

# PROFESSIONAL OFFICE BUILDING

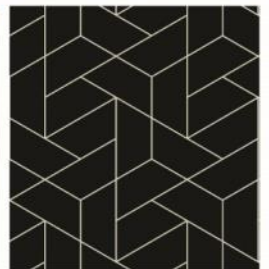
14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

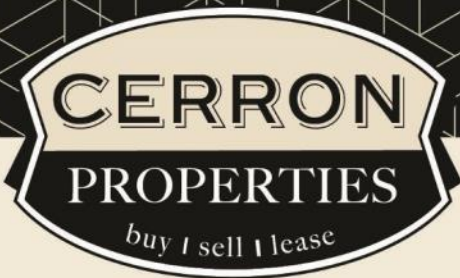


FOR SALE | OFFICE / MEDICAL / TECH / SHOWROOM



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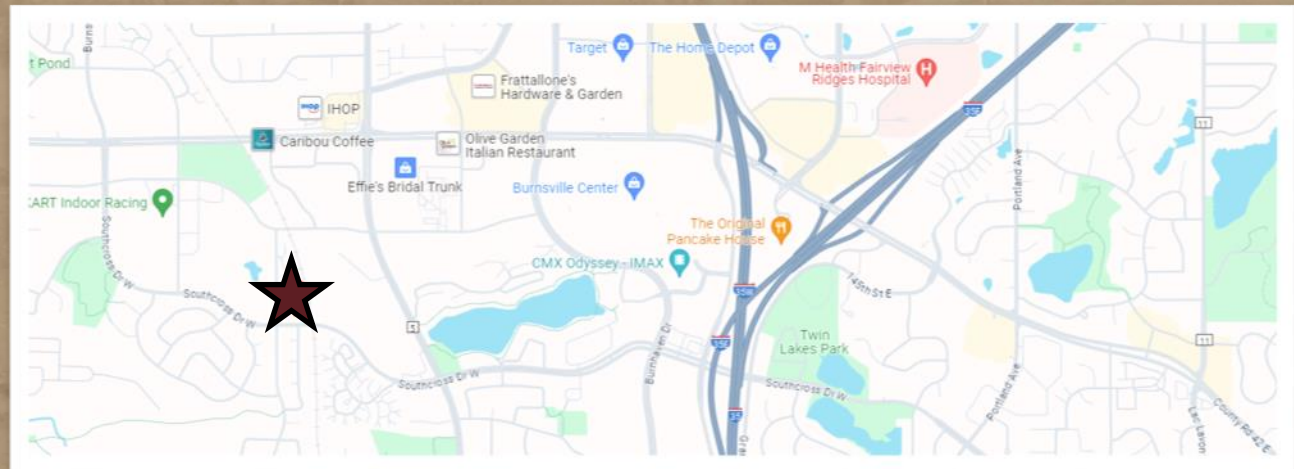
### ■ PROPERTY HIGHLIGHTS

- Gorgeous professional office building with high-end finishes in Burnsville for sale
- 18,880 SF Building
- Current owner is willing to lease back approx. 5,000 SF
- Furniture can stay
- Great demographics
- Ample parking
- Near retail and restaurants
- PID# 02-47200-01-010
- 2024 RE Taxes: \$46,838
- Asking Price: \$2,649,000
- Video link:  
<https://youtu.be/5BNexk3Wn3k>

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For more information,  
please contact:  
**Rocky Ranch**  
952.583.6135  
rockyr@cerron.com



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

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## SUMMARY



### ■ TRAFFIC COUNTS:

- 5,218 vpd @ Southcross Dr W & Judicial Rd
- 14,000 vpd @ CR-5 & Southcross Dr W

Source: MN DOT

### ■ 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

### ■ 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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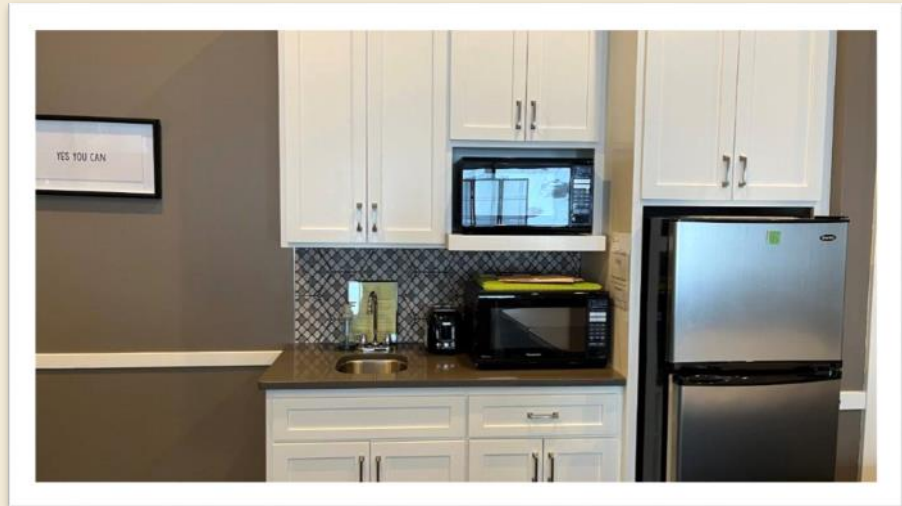
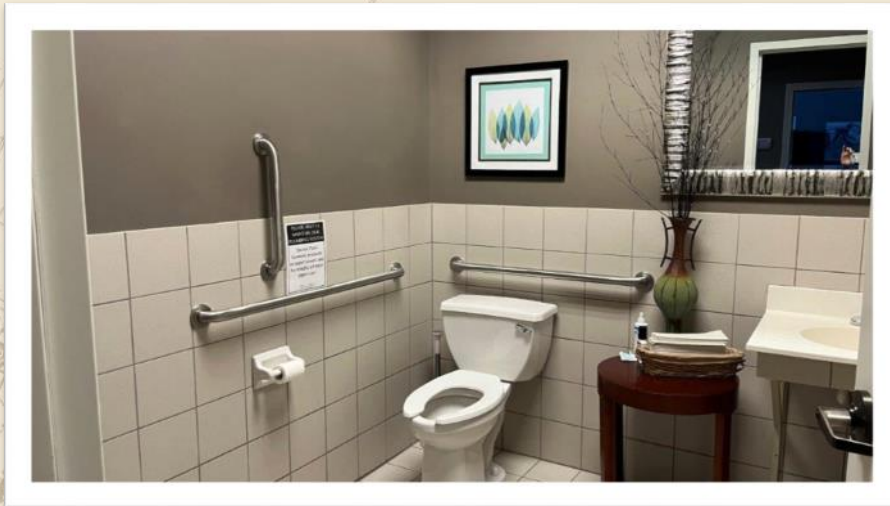


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## EXTERIOR PHOTOS



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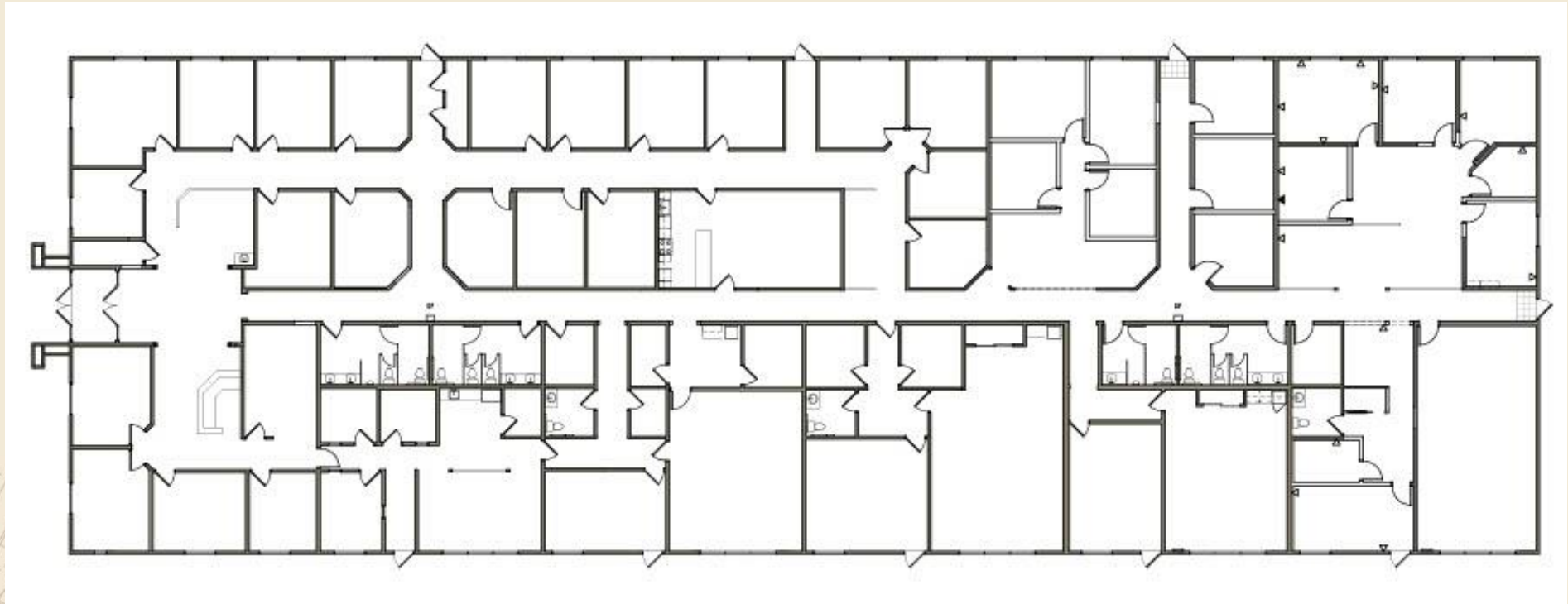
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## FLOOR PLAN

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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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