



COMMERCIAL REALTY SOLUTIONS

**For Lease
Medical Office
Space**



EDEN VALLEY Medical Office Space

Lease Rate: \$6.00/psf NNN

Space Available: 2,932/sf

405 Meeker Avenue, Eden Valley, MN 55329

Eric O'Brien, Broker
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The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

405 Meeker Avenue East, Eden Valley, MN

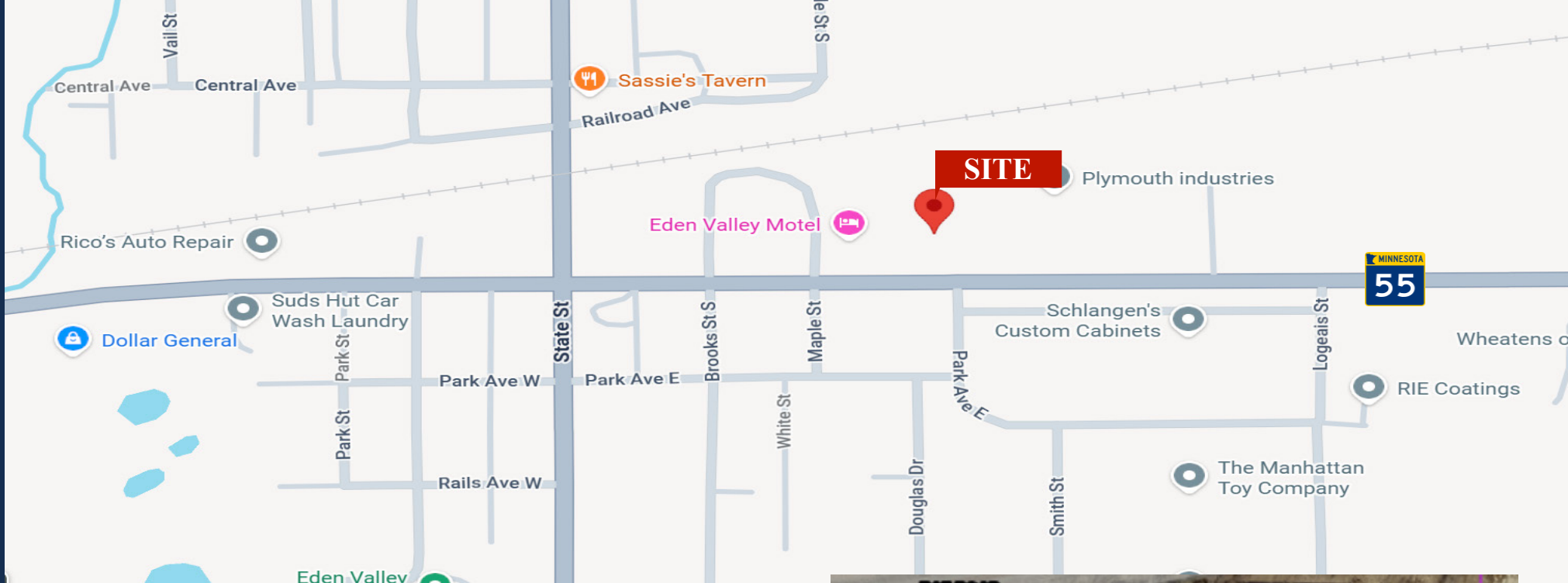
Lease Rate
\$6.00/psf NNN

Operating Expenses: \$4.25

Building Size	6,516/sf
Space Available	2,932/sf
Lot Size	0.75 Acres
County	Meeker
PID	24.0240000
2025 Taxes	\$8,478.00
Zoned	COM-RES Commercial Reserve District
Tenant	Multi-Tenant
Number Floors	One (1)
Parking Spaces	15



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BUSINESS LOCATION

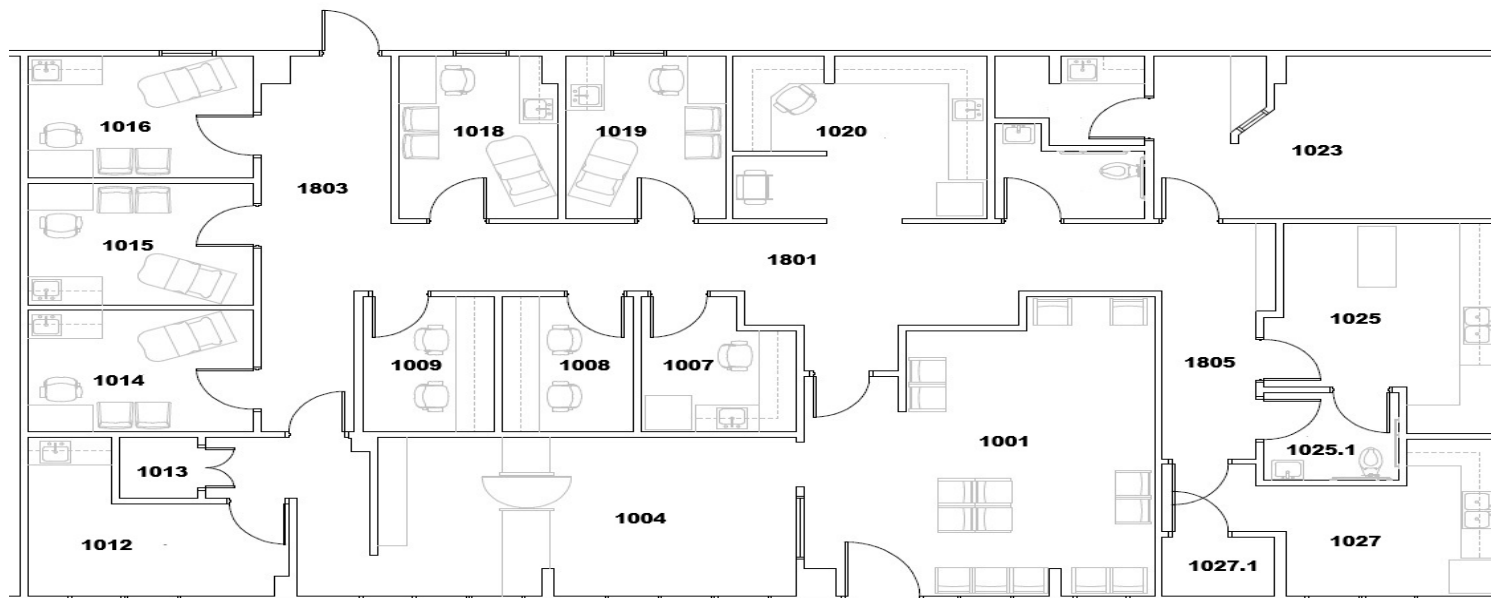
- * Centrally Located on US Hwy 55
- * Businesses in the Area Include:
Valley Liquor, Plymouth Industries, Eden Valley Motel,
Schlangen's Custom Cabinets, Jack's Sinclair Gas Station,
Farmers & Merchants State Bank and more...

TRAFFIC COUNTS - 2024

- * US Highway 55 - 2,596 VPD
- * County Rd 22 - 2,279 VPD



FLOOR PLAN



Room Number	Room Code	Area
1001	204 - Lounge (Waiting / Lobby)	359.9
1004	301 - Reception	328.2
1007	415 - Medication Room	76.1
1008	302 - Office	71.5
1009	302 - Office	71.5
1012	611 - Storage	116.1
1013	709 - IS&T	18.8
1014	403 - Exam Room	108
1015	403 - Exam Room	108
1016	403 - Exam Room	108
1018	403 - Exam Room	100.3
1019	403 - Exam Room	102
1020	601 - Laboratory	158.7
1022	804 - Single-Use Half Bath - Universal	45
1023	501 - Procedure Room (Generic)	216.8
1023.1	303 - Work Room	45.6
1025	501 - Procedure Room (Generic)	161.1
1025.1	809 - Single-Use Half Bath - Universal (Staff)	46.6
1027	201 - Conference Room / Meeting Room	140
1027.1	704 - EVS	25.8
1801	Cooridor	260.5
1803	Cooridor	169.4
1805	Cooridor	93.6

INTERIOR



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