

Investment Opportunity | Sale Brochure

14033 Commerce Ave NE Prior Lake, MN

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Physical Description

Located at the high-traffic intersection of Highway 13 and County Road 42 in Prior Lake, MN, this fully leased commercial property presents a premier investment opportunity. With 100% occupancy and a diverse tenant mix, it offers immediate income and long-term potential. The property features a balanced portfolio of long-term and short-term leases, providing both stability and flexibility for future renewals. Its prime frontage ensures excellent visibility, while the surrounding area continues to thrive with ongoing development and strong consumer demand. This turnkey asset is ideal for investors seeking dependable cash flow with minimal management, making it a proven performer in a sought-after commercial corridor.

Address:

14033 Commerce Ave NE
Prior Lake, MN 55372

Property Type:

Retail/Office

Total Building Area:

9,341 square feet

Land Area:

1.38 acres

PID:

251940060

Year Built:

1985

Parking Stalls:

66

Sale Price:

\$1,775,000.00

2025 Real Estate Taxes:

\$41,442.00

Current NOI:

\$130,483.50

Cap Rate:

7.35%

Lease Term:

Mixed

Zoning:

C-1 Neighborhood Commercial

Occupancy:

100%

Bulding Exterior:

Concrete



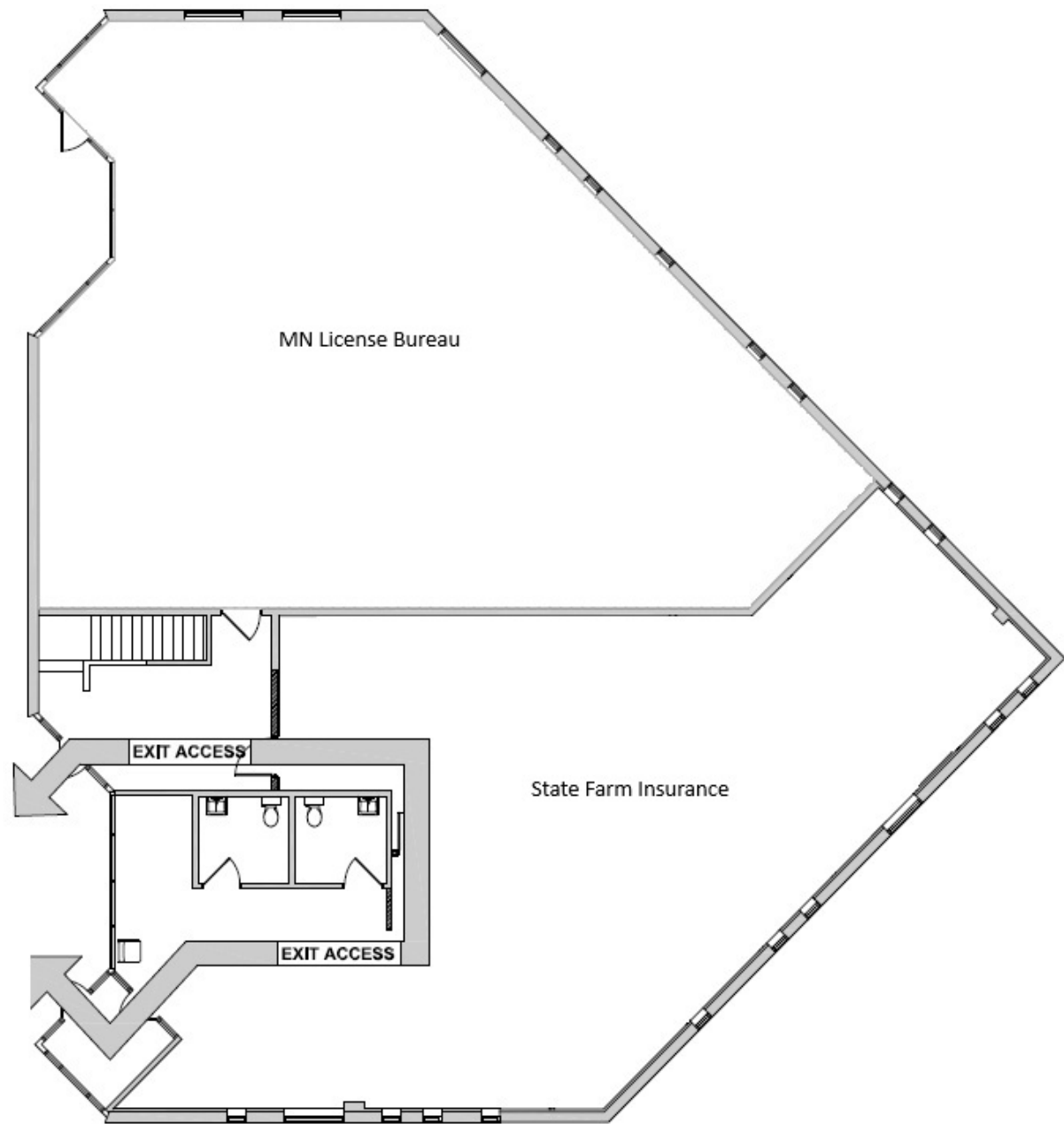
Property Photos



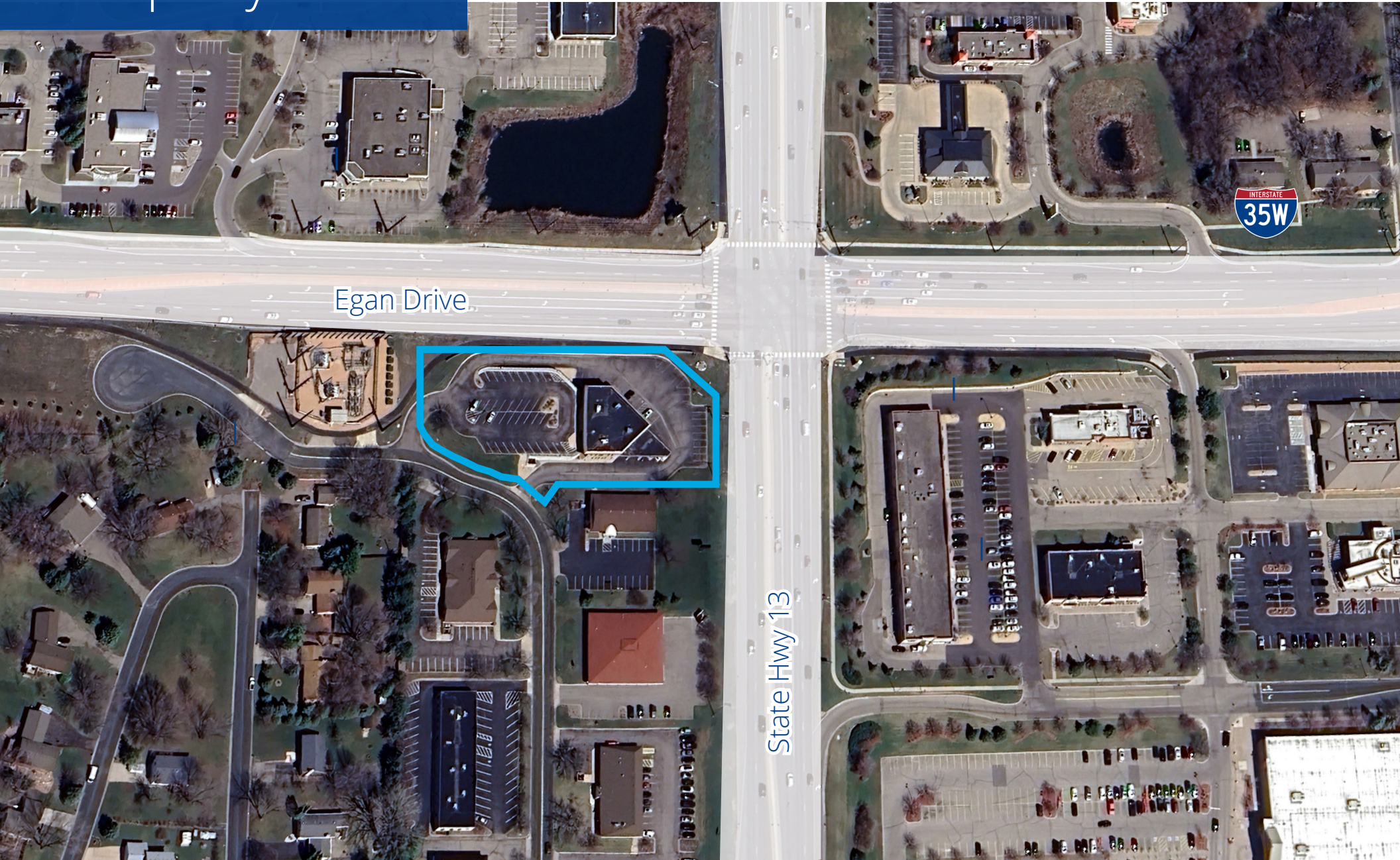
Lower Level



Upper Level



Property Aerial



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14003

Commerce Ave NE
Prior Lake, MN



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