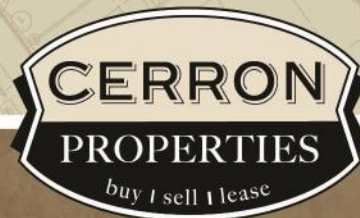


PROFESSIONAL OFFICE/SHOWROOM BUILDING

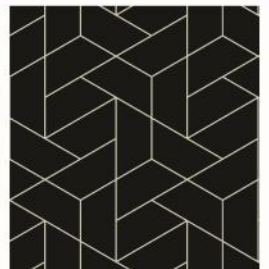
100 EL DORADO DRIVE JORDAN, MN 55352

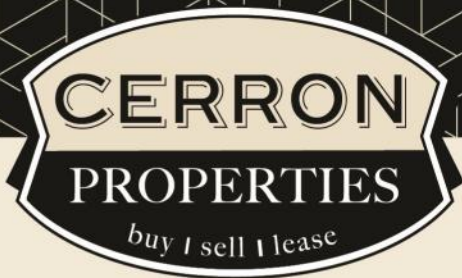


FOR SALE OR LEASE | OFFICE/SHOWROOM BUILDING



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

- 7,535 Square Foot Building
- 1.24 Acres
- Scott County PID 22-050-006-0
- Zoned C-3 Commercial
- Built 2003
- New roof, new carpeting
- 38 Parking Stalls
- One drive in door (12'x14')
- Pylon Sign
- Can easily be split
- Taxes \$34,142 (2024)
- Asking Price: \$2,100,000
- Lease Rate: \$4,000/month gross + utilities for 3,000 SF space



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

PHOTOS

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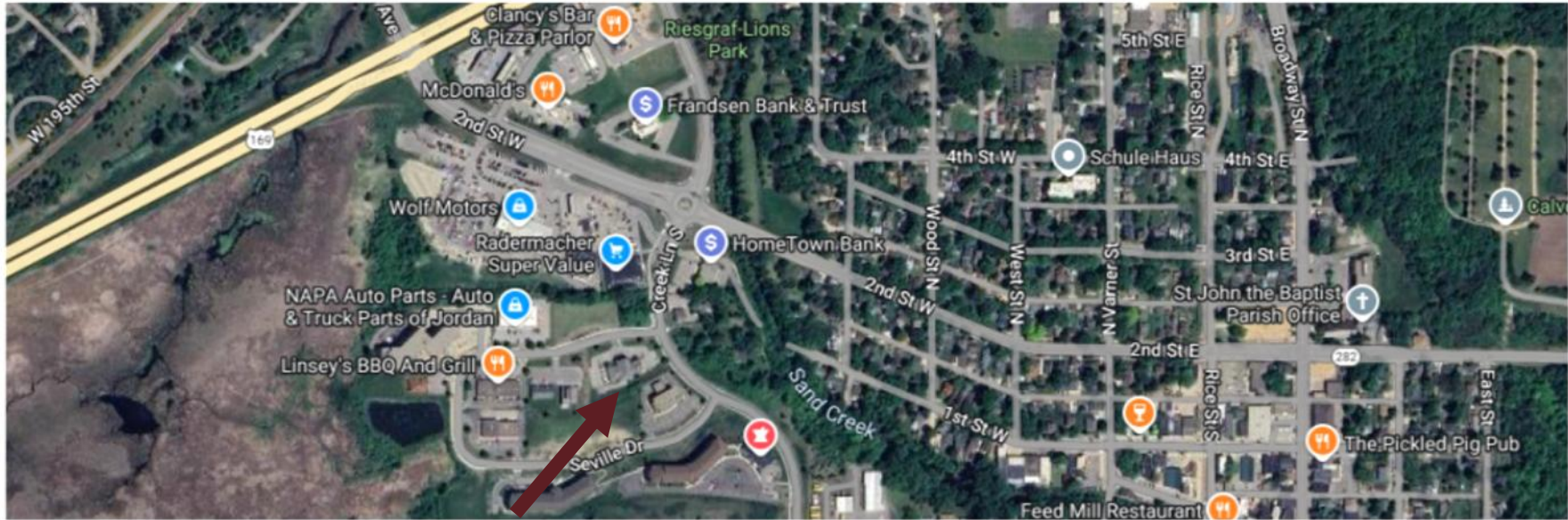
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SUBJECT PROPERTY

TRAFFIC COUNTS:

- CREEK LN 7,000 vpd
- 2ND ST NW 10,700 vpd
- HIGHWAY 169 24,785 vpd

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	3,033	5,719	13,085
Median HH Income	\$81,650	\$82,548	\$83,314
Avg. HH Income	\$80,523	\$81,719	\$86,103

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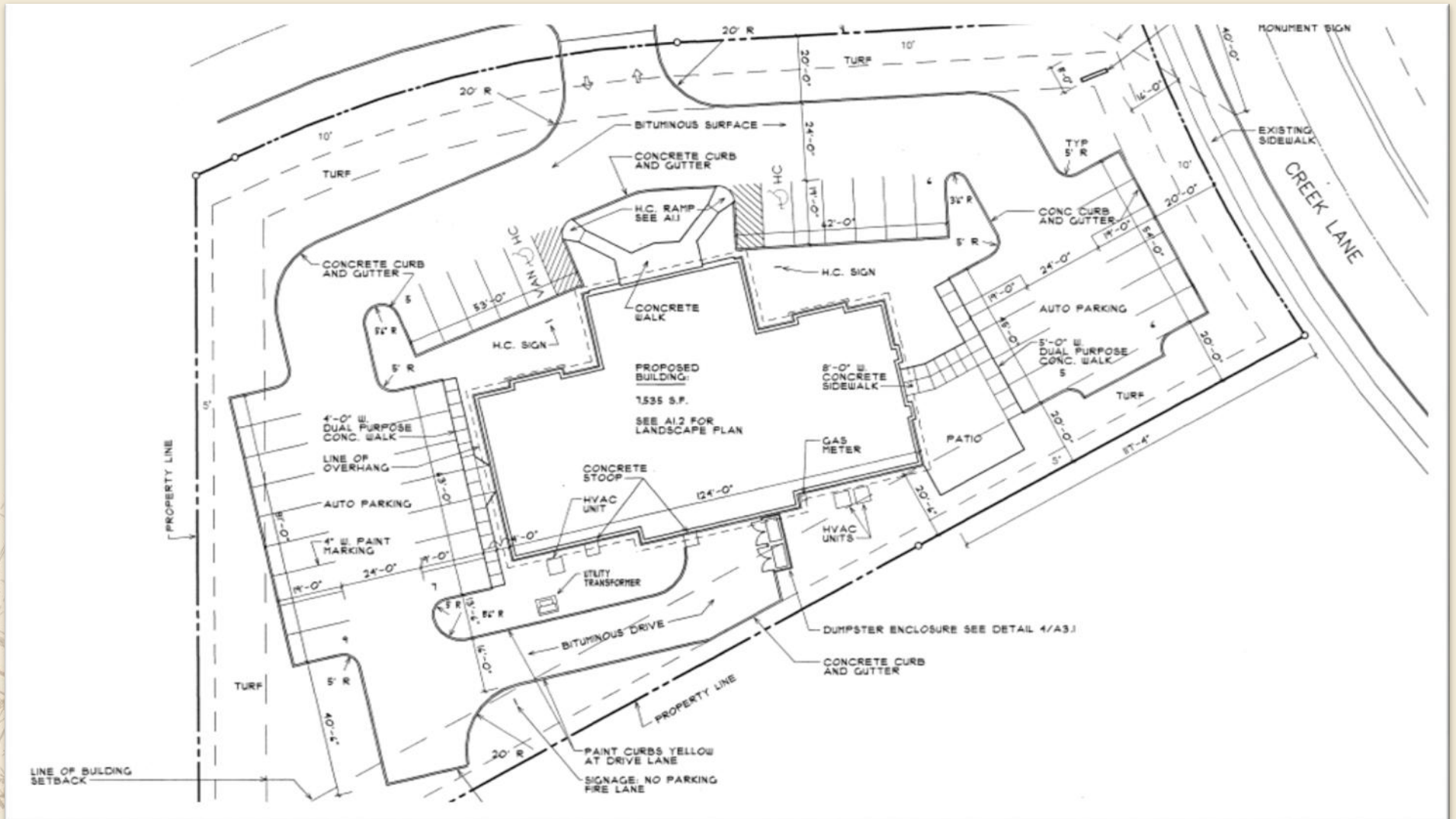


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PLANS

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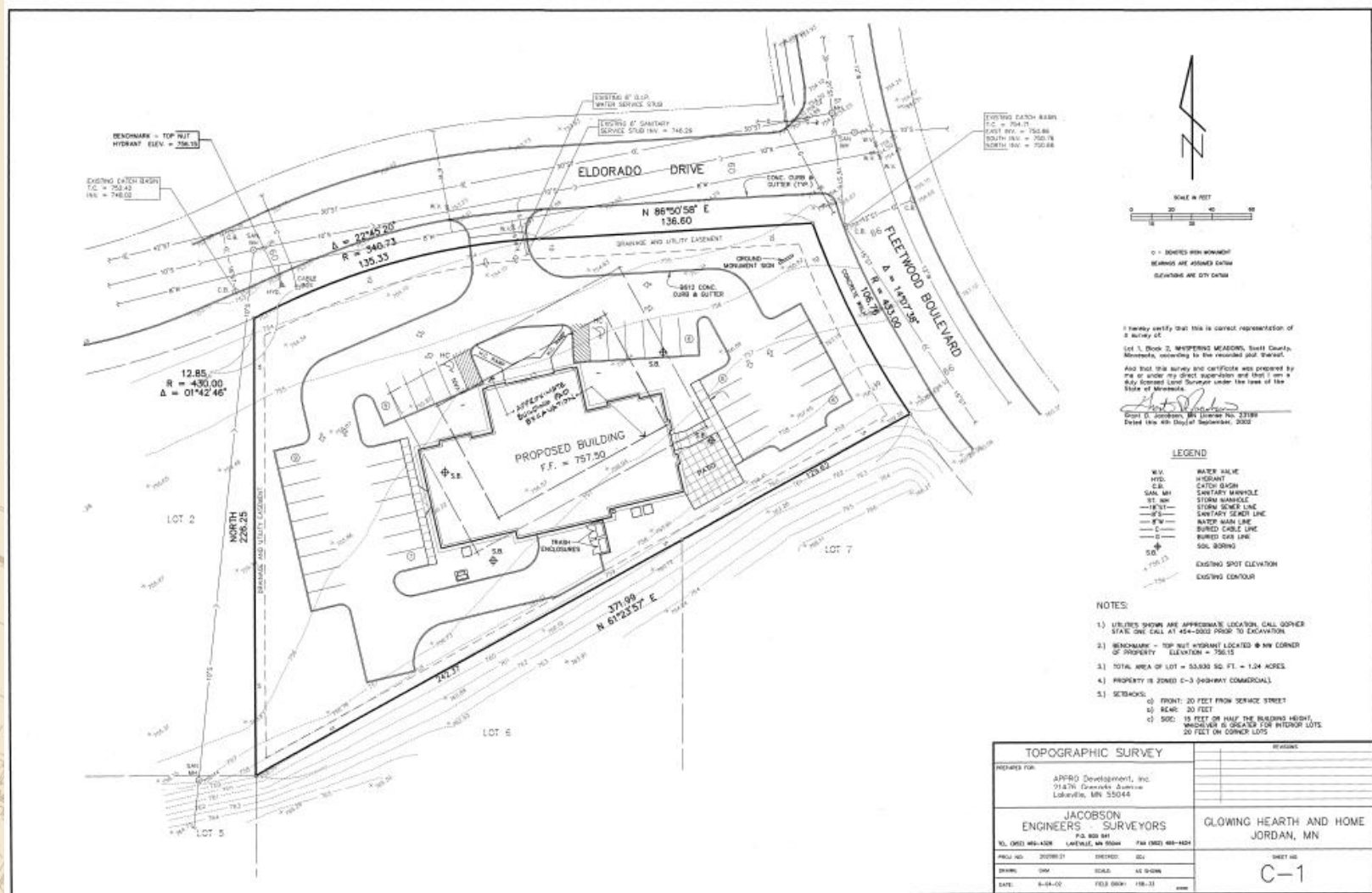


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SURVEY

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PROPERTY REPORT

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100 EL DORADO DRIVE JORDAN, MN 55352

Taxpayer Information				
Taxpayer Name SHIMKIDS LLC				
Mailing Address 2820 230 ST E PRIOR LAKE, MN 55372				
Property Address				
Address 100 ELDORADO DR				
City Jordan, MN 55352				
Parcel Information				
Uses 233 3A COMMERCIAL PREFERENTIAL	Calculated Acres 1.24			
	Plat WHISPERING MEADOWS			
	Lot 001			
	Block 002			
Legal Description WHISPERING MEADOWS Lot 001 Block 002				
Legal Description2				
Building Information				
Building Style	AGLA (Sq Ft) 0	Bedrooms	0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms	0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft)	0	
Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0717 JORDAN	1701	N	N	N
Assessor Information				
Estimated Market Value	2024 Values (Payable 2025)	2023 Values (Payable 2024)	Last Sale	
Land	\$314,000.00	\$293,500.00	Date of Sale	06/26/2003
Improvement	\$867,000.00	\$810,300.00	Sale Value	\$417,291.00
Total	\$1,181,000.00	\$1,103,800.00		



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let's get started!

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