

## 14450 Nicollet Ct, Burnsville, MN 55306

### Property Highlights

- Centrally located commercial lot at the junction of I-35E & I-35W.
- This 1.67-acre lot could be home to your new office, business, retail shop, medical headquarters or other – the possibilities are endless!
- Have a business in the Metro already? This location would be a perfect addition!
- Less than 20 minutes to the airport, Mall of America, downtown Minneapolis & St. Paul.
- Convenient to highways – only seconds to access I-35, I-35E, I-35W & County Rd 42.
- High traffic counts surrounding the lot from the major highways provide great visibility & traffic for your business!
- Close to shopping, restaurants & more! Blocks from Burnsville Center & Fairview Hospital with 3 hotels adjacent to the lot.
- Zoned General Business and designated as Business/Retail/Office.
- Great lot with many possibilities, bring your ideas & your builder!