

# FOR SALE

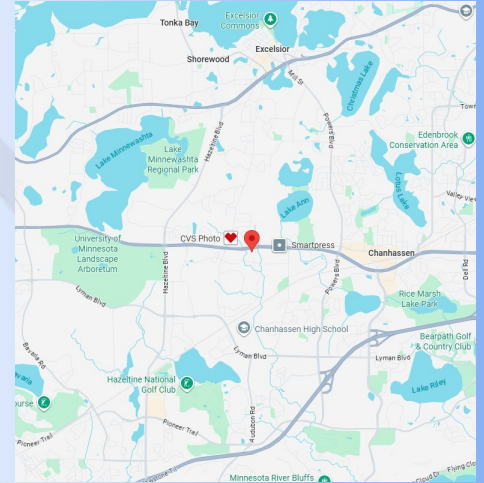
## 7955 STONE CREEK DRIVE TOWN OFFICE CONDO

7955 Stone Creek Drive, Suite 110  
Chanhassen, MN 55317



# SUMMERHILL

Commercial Real Estate, LLC



### SALE DETAILS:

**Offering Price:** \$309,000 (\$201.17 PSF)  
**RE Taxes and Assoc. Dues:** \$5,334/\$3.47 PSF RE Tax | \$4,621/\$3.01 PSF Assoc. Dues  
**Unit Size/Age:** 1,536 SF/Built 2005  
**PID:** 25.7720220

### FEATURES:

- **HIGHWAY 5 VISIBLE OFFICE CONDO/SERVICE RETAIL CONDO AVAILABLE FOR SALE.**
- Rare opportunity to own in the Stone Creek Town Office Park in premier location within the office park.
- Great signage opportunity on Highway 5 with lit sign that can be re-used.
- Current space configuration consists of built in reception area, (4) private offices with windows, (1) kitchenette with window, file storage area, (1) ADA restroom, and mechanicals closet with service sink.
- Well maintained endcap space with 9' ceilings, and abundant natural light.
- Seller is the original owner of the unit starting in 2005 and is retiring.
- Seller has successfully ran his insurance business out of the space since 2005.
- Seller would like to stay on in the space until 10/30/26 and will consider a sale and short term lease.
- Furniture is available for Buyer.
- HVAC system was replaced 4 years ago.
- All units separately metered for gas, electric, and water.
- Stone Creek Office Park is a vibrant office park with stable ownership and occupancy.
- Great location within growing and prosperous Chanhassen, MN.
- Daily vehicle traffic of 26,500 on Highway 5 (2025 ESRI).
- Demographics: 3,391—1 mile radius, 35,026—3 mile radius, 103,713—5 mile radius (2025 ESRI).
- Est. Avg. HH Income: \$213,164—1 mile radius \$193,657—3 mile radius, \$197,688—5 mile radius (2025 ESRI).
- Convenient to downtown Chanhassen with many area amenities.
- Located (6) miles from I-494 via Highway 5, (8) miles via Highway 212 (2) miles away).
- Direct nearby access to the City of Chanhassen trail system.



### CONTACT:

**Peter Kordonowy, CCIM**

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952-475-5135

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Eden Prairie, MN 55344

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

*\*All information in this brochure is deemed reliable, but not guaranteed.*

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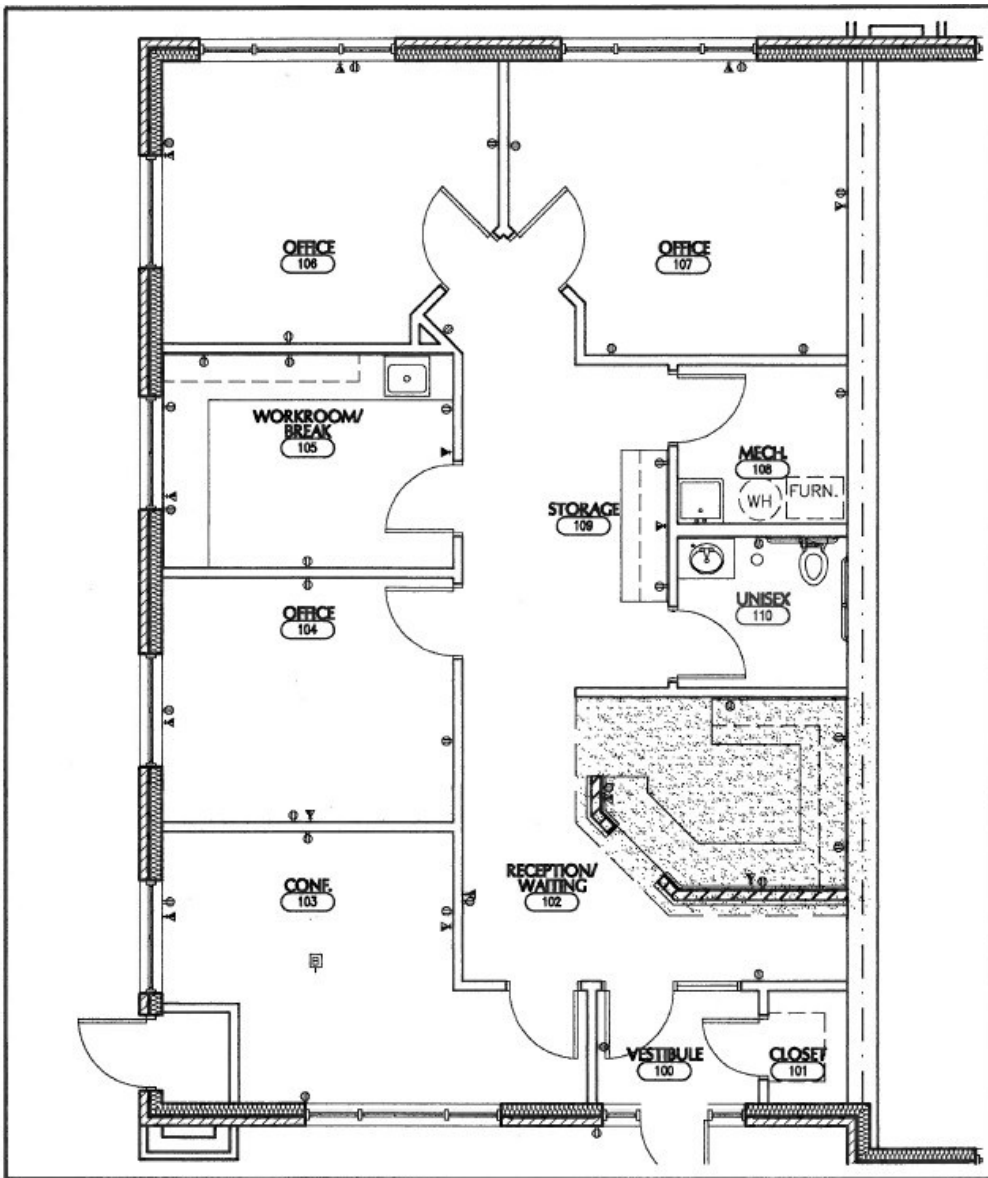
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<b>Mohagen Hansen</b> Architectural Group 1415 East Woyzeta Blvd Suite 200 Woyzeta, MN 55391  Tel: 952-473-1985 Fax: 952-473-1340 www.mohagenhansen.com	MODEL: N.T.S. DATE: 10.22.04 PROJECT NO.: 04056.020 IN DRAWN BY: S.BUSCH COMPUTER FILE: SUMMER/STONE CREEK/UNIT20	SHEET DESCRIPTION: <b>STONE CREEK OFFICE PARK                  AMERICAN FAMILY INSURANCE                  UNIT TWENTY, REVISED                  UPPER LEVEL PRELIM. PLAN</b>	SHEET NUMBER: <b>A1</b>
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