

LAKEVILLE TOWN OFFICES II

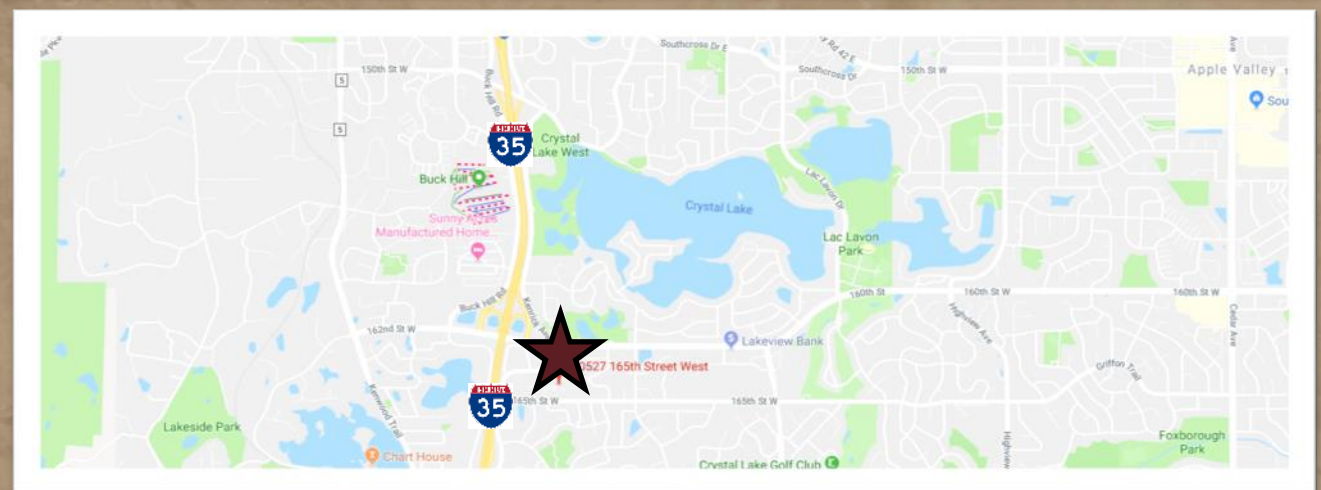
10523-27 165TH STREET WEST, LAKEVILLE, MN 55044

FOR SALE | PROFESSIONAL OFFICE

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

■ PROPERTY HIGHLIGHTS

- Approx. 7,372 SF Total
- Currently, approx. 4,186 SF available—ideal for owner/user
- Excellent location with quick access to I-35 & near many restaurant, hotel and shopping options
- Ample Parking
- Building Security System
- 2024 Dakota County Property Taxes: \$24,772
- Association Dues: \$1,369/mo.
- Asking Price: \$985,000
- Complete CA for full details



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
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For more information,
please contact:
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SUMMARY

Buildings Summary.....	10523-10527—Approx. 7,372 Total SF
Leased Space.....	10523—Main 1,593 SF, Lower Level 1,593 SF
Available Space.....	10527—Main 1,593 SF, Mezzanine 1,000 SF, Lower Level 1,593 SF
PID#.....	10523—PID# 22-44461-01-090 & 10527—PID# 22-44461-01-080
Dakota County Real Estate Taxes.....	10523—\$10,752 (2024) & 10527—\$14,020 (2024)
Year Built.....	2004
Zoning.....	Planned Unit Development District (PUD)
Location.....	Located in northern Lakeville—near Burnsville, just off of I-35 and CR-46; this is an ideal location for a professional office with easy freeway access and close proximity to restaurants, hotels, and retail
Association.....	Lakeville Town Office Park 2nd Addition—\$1,368.48/month <i>Association Documents available upon request</i>
Asking Price.....	\$985,000

Demographics

	1 Mile	3 Mile	5 Mile
Population	4,255	36,854	88,221
Median HH Income	\$100,492	\$102,349	\$89,755
Avg. HH Income	\$109,048	\$104,644	\$95,085

Additional information including Rent Roll and more, may be obtained by completing a Confidentiality Agreement (CA), available from listing broker.

See separate Lease Flyer for additional information on lease space available and current asking prices.

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INTERIOR PHOTOS

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let's get started!

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