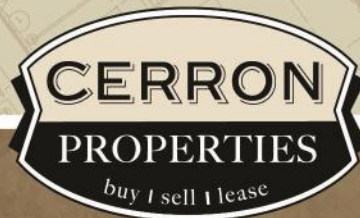


# PROFESSIONAL OFFICE/SHOWROOM BUILDING

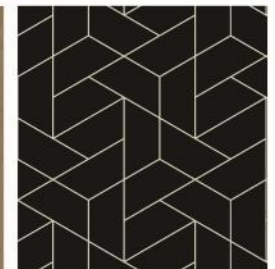
100 EL DORADO DRIVE JORDAN, MN 55352

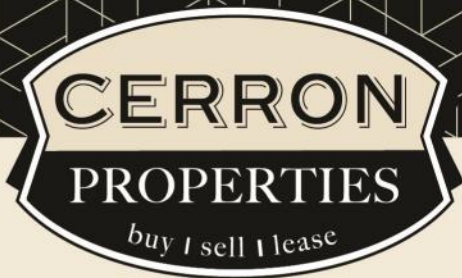


FOR SALE OR LEASE | OFFICE/SHOWROOM BUILDING



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





# OFFICE / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352

FOR SALE OR LEASE | OFFICE/SHOWROOM BUILDING

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

## ■ PROPERTY HIGHLIGHTS

- 7,535 Square Foot Building
- 1.24 Acres
- Scott County PID 22-050-006-0
- Zoned C-3 Commercial
- Built 2003
- New roof, new carpeting
- 38 Parking Stalls
- One drive in door (12'x14')
- Pylon Sign
- Can easily be split
- Taxes \$34,142 (2024)
- Asking Price: \$2,100,000
- Lease Rate: \$4,000/month gross + utilities for 3,000 SF space



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:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com



# OFFICE / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352

## PHOTOS



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:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com

# PHOTOS

## OFFICE / SHOWROOM BUILDING 100 EL DORADO DRIVE JORDAN, MN 55352



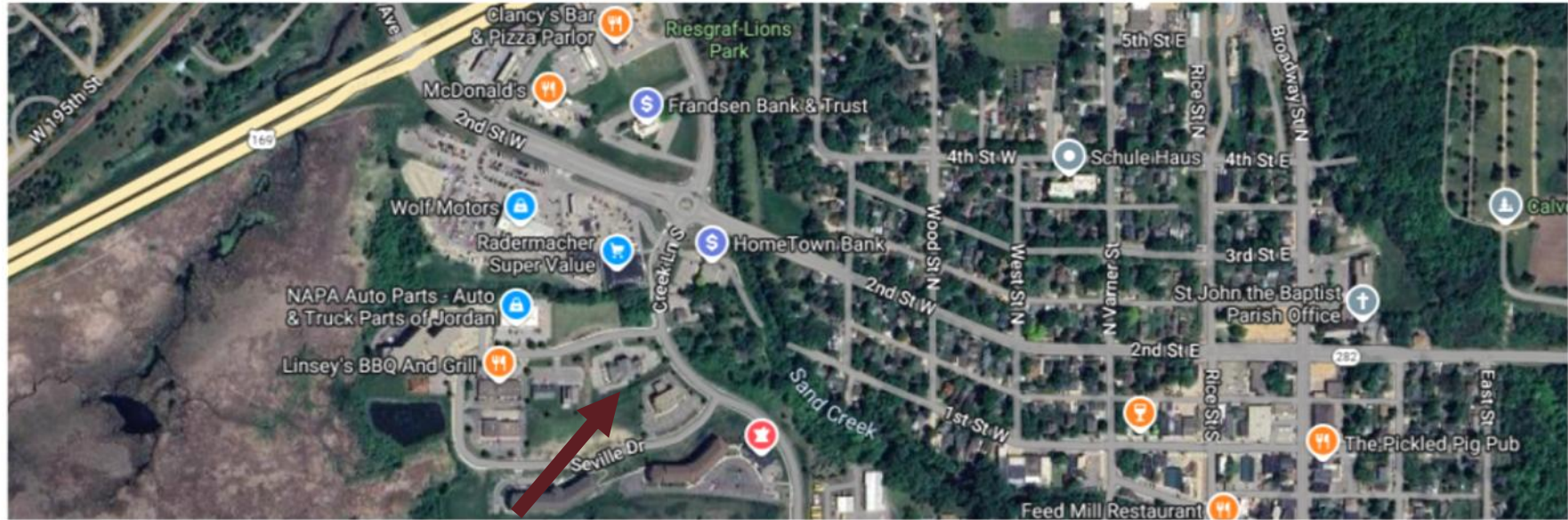
DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,  
please contact:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com

# OFFICE / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352



SUBJECT PROPERTY

## TRAFFIC COUNTS:

- CREEK LN 7,000 vpd
- 2ND ST NW 10,700 vpd
- HIGHWAY 169 24,785 vpd

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	3,033	5,719	13,085
Median HH Income	\$81,650	\$82,548	\$83,314
Avg. HH Income	\$80,523	\$81,719	\$86,103

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.

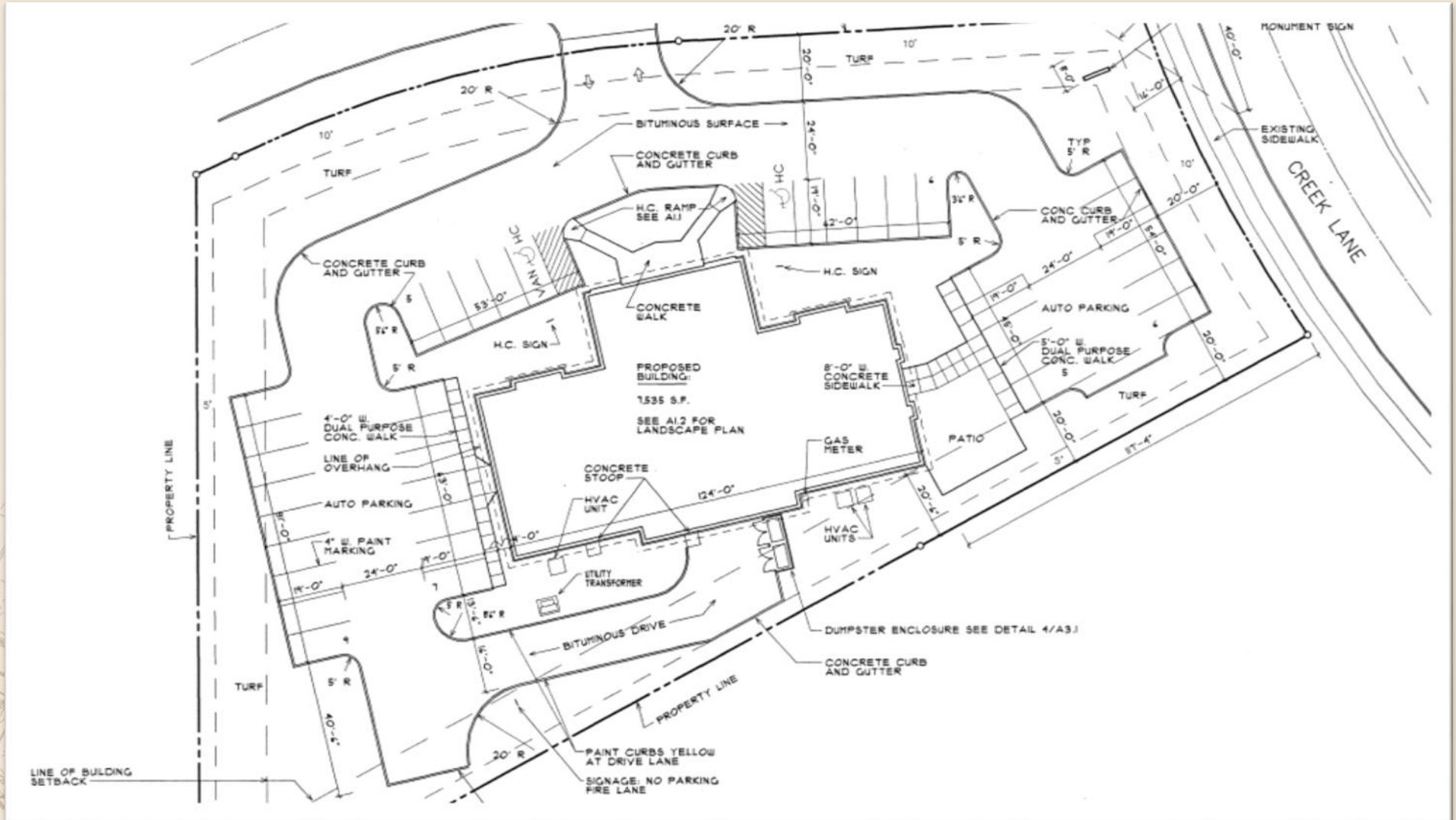


For more information,  
please contact:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com

# PLANS

## OFFICE / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352



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.

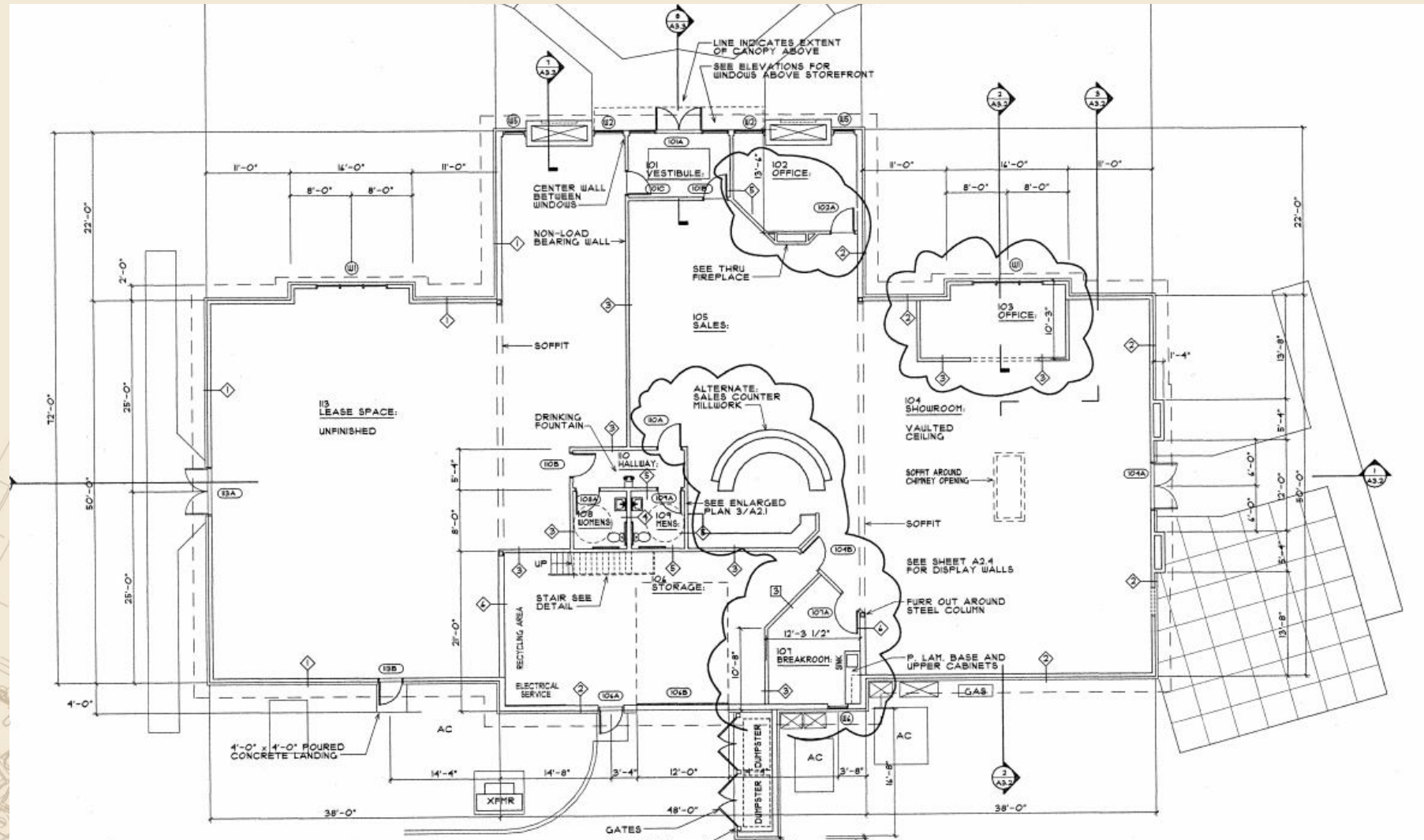


For more information,  
please contact:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com

# OFFICE / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352

## FLOOR PLAN



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.

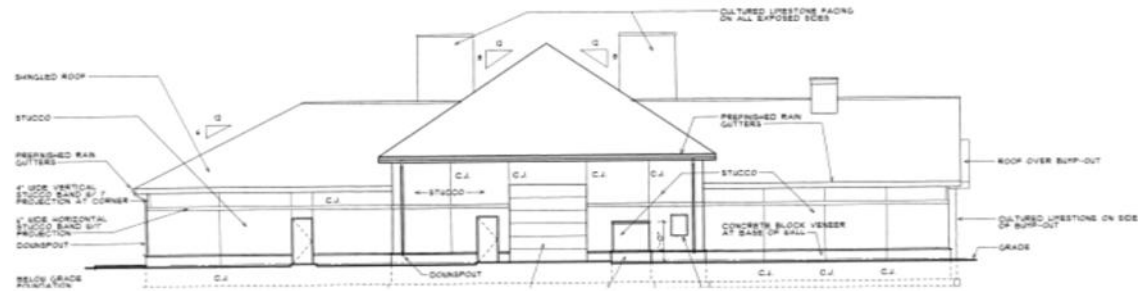
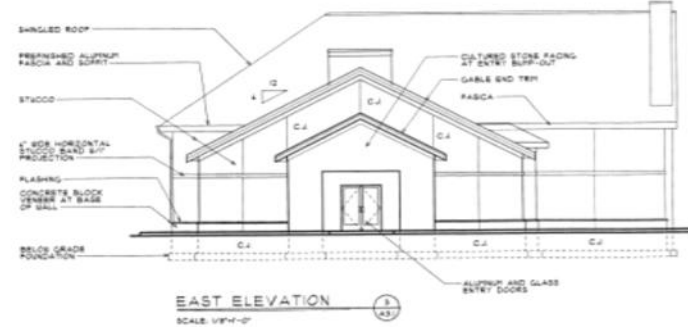
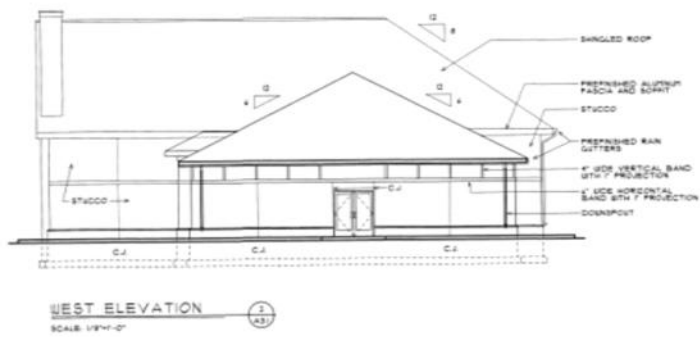
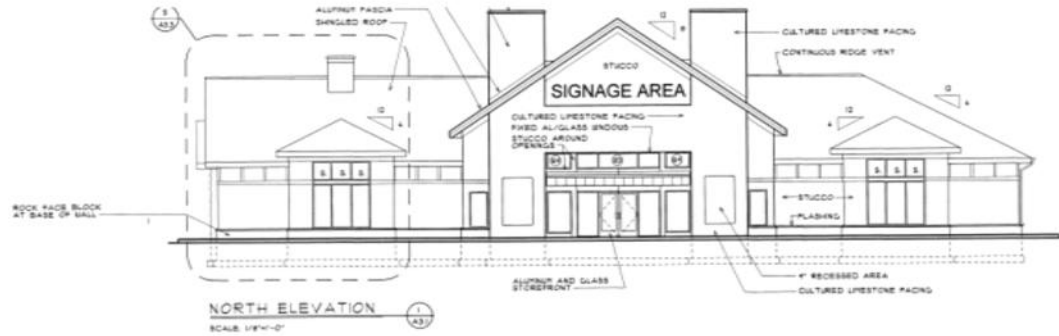


For more information,  
please contact:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com

# PLANS

# OFFICE / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352



REVISIONS	
NO.	DESCRIPTION

DRAWN BY	J.A.C.
CHECKED BY	L.H.A.
PROJECT NO.	03/17/03
DATE	03/17/03
DRAWN BY	
DATE	

PROJECT:	PROPOSED NEW FACILITY FOR: GLOWING HEARTH AND HOME	EXTERIOR ELEVATIONS
LOCATION:	100 EL DORADO DRIVE JORDAN, MN 55352	
CLIENT:	APPRO DEVELOPMENT, INC.	
DATE:	24th DECEMBER, 2004	
SCALE:	1/8" = 1'-0"	

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:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com



# PROPERTY REPORT

## OFFICE / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352

Taxpayer Information					
Taxpayer Name	SHIMKIDS LLC				
Mailing Address	2820 230 ST E PRIOR LAKE, MN 55372				
Property Address					
Address	100 ELDORADO DR				
City	Jordan, MN 55352				
Parcel Information					
Uses	233 3A COMMERCIAL PREFERENTIAL				
Calculated Acres	1.24				
Plat	WHISPERING MEADOWS				
Lot	001				
Block	002				
Legal Description	WHISPERING MEADOWS Lot 001 Block 002				
Legal Description2					
Building Information					
Building Style	AGLA (Sq Ft) 0	Bedrooms	0		
Year Built	0	Garage Size (Sq Ft)	0	Bathrooms	0.00
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft)	0		
Miscellaneous Information					
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve	
ISD 0717 JORDAN	1701	N	N	N	
Assessor Information					
Estimated Market Value	2024 Values (Payable 2025)	2023 Values (Payable 2024)	Last Sale		
Land	\$314,000.00	\$293,500.00	Date of Sale	06/26/2003	
Improvement	\$867,000.00	\$810,300.00	Sale Value	\$417,291.00	
<b>Total</b>	<b>\$1,181,000.00</b>	<b>\$1,103,800.00</b>			



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:  
**Roz Peterson**  
 612.708.5281  
 rozp@cerron.com

*let's get started!*

**Roz Peterson | 612.708.5281 | rozp@cerron.com**

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



WWW.CERRON.COM