



SUNSET PONDS OFFICE CONDO

13967 W. PRESERVE BOULEVARD, BURNSVILLE, MN 55337

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

Property Highlights:

- ◆ Investment Opportunity
- ◆ Quality constructed office condo just off of Hwy 13 & Burnsville Parkway
- ◆ Fully Leased
- ◆ CAP Rate 7.6
- ◆ Approx. 3,100 SF on two (2) floors
- ◆ Close proximity to Burnsville Center, other retail, restaurants
- ◆ Asking Price \$425,000
(Complete CA for Rent Roll)



FOR SALE | OFFICE CONDO

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:
Bruce Rydeen
952.469.9444
brucer@cerron.com

DATA SUMMARY

SUNSET PONDS OFFICE CONDO

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Office Condo size.....	3,101 SF
Main Level (currently leased).....	1,550 SF
Lower Level (currently lease).....	1,551 SF
Dakota County PID.....	02-73230-01-090
2019 Real Estate Taxes.....	\$8,123.64
Asking Sale Price.....	\$425,000



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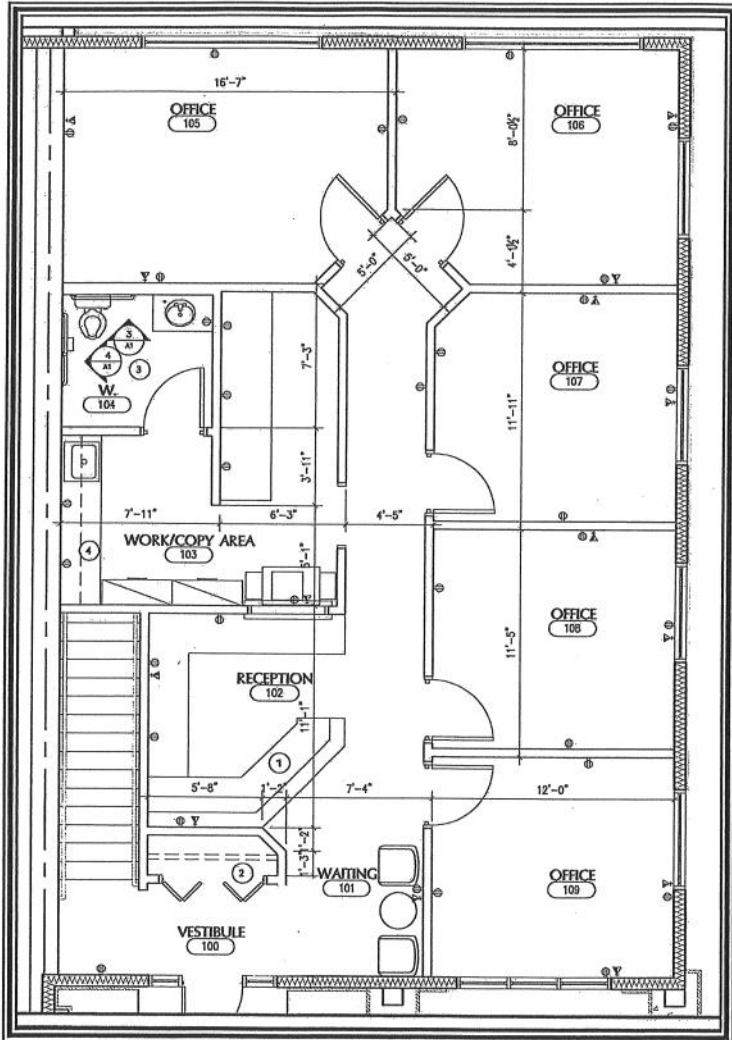


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ML FLOOR PLAN

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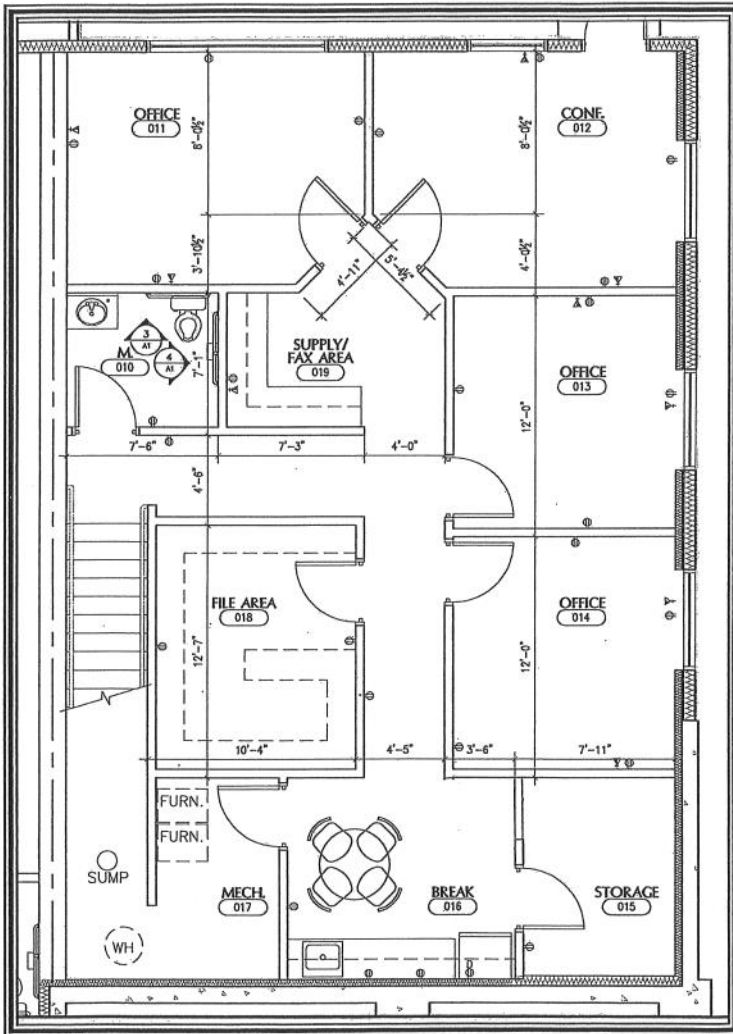


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PHOTOS

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