

PROFESSIONAL OFFICE BUILDING

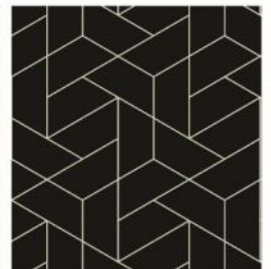
14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

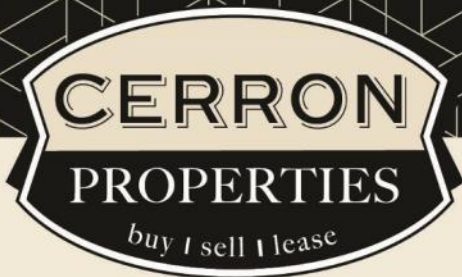


FOR SALE | OFFICE / MEDICAL / TECH / SHOWROOM



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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■ PROPERTY HIGHLIGHTS

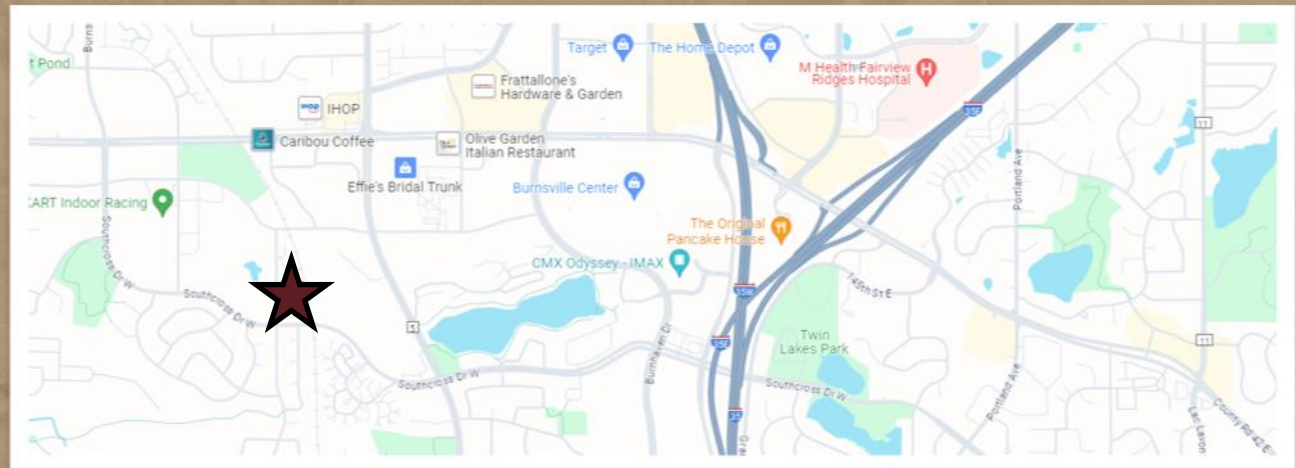
- Gorgeous professional office building with high-end finishes in Burnsville for sale
- 18,880 SF Building
- Great Investment—Fully leased
- NOI \$256,128
- Great demographics
- Ample parking
- Near retail and restaurants
- PID# 02-47200-01-010
- 2025 RE Taxes: \$52,784
- Asking Price: \$2,950,000
- CAP Rate: 8.6
- Video link:

<https://youtu.be/5BNexk3Wn3k>

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For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

SUMMARY

PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306



■ TRAFFIC COUNTS:

- 5,218 vpd @ Southcross Dr W & Judicial Rd
- 14,000 vpd @ CR-5 & Southcross Dr W

Source: MN DOT

■ BUILDING:

- 18,880 SF Building
- Nicely finished building interior and office build-out
- Year Built: 1999
- Ideal Office / Medical Space / Tech / Showroom
- One Story Building at Judicial Rd & Southcross Drive W
- Near dining and retail
- Ample Parking

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	8,667	71,896	162,063
Median HH Income	\$83,107	\$91,161	\$100,571
Avg HH Income	\$109,565	\$116,096	\$129,927

Source: ERSI

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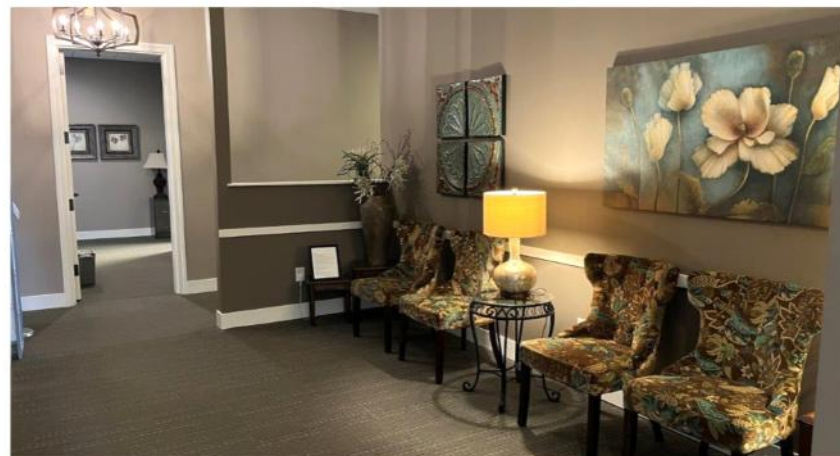


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INTERIOR PHOTOS

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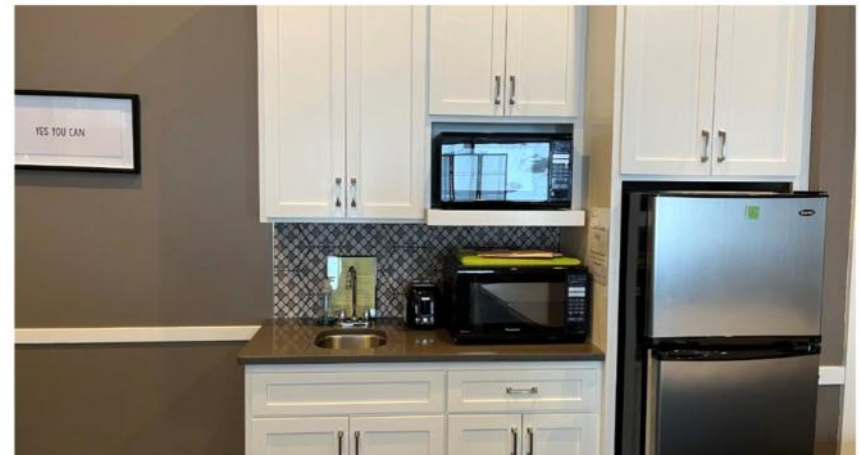


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EXTERIOR PHOTOS



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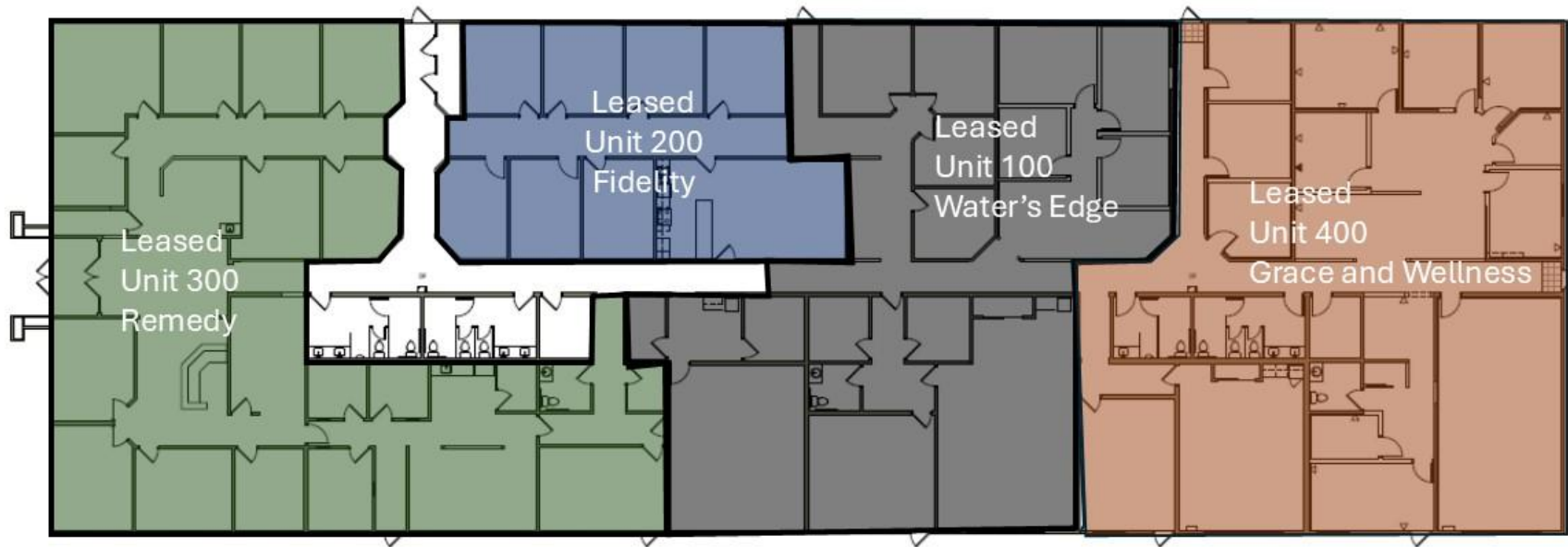
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FLOOR PLAN

14551 Judicial Road
Leased Spaces



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AERIAL MAP

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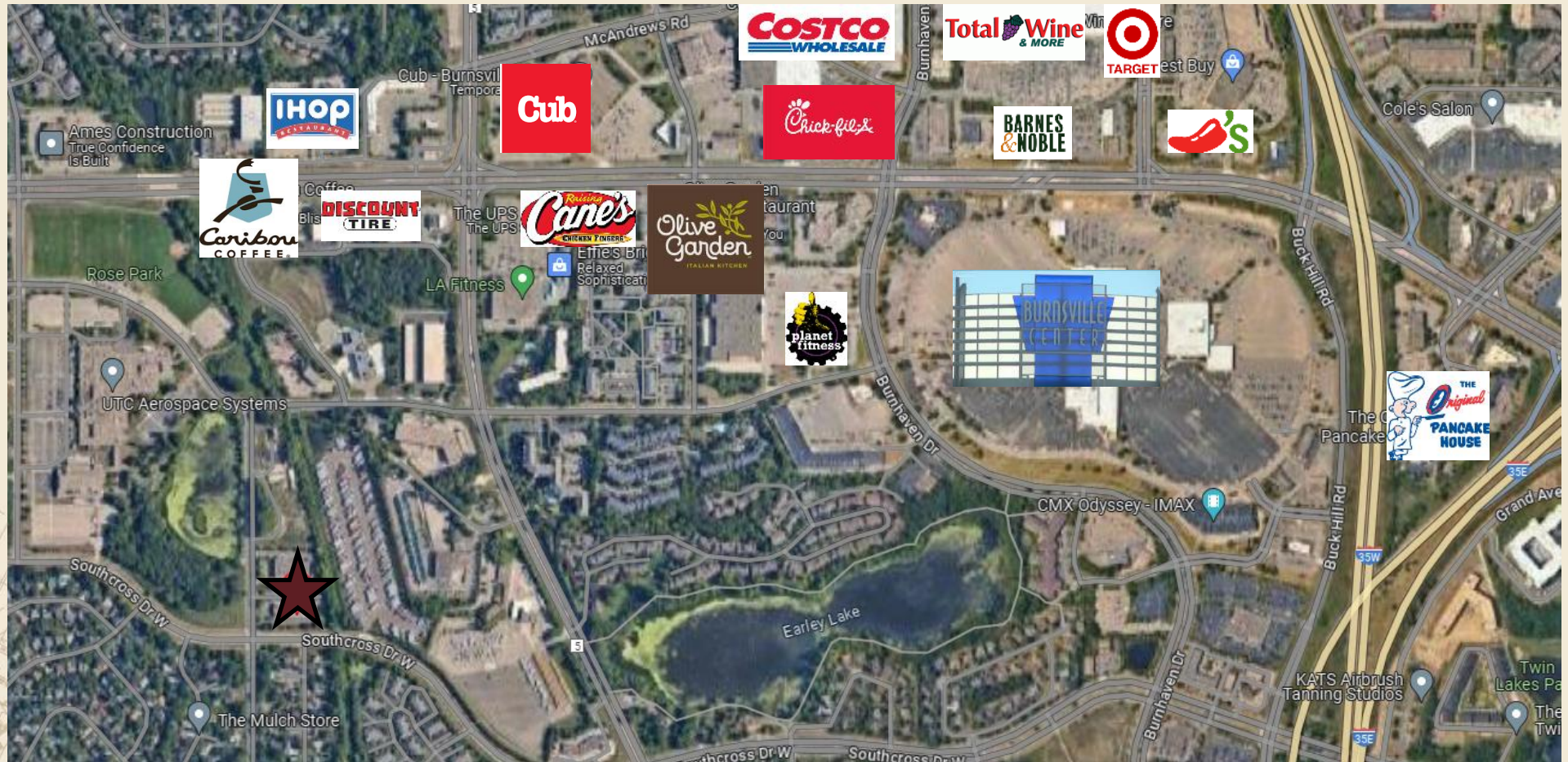
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AREA BUSINESS MAP

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let's get started!

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