

PROFESSIONAL RETAIL/SHOWROOM BUILDING

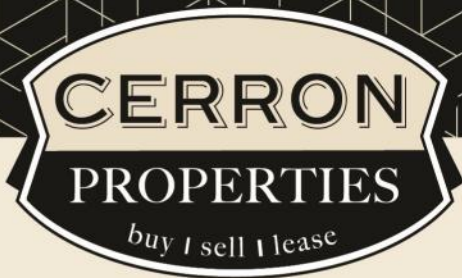
100 EL DORADO DRIVE JORDAN, MN 55352



FOR SALE OR LEASE | RETAIL/SHOWROOM BUILDING



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



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■ PROPERTY HIGHLIGHTS

- 7,535 Square Foot Building
- 1.24 Acres
- Approx. 4,535 SF Available
- 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
- Taxes \$36,166 (2025)
- Asking Price: \$1,600,000
- Lease Rate: \$5,300/month gross + utilities

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

PHOTOS

RETAIL / SHOWROOM BUILDING

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VIRTUAL TOUR:

<https://www.youtube.com/watch?v=DJcfXnVEGxY> (click or copy and paste link)



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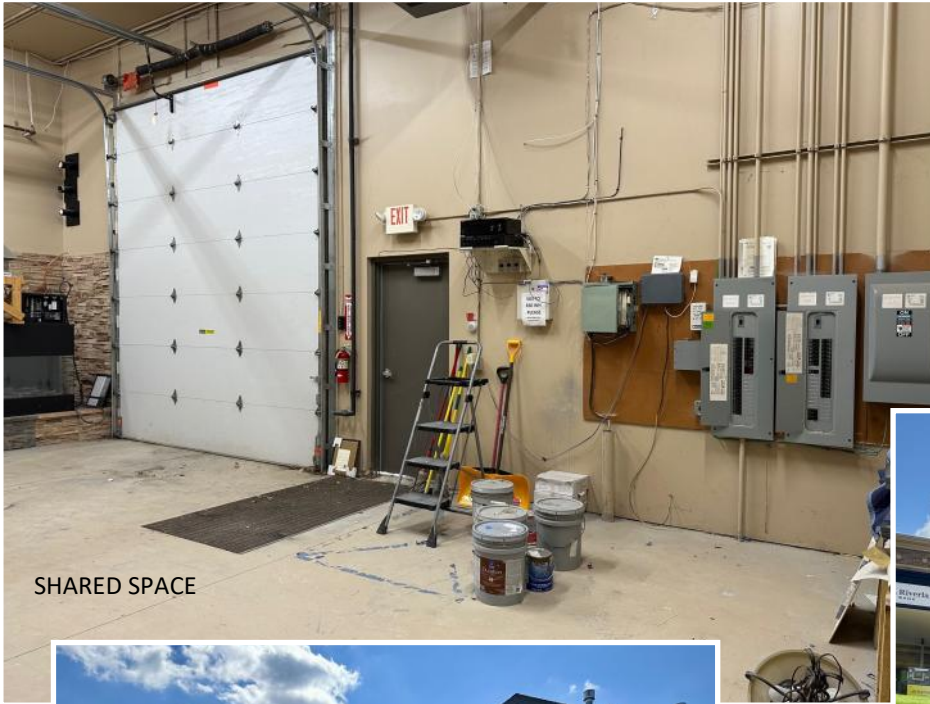


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SHARED SPACE



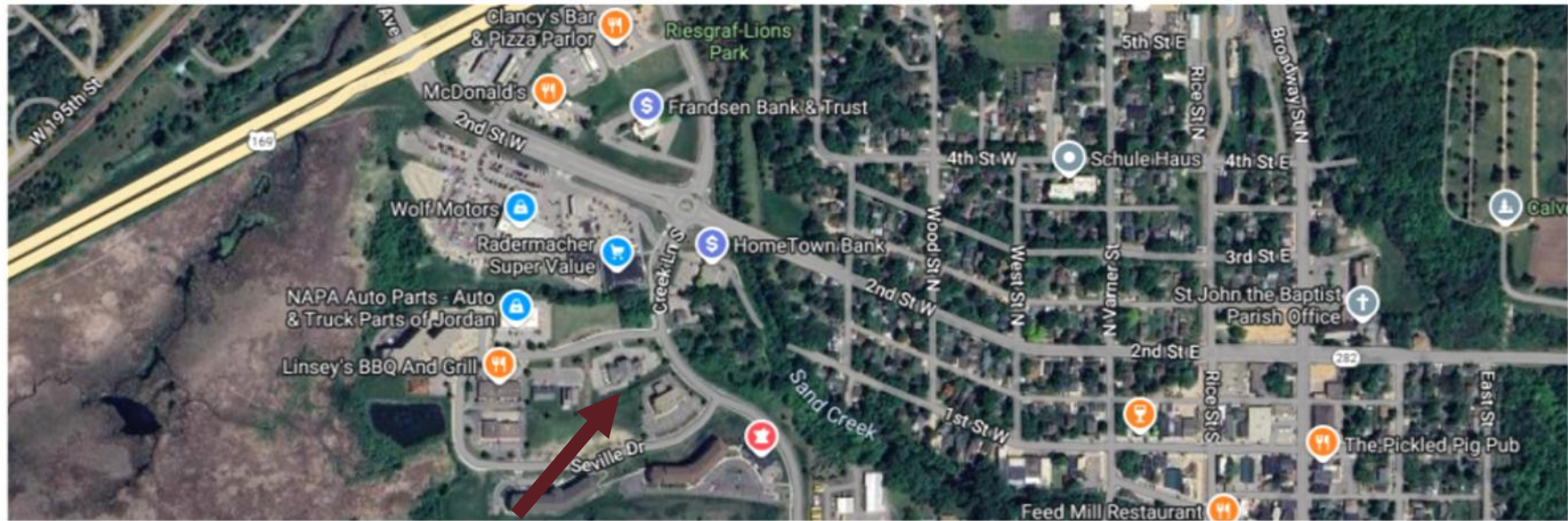
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SUBJECT PROPERTY

■ 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

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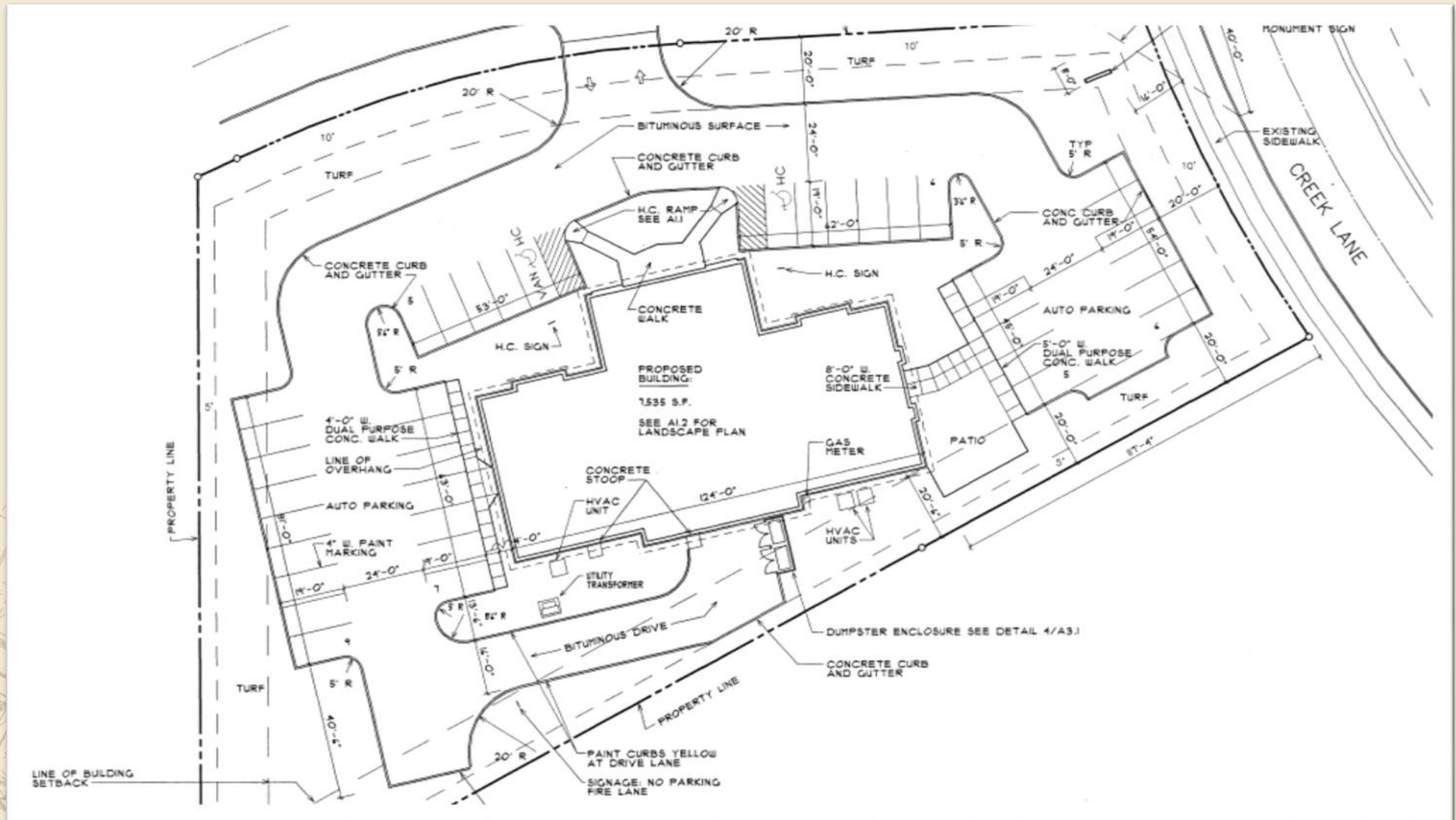


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PLANS

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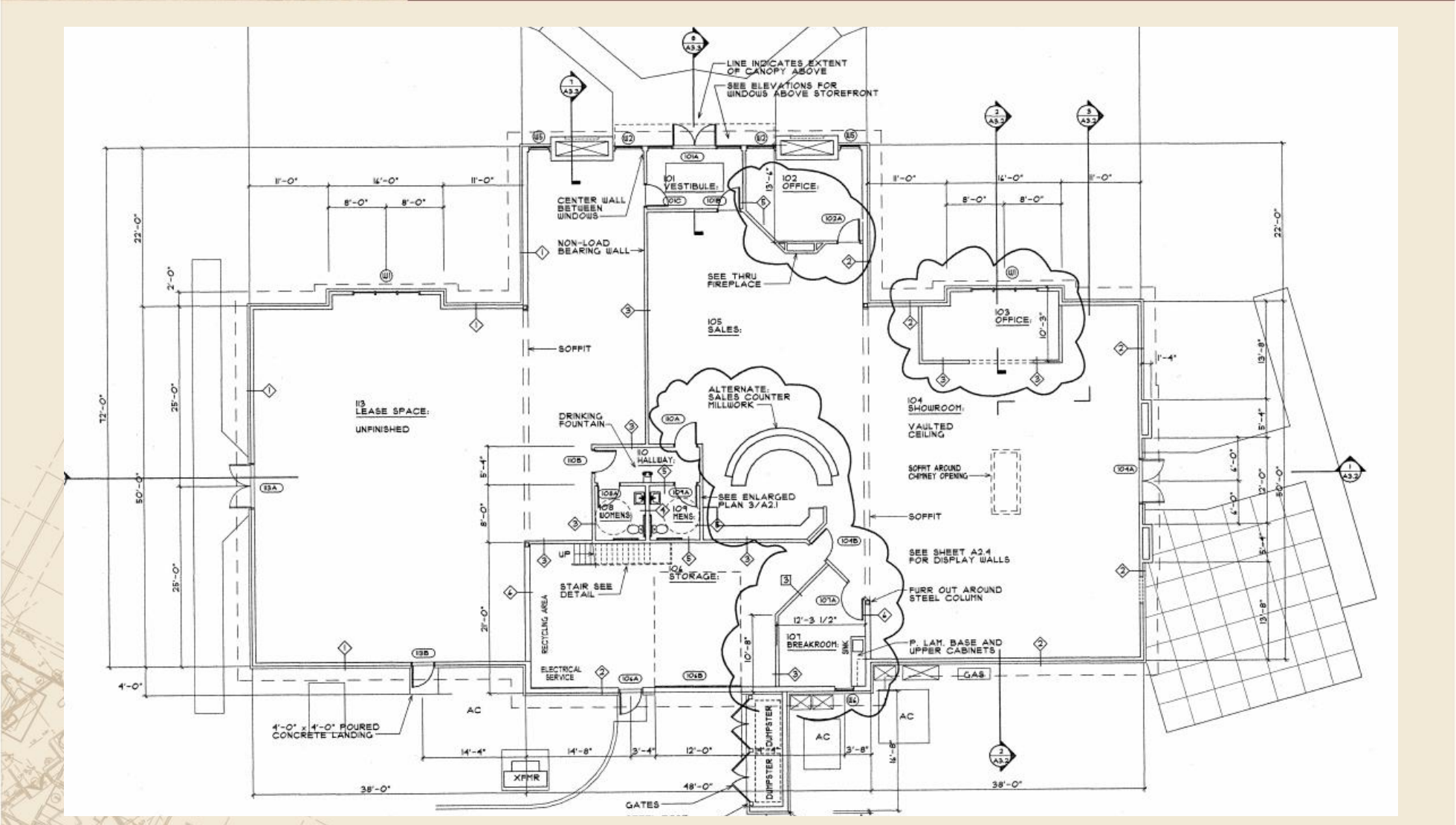


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FLOOR PLAN

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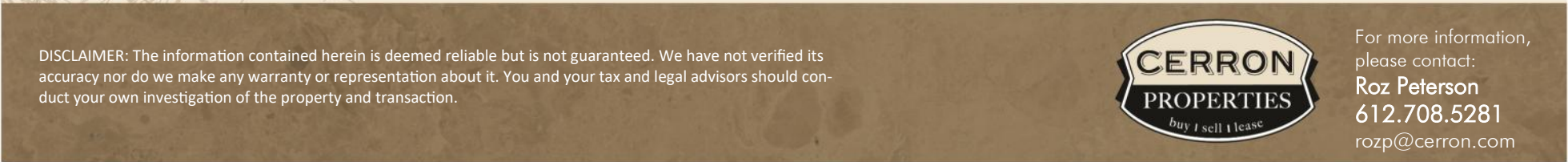
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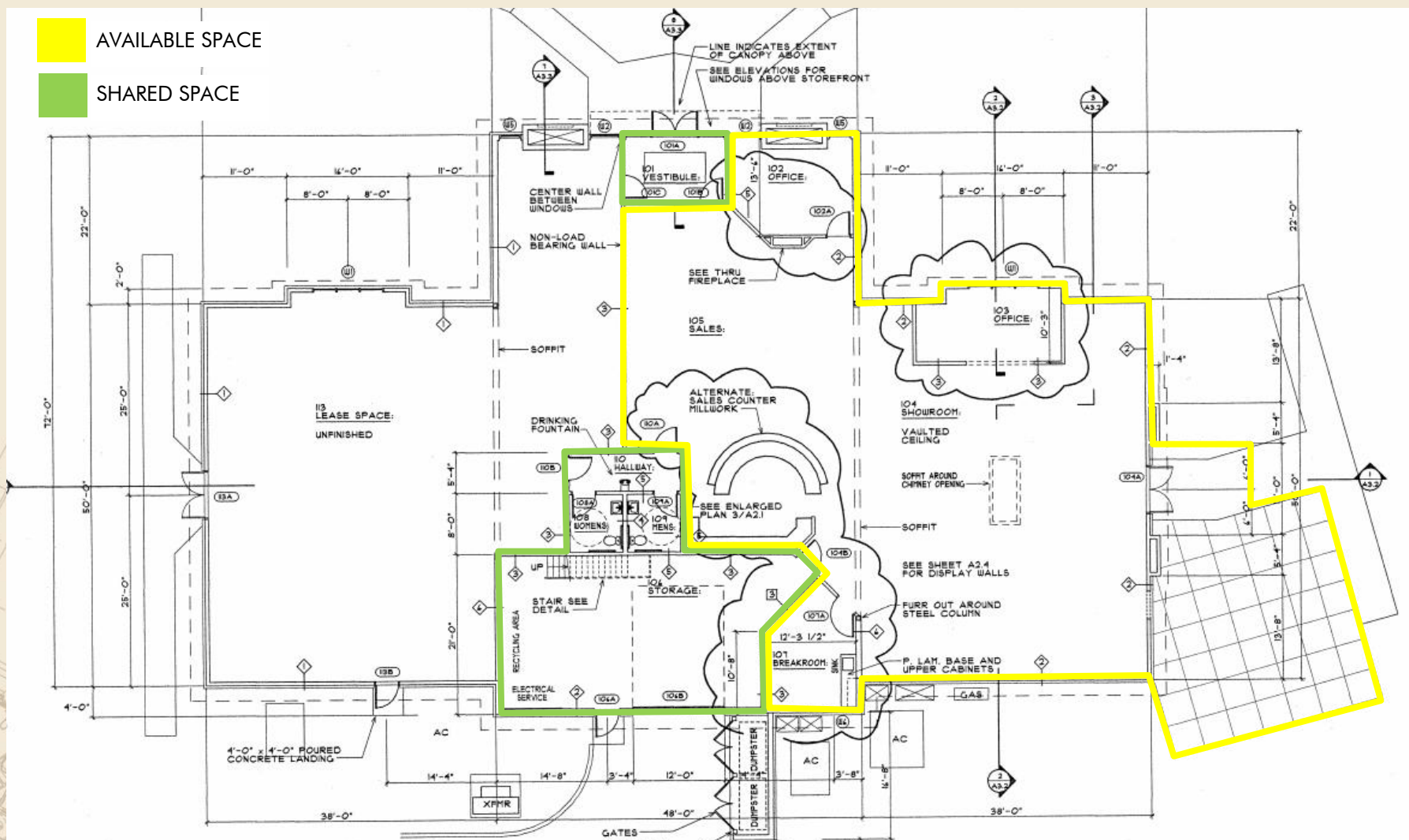
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AVAILABILITY

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FEATURES—HVAC



There are three units for heating & cooling— A 3, 10 and 15 ton

More AC on the east side due to the fireplaces

2 Private offices

Lunchroom with sink / conference room

Vaulted ceilings

Fireplaces optional

Remaining fireplaces and fountain can be removed if desired

Outdoor patio (possible side entrance)

Shared Space:

Shared restrooms (2)

Shared warehouse with drive in

Shared vestibule front entrance



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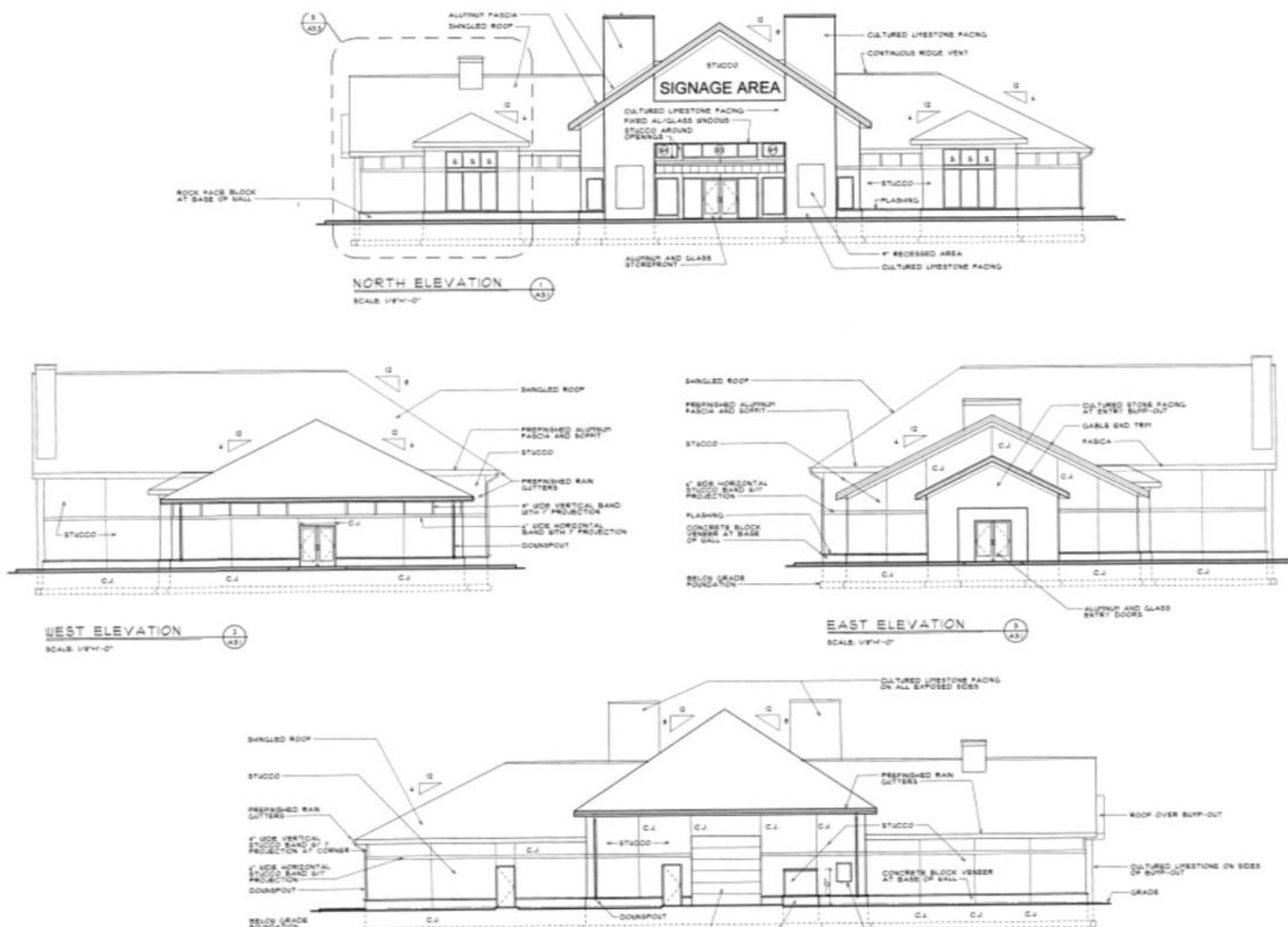
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ELEVATIONS

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PROJECT NO.	100 EL DORADO DRIVE JORDAN, MN 55352
DATE	03/17/03
DESIGNED BY	J.A.C.
DRAWN BY	L.H.A.
CHECKED BY	
APPROVED BY	
PROJECT NO.	100 EL DORADO DRIVE JORDAN, MN 55352
DATE	03/17/03
DESIGNED BY	J.A.C.
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PROPERTY REPORT

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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	
Uses 233 3A COMMERCIAL PREFERENTIAL	Parcel Information 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 ISD 0717 JORDAN	Taxing District Code 1701 Homestead Status N Green Acres N Ag Preserve 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
Total	\$1,181,000.00 \$1,103,800.00



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let's get started!

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