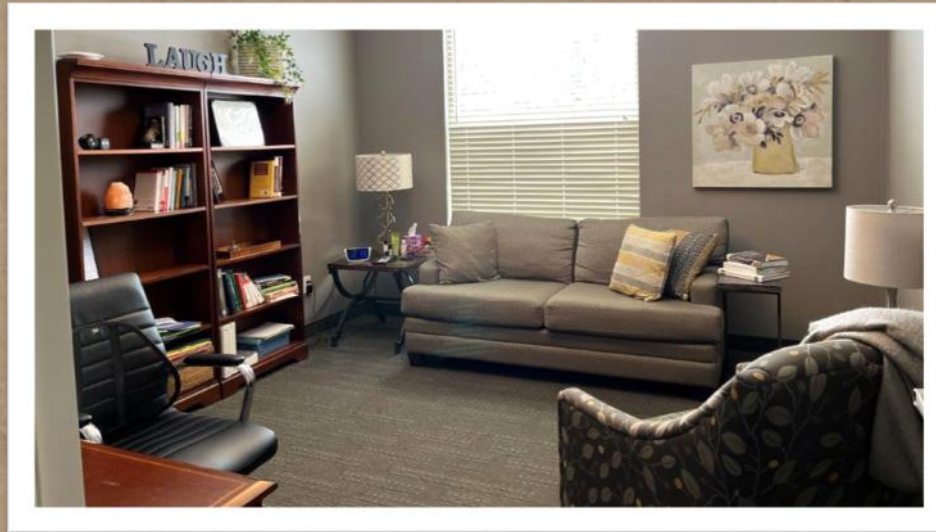
- Gorgeous professional office building with high-end finishes in Burnsville for sale
- 18,880 SF Building
- Approx. 78% leased to three tenants (approx. 4,030 SF avail.)
- Furniture can stay
- Great demographics
- Ample parking
- Near retail and restaurants
- PID# 02-47200-01-010
- 2024 RE Taxes: \$46,838
- Asking Price: \$2,900,000
- Video link:

<https://youtu.be/5BNexk3Wn3k>

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14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

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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:
Rocky Ranch
952.583.6135
rockyr@cerron.com



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

PROFESSIONAL OFFICE BUILDING

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SUMMARY



■ 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
- 14,000 vpd @ CR-5 & Southcross Dr W

Source: MN DOT

■ DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
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: ERSI

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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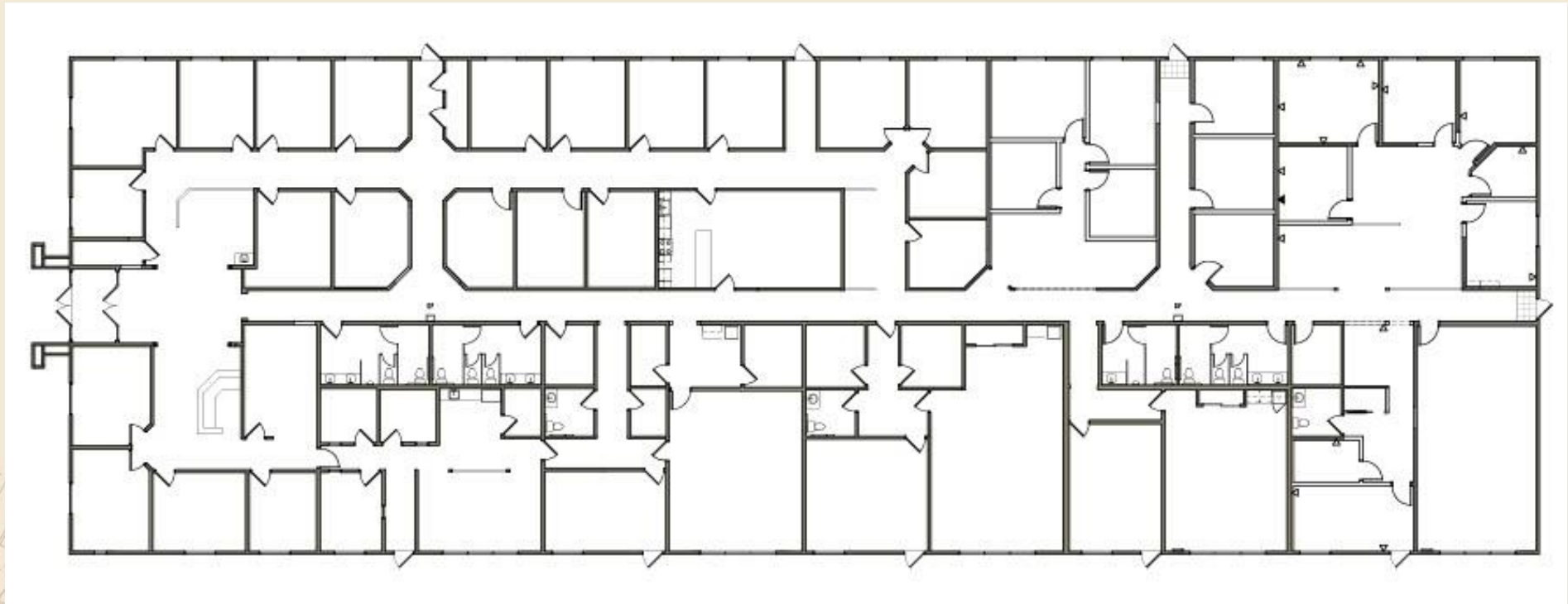
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FLOOR PLAN

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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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