

PROFESSIONAL RETAIL/SHOWROOM BUILDING

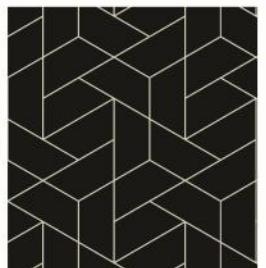
100 EL DORADO DRIVE JORDAN, MN 55352

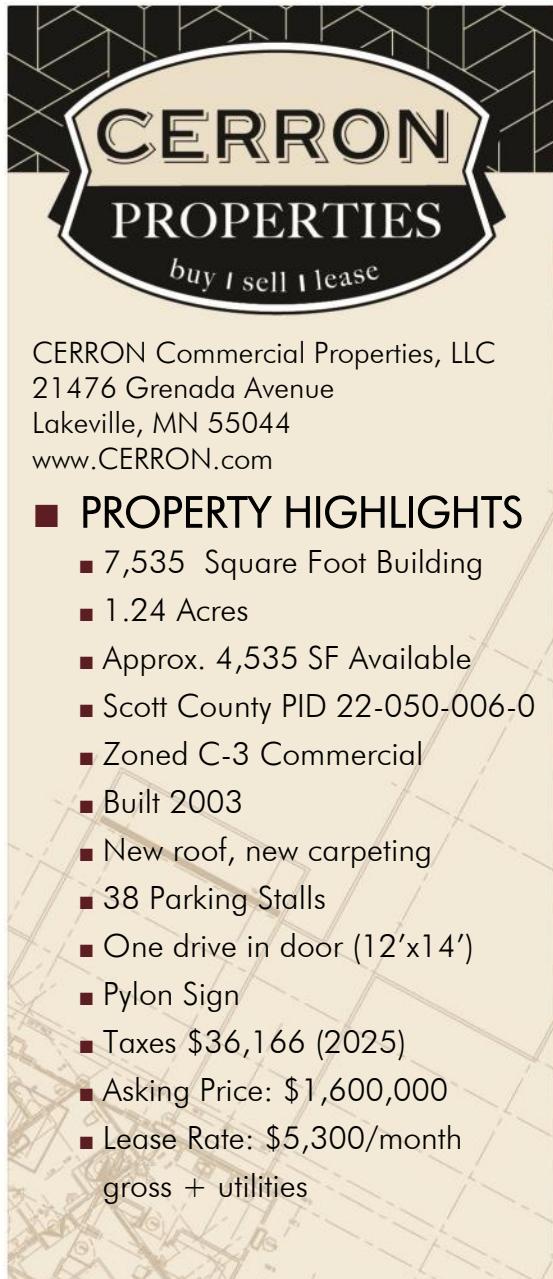


FOR SALE OR LEASE | RETAIL/SHOWROOM BUILDING



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





RETAIL / SHOWROOM BUILDING

100 EL DORADO DRIVE JORDAN, MN 55352

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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



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VIRTUAL TOUR:

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



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PHOTOS

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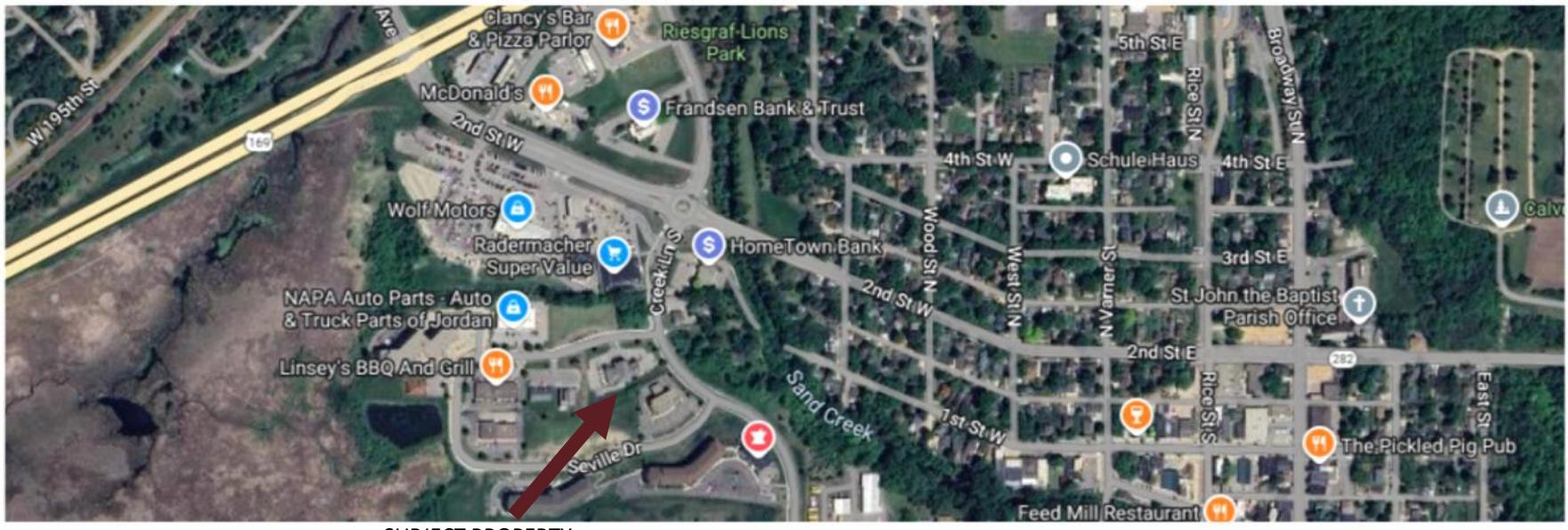
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SUBJECT PROPERTY

■ 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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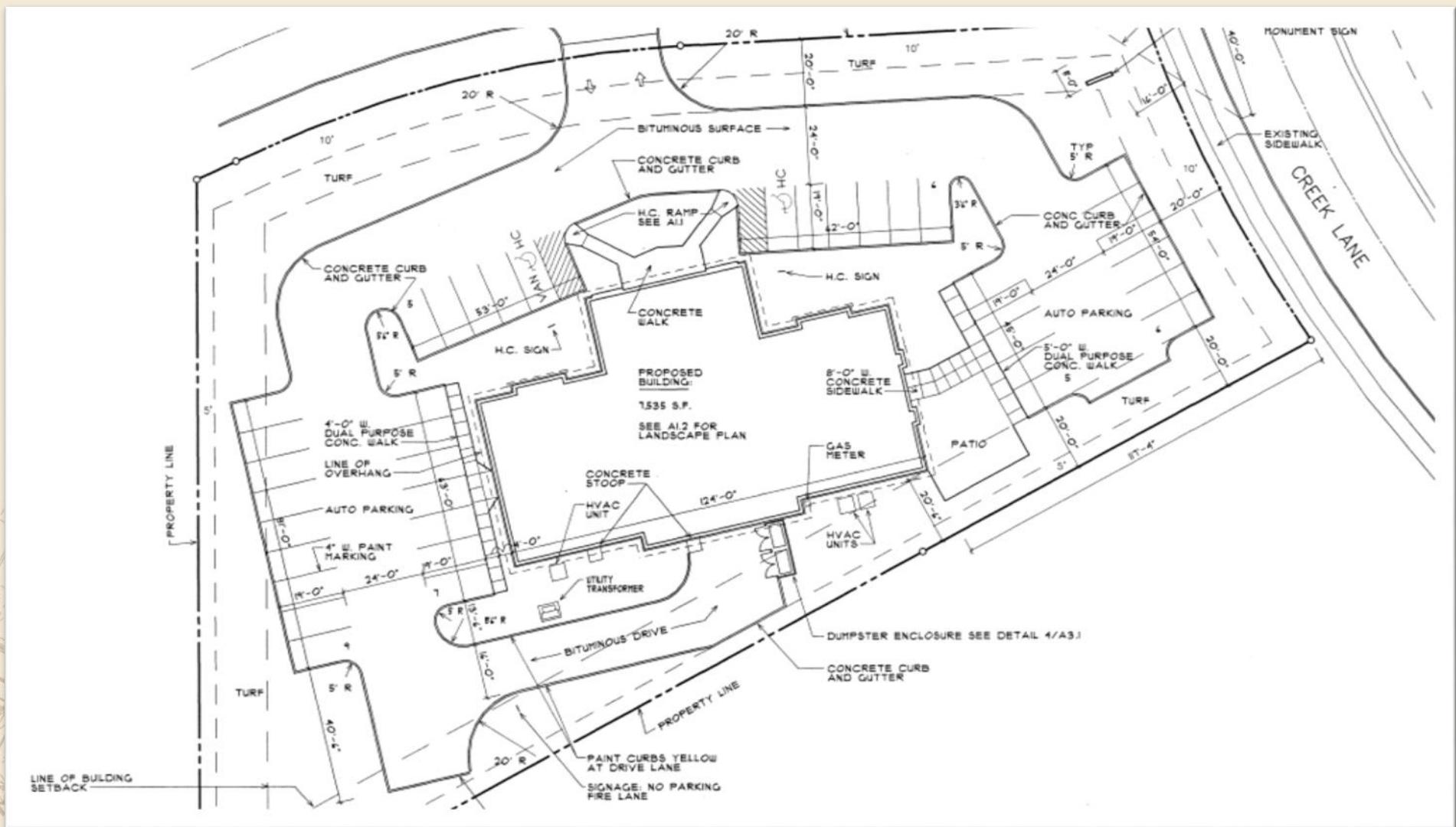
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PLANS

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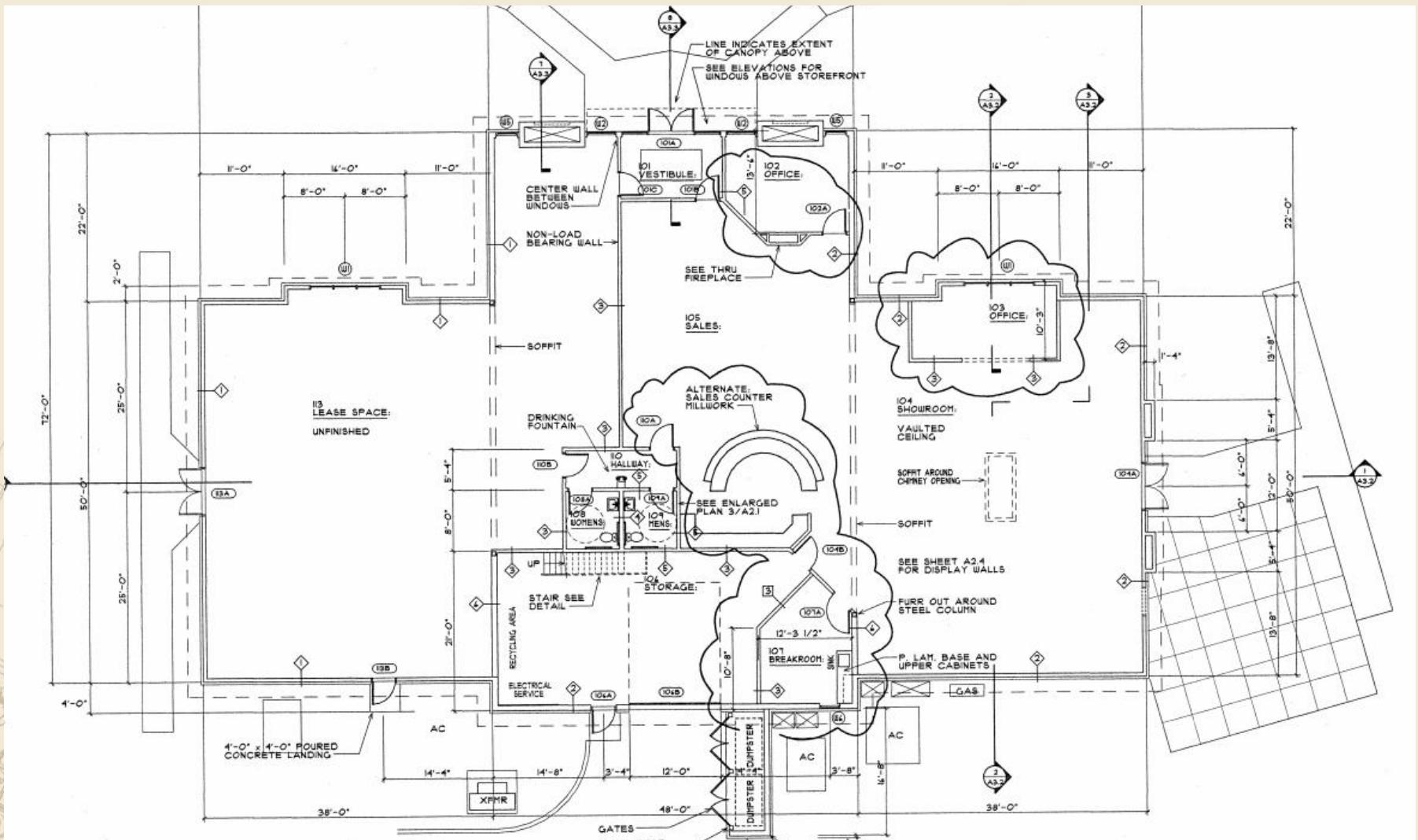
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FLOOR PLAN

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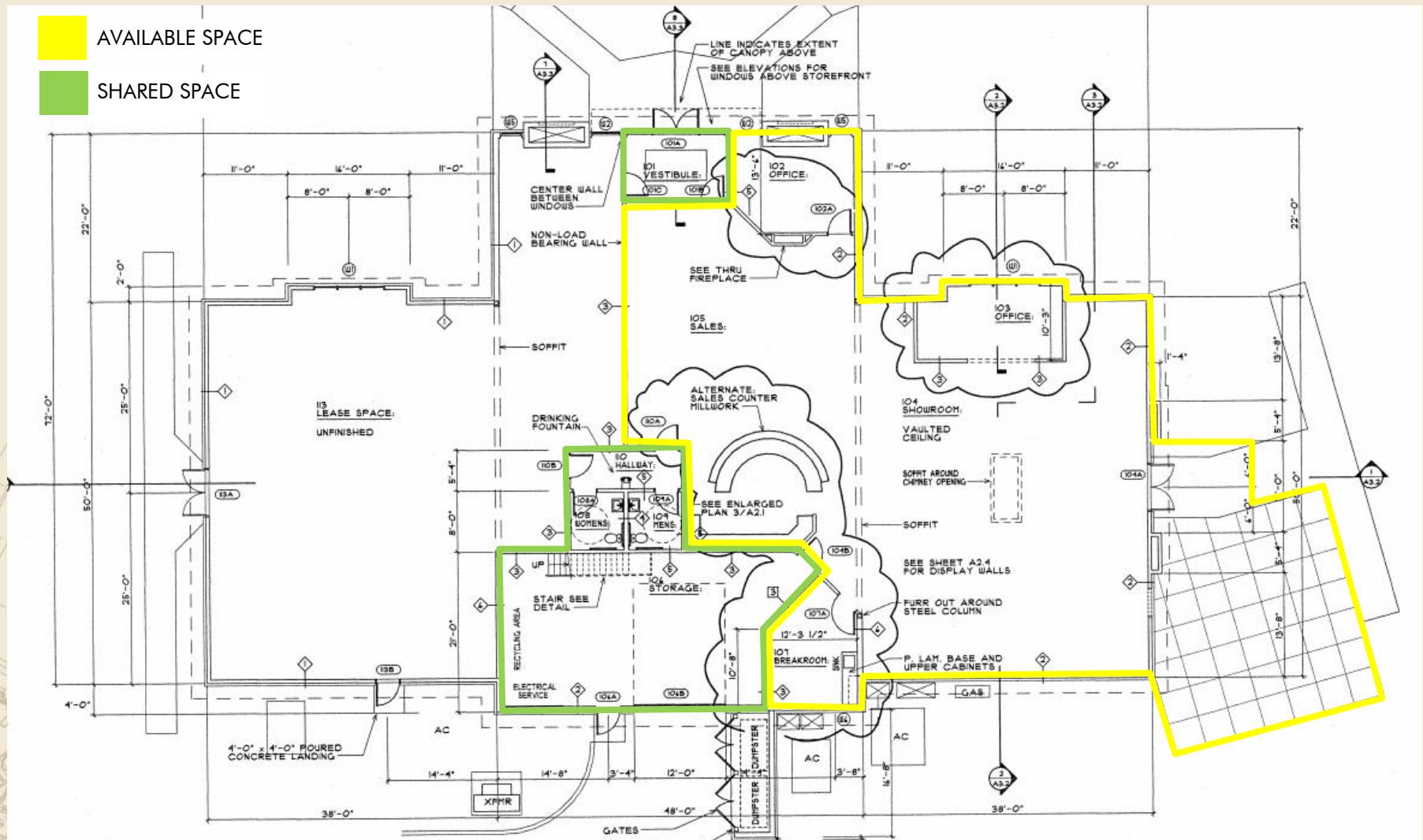
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AVAILABILITY

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FEATURES—HVAC



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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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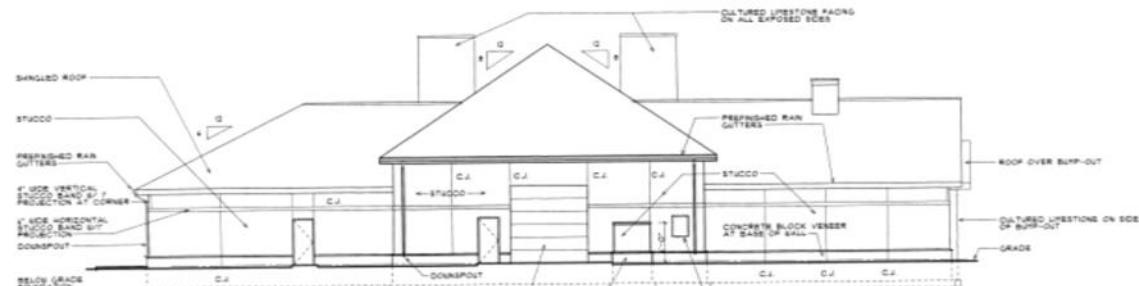
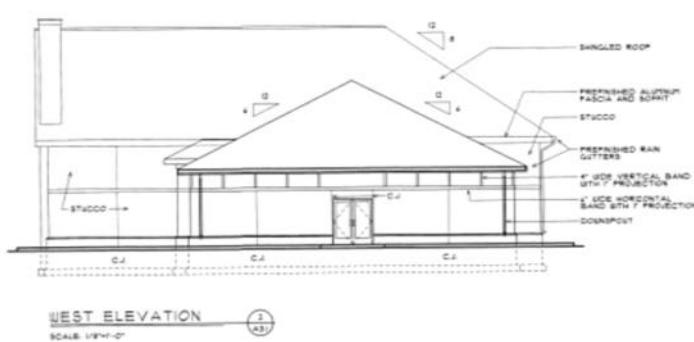
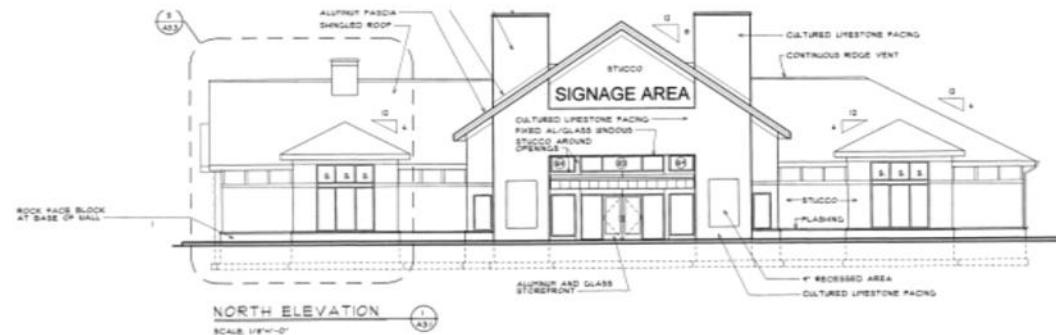


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ELEVATIONS

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PROPOSED NEW FACILITY FOR:	100 EL DORADO DRIVE	JAC
	JORDAN, MN 55352	MAIL TO: PO BOX 1000
APPRO	GLOBAL HEARTH AND HOME	CONTRACTOR: L.M.A.
DEVELOPMENT, INC.	EXTERIOR ELEVATIONS	DATE: 03/17/03
		REVISION: 1

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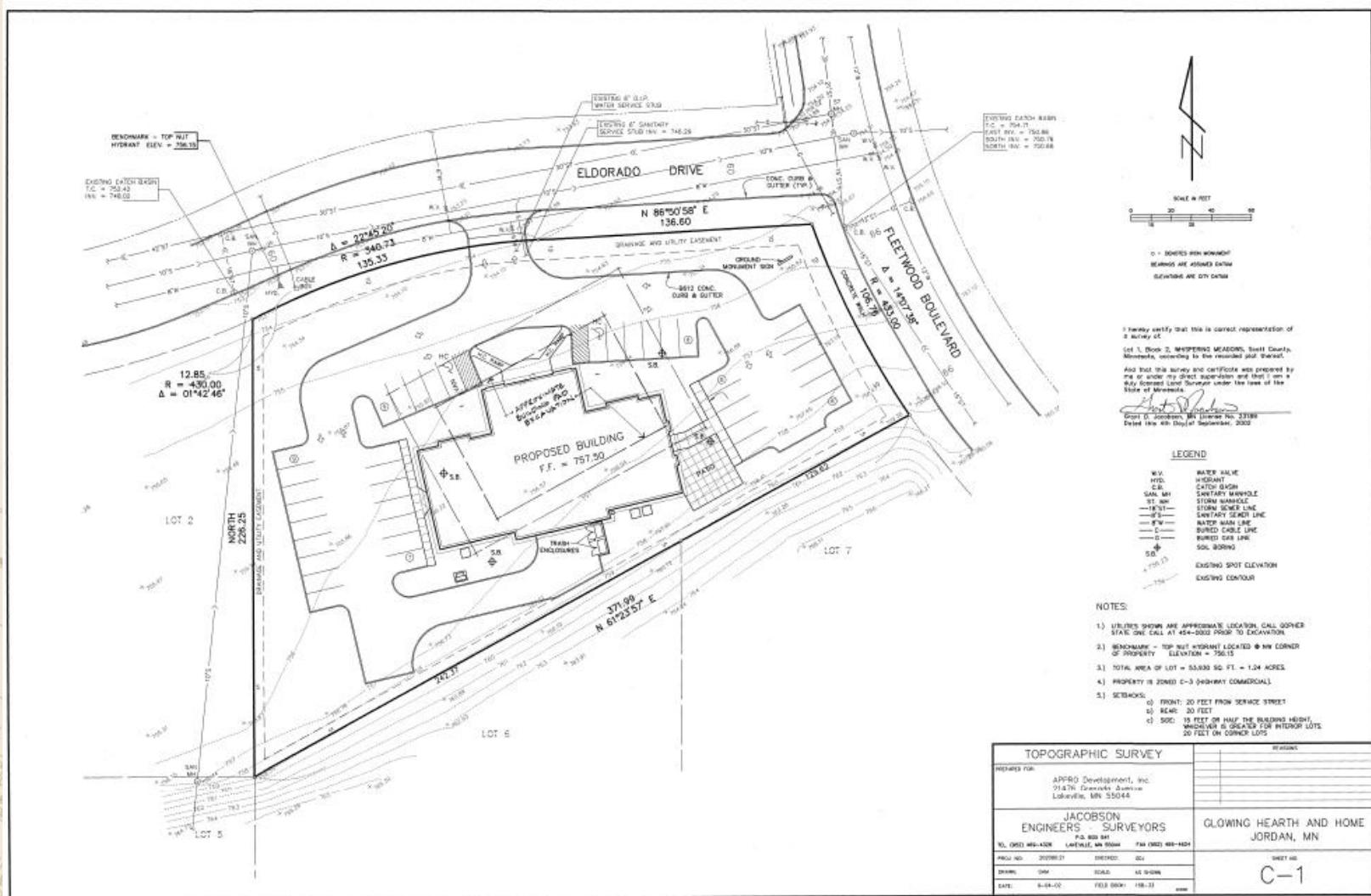


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SURVEY

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PROPERTY REPORT

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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			
Year Built	0			
Model Desc	Garage Size (Sq Ft) 0			
	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
Total	\$1,181,000.00	\$1,103,800.00		



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let's get started!

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