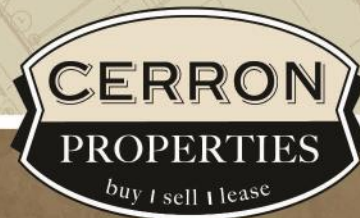


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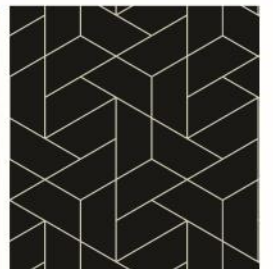
8670 210th STREET WEST, LAKEVILLE, MN 55044

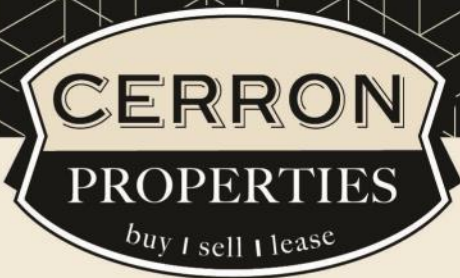


FOR SALE | OFFICE BUILDING



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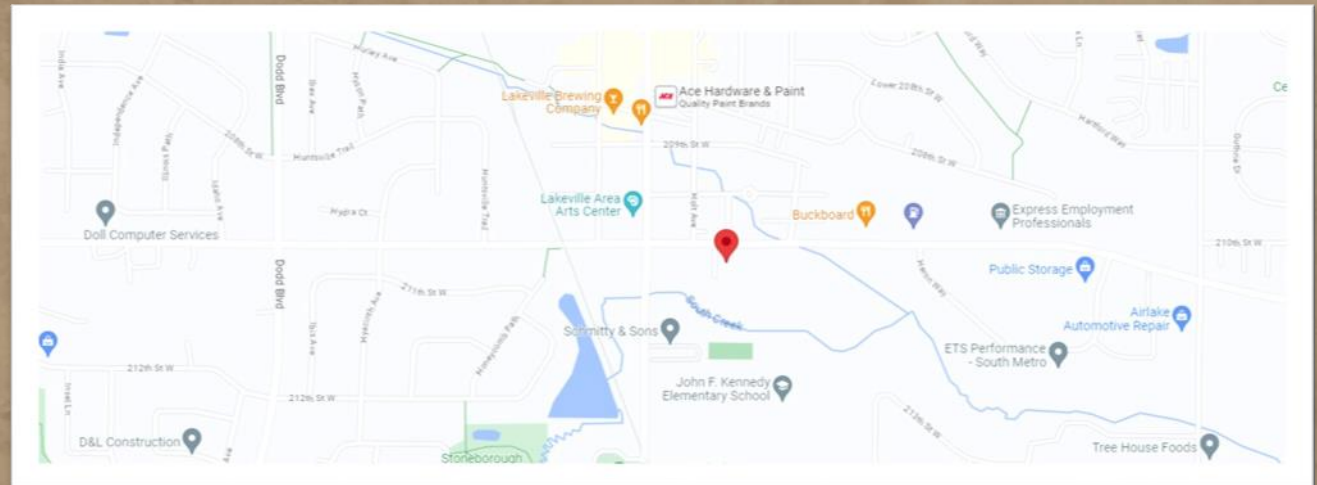
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Lakeville, MN 55044
www.CERRON.com

■ PROPERTY HIGHLIGHTS

- Approx. 10,488 SF Building on Approx. 1.87 Acre Site
- 2 Story Building
- Complete renovation in 2020
- Multiple private offices, open/cubicle spaces & large group spaces
- 4 restrooms—2 on each floor
- Zoned OR
- Elevator / Security System / Storage Shed
- Parking Lot Resurfaced in 2021
- Dakota County PID#: 22-53800-01-010
- New boiler 2007
- Easement Agreement—access to rinks
- Asking Price: \$1,695,000



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For more information,
please contact:
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AERIAL



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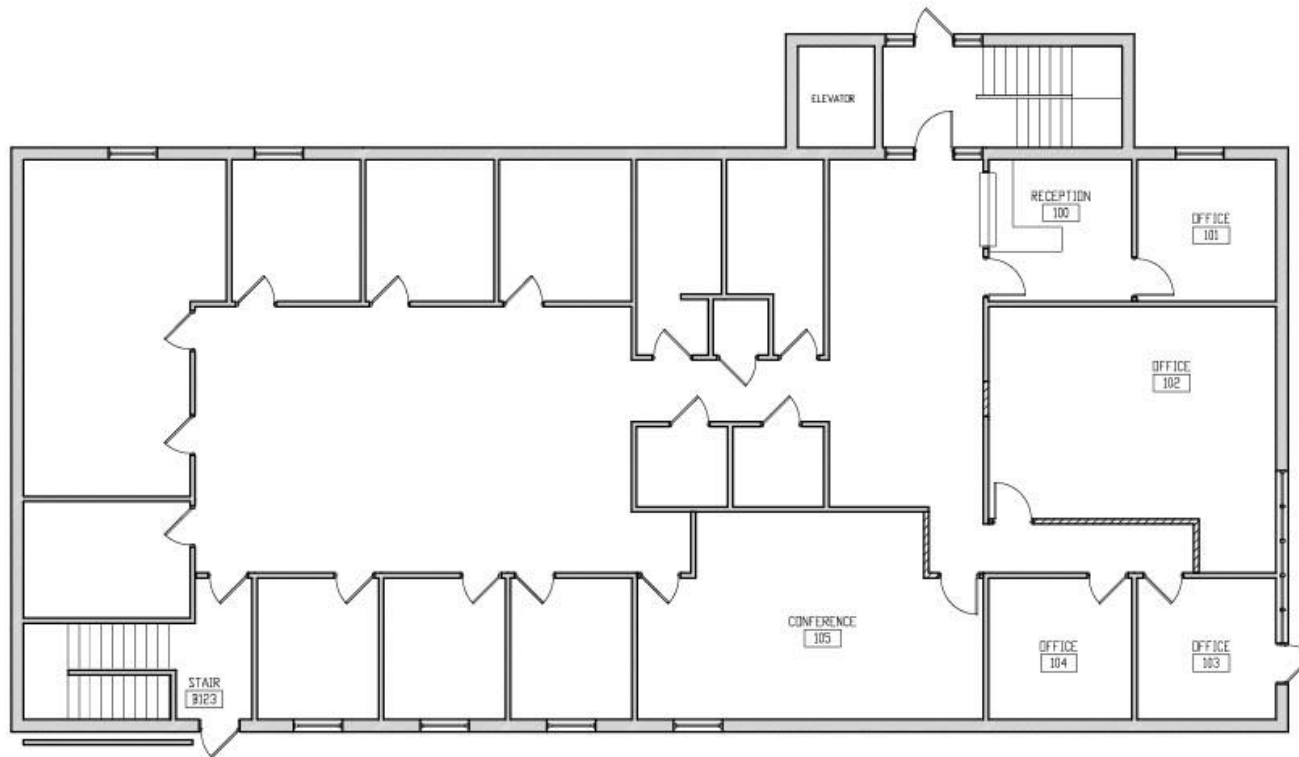


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Main Level Floor Plan

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MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



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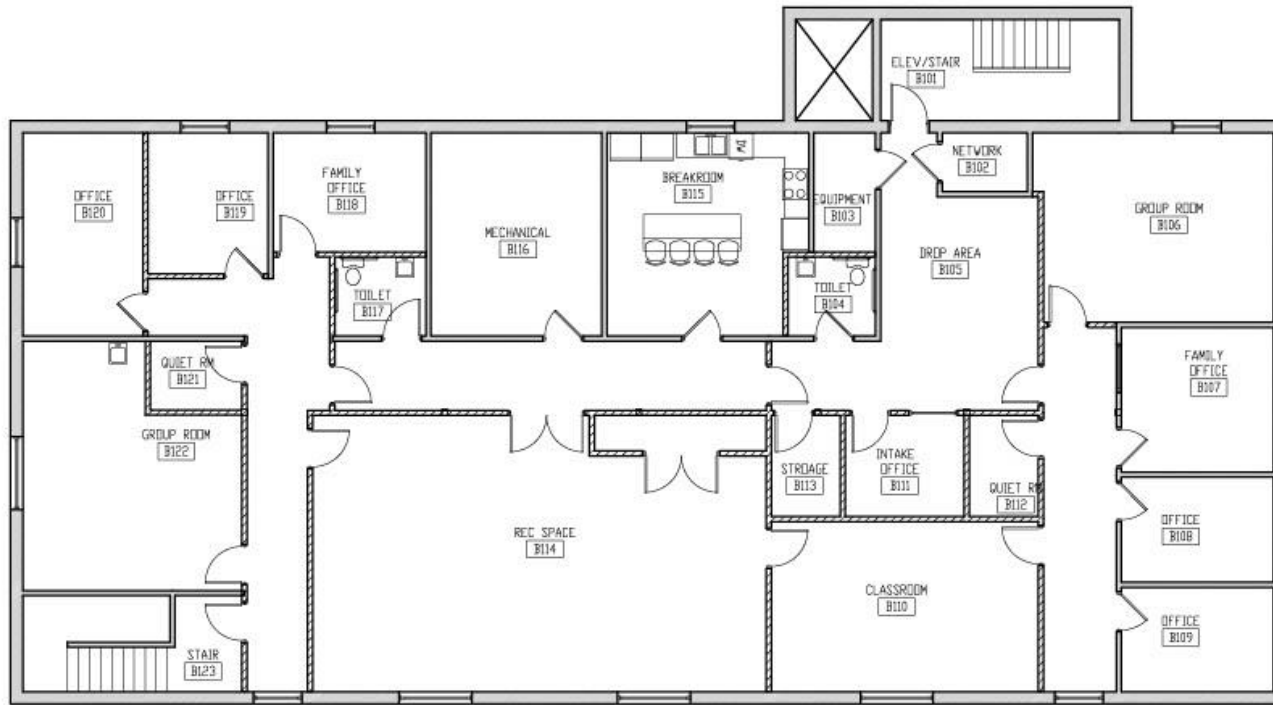


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Lower Level Floor Plan

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1
A0 LOWER LEVEL PLAN
SCALE 1/8" = 1'-0"



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INTERIOR PICS



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INTERIOR PICS



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EXTERIOR PICS



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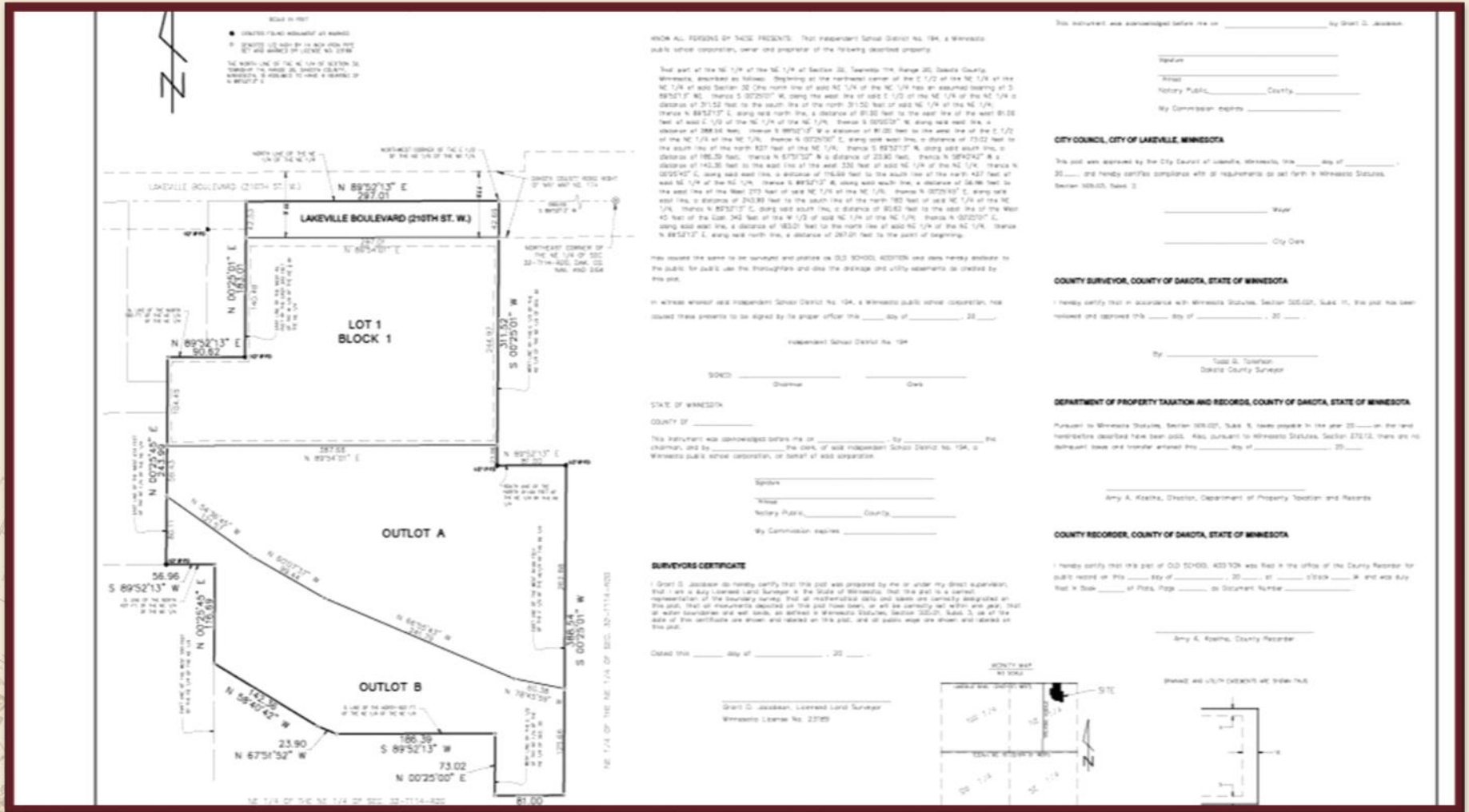


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PLAT

PROFESSIONAL OFFICE BUILDING 8670 210TH STREET W, LAKEVILLE, MN 55044



KNOW ALL PERSONS BY THESE PRESENTS, That Independent School District No. 104, a Minnesota public school corporation, owner and proprietor of the following described property:

That part of the NE 1/4 of the NE 1/4 of Section 33, Township 106 Range 20, Dakota County, Minnesota, described as follows: Beginning at the northeast corner of the E 1/2 of the NE 1/4 of the NE 1/4 of said Section 33 (the north line of said NE 1/4 of the NE 1/4 has an assumed bearing of S 89°52'13" W, thence S 00°25'01" E, along the east line of said E 1/2 of the NE 1/4 of the NE 1/4 a distance of 311.53 feet to the south line of the north 311.53 feet of said NE 1/4 of the NE 1/4, thence N 89°52'13" E, along said north line, a distance of 81.00 feet to the east line of the west 81.00 feet of said E 1/2 of the NE 1/4 of the NE 1/4, thence S 00°25'01" E, along said east line, a distance of 388.04 feet, thence S 89°52'13" W, a distance of 81.00 feet to the west line of the E 1/2 of the NE 1/4 of the NE 1/4, thence N 00°25'01" E, along said west line, a distance of 73.02 feet to the south line of the north 821 feet of the NE 1/4, thence S 89°52'13" W, along said south line, a distance of 185.29 feet, thence N 87°51'52" W, a distance of 233.80 feet, thence N 89°52'13" E, a distance of 142.35 feet to the east line of the west 336 feet of said NE 1/4 of the NE 1/4, thence N 00°25'01" E, along said east line, a distance of 185.29 feet to the south line of the north 421 feet of said NE 1/4 of the NE 1/4, thence S 89°52'13" W, along said south line, a distance of 36.96 feet to the east line of the East 273 feet of said NE 1/4 of the NE 1/4, thence N 00°25'01" E, along said east line, a distance of 243.89 feet to the south line of the north 182 feet of said NE 1/4 of the NE 1/4, thence N 87°51'52" W, along said south line, a distance of 30.82 feet to the east line of the West 45 feet of the East 342 feet of the W 1/2 of the NE 1/4 of the NE 1/4, thence N 00°25'01" E, along said east line, a distance of 182.01 feet to the north line of said NE 1/4 of the NE 1/4, thence N 89°52'13" E, along said north line, a distance of 267.01 feet to the point of beginning.

This plat was prepared by the City Council of Lakeville, Minnesota, the _____ day of _____, 20____, and hereby certifies compliance with all requirements to set forth a Minnesota Statutes, Section 580.02, Sub 2.

I, _____ Mayor

_____ City Clerk

_____ County Surveyor

_____ Department of Property Taxation and Records

_____ County Recorder

_____ State of Minnesota

_____ County of _____

_____ City of _____

_____ State of Minnesota

_____ County of _____

_____ City of _____

_____ State of Minnesota

_____ County of _____

_____ City of _____

_____ State of Minnesota

_____ County of _____

_____ City of _____

This instrument was acknowledged before me on _____ by Grant G. Jacobson,

Notary Public, _____ County, _____

My Commission expires _____

CITY COUNCIL, CITY OF LAKEVILLE, MINNESOTA

This plat was prepared by the City Council of Lakeville, Minnesota, the _____ day of _____, 20____, and hereby certifies compliance with all requirements to set forth a Minnesota Statutes, Section 580.02, Sub 2.

_____ Mayor

_____ City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 580.02, Sub 1, this plat has been reviewed and approved this _____ day of _____, 20____.

_____ County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 580.02, Sub 5, I have posted in the year 20____ on the land heretofore described hereon being 2000. Has, pursuant to Minnesota Statutes, Section 572.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____ Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of Old School, 40370th was filed in the office of the County Recorder for public record on this _____ day of _____, 20____ at _____ o'clock _____ M and was duly filed in Book _____ of Plat, Page _____ of Document Number _____.

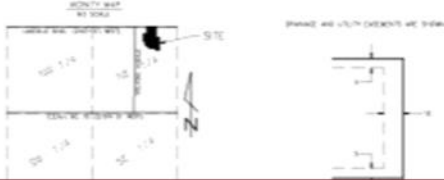
_____ County Recorder

SURVEYOR'S CERTIFICATE

I, Grant G. Jacobson, Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey that all measurements shown and taken are correctly ascertained on the ground, that all measurements obtained on the ground have been, or will be correctly set within and upon, that all other boundaries and well lands, as defined in Minnesota Statutes, Section 580.02, Sub 5, as at the date of this certificate are shown and stated on this plat, and all points upon the shown and stated on this plat.

Dated this _____ day of _____, 20____.

Grant G. Jacobson, Licensed Land Surveyor
Minnesota License No. 23789



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let's get started!

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