

# 30 Nathan Ln

30 Nathan Ln, Plymouth, MN 55441



Presented by  
Jem Properties

**Price: \$5,850,000**



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Prime investment opportunity located 5 minutes from downtown and 20 minutes from international airport. Property has had the same owner for the last 25 years, and has long term tenants of 20 years. Located in the NW corner of Hwy's 394 and 169 - two major arteries of Twin Cities. Walking distance to General Mills and Interchange complexes with thousands employees. 12 screen Emagine Theater across the parking lot. Large lot of 4.85 acres with 277 parking stalls creates possibility to add more buildings or eventually redevelop whole site. All tenants are long term and committed to this site for its convenience and location.

The property has 277 parking stalls and parking lot was paved in 2016

On the Northwest corner of Highway 394 and 169

Close proximity to the General Mills ,Interchange building,Emagine Movies Theater

Same owner for 25 years with long term tenants

Building was upgraded with new roof in 2007 and 2016

Fiber Optic internet on the property as well as a fire alarm system and sprinkler system

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## Jem Properties

30 Nathan Ln, Suite 8  
Plymouth, MN 55441



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Aerial



Building Photo

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Annie's Cooking Tonight	-	
Ballroom Dance Studio	-	
DPC Dental	-	
Jem Properties	-	
Nail Xpo	-	
Paradise Liquors	-	
Pineda Tacos	-	
Precise Beauty	-	
Pristine Barber Shop	-	
Samarkand Market	-	
Samarkand Restaurant	-	
Sunny Massage	-	
Tea House Restaurant	-	
USA Karate	-	

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## Property Photos



Building Photo



Ample Parking



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## Property Photos



Tenant Suites



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Tenant Suites



Interior Tenant Space



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Interior Tenant Space



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## Location

