

FOR SALE

Mendota Professional Office Building

1370 Mendota Heights Rd., Mendota Heights MN 55120



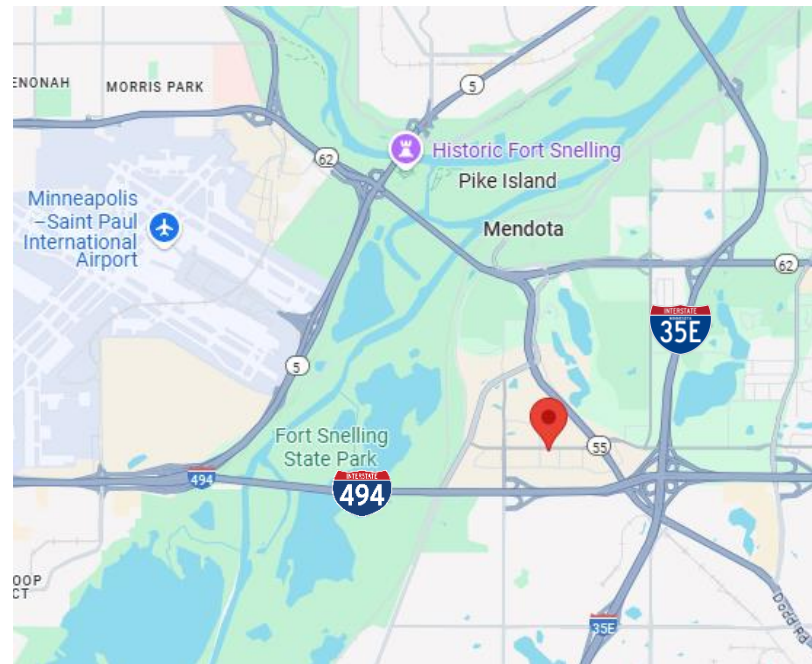
LISTING DETAILS

- Building Size: 20,821 SF
- Year Renovated: 2020
- PID: 27.48250.01.020
- Lot Size: 1.69 Acres
- Purchase Price: \$3,786,685.57
- Price Per SF: \$181.87
- NOI: \$265,067.99
- Cap Rate: 7.00%
- Current Tenant: Ellie Family Services

PROPERTY DETAILS

- 100% Occupancy Rate – Single Tenant
- Newly Renovated in 2020
- Absolute NNN Lease through 12/31/2040
- Two 3-Year Renewal Options

LOCATION



Located off I-494 and Highway 55.



CROSSROADS
PROPERTIES

Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

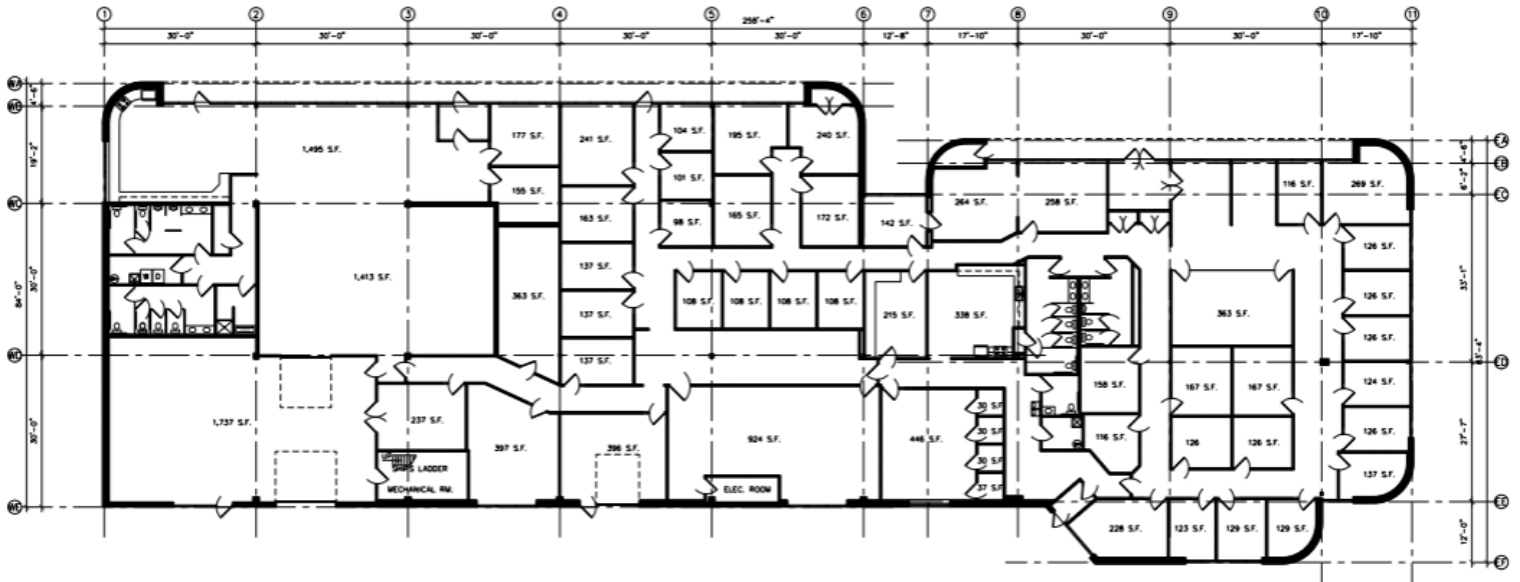
www.crossroadsproperties.net

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FLOOR PLAN – 20,821 SF



PROPERTY DETAILS

- Purchase Price: \$3,786,685.57
- Price Per SF: \$181.87 per SF
- Property Type: Office
- Square Footage: 20,821 SF
- Year Renovated: 2020
- PID: 27.48250.01.020
- Lot Size: 1.69 Acres
- Roof: Built up with gravel
- Investment Type: Absolute NNN
- NOI: \$265,067.99
- Taxes Per SF: \$2.12 per SF
- Cap Rate: 7.00%
- Tenancy: Single Tenant
- Current Tenant: Ellie Family Services
- Lease Commencement: 05/01/2022
- Lease Expiration: 12/31/2040
- Remaining Term: 16 Years
- Annual Increases: 3.00%
- Lease Options: Two 3-Year Options



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PHOTOS



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