

INTERSTATE COMMERCIAL LAND SITE

SWQ OF I-35 AND CR-70, LAKEVILLE, MN 55044

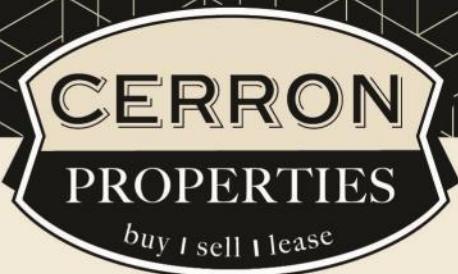


FOR SALE | LAND SITE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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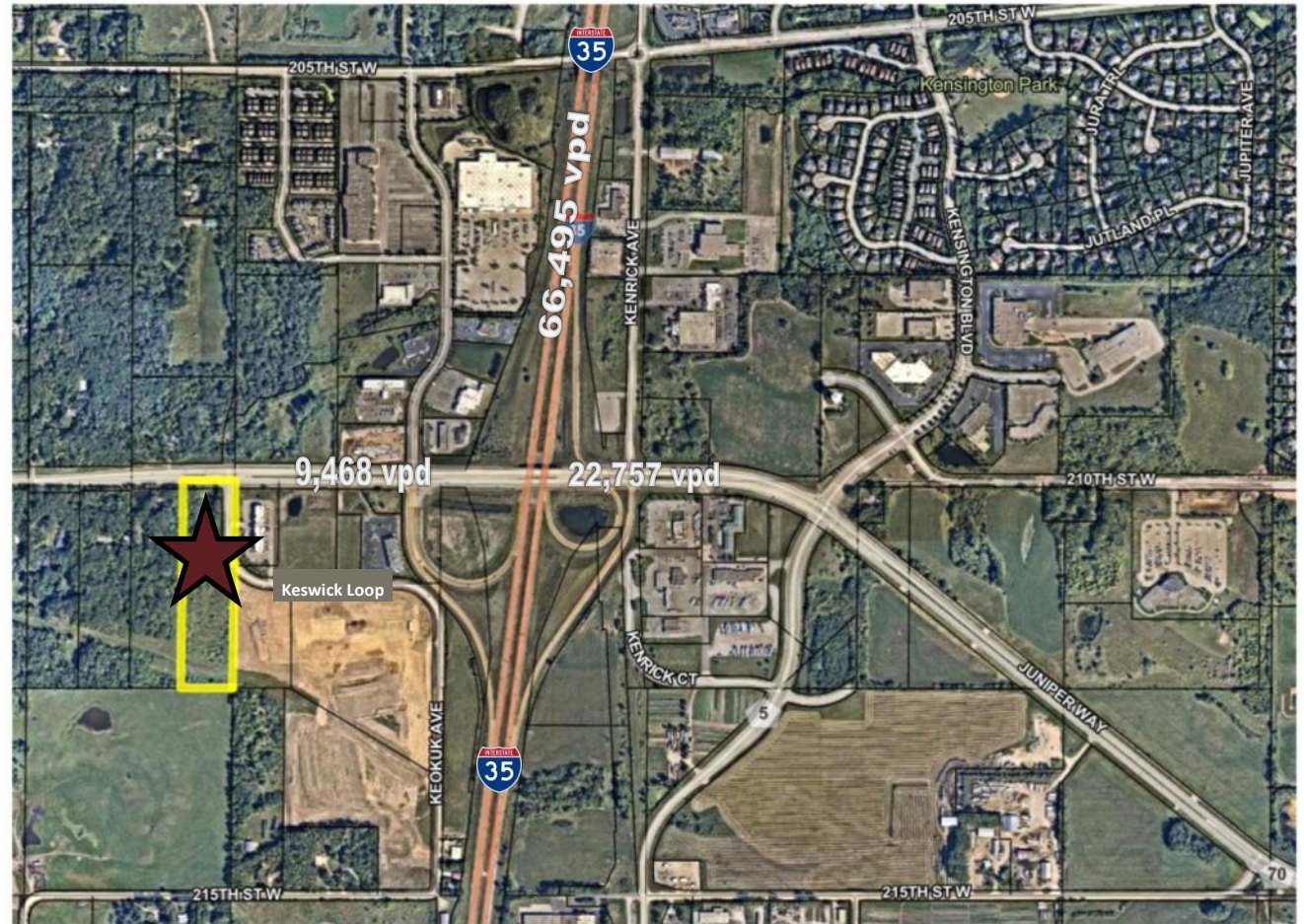
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PROPERTY HIGHLIGHTS

- 7.99 estimated useable acres
- 8.72 Acres Net of Right-Of-Way
- Wetland Delineation Report
Wetland delineated .73 acres
Available upon request
- ALTA Survey, Available upon request
- Zoned C-3 General Commercial District (with rural agriculture overlay)
- Excellent location just off of I-35 and CR-70 (210th St W)
- 2026 Property Taxes—\$2,740
- PID# 22-03500-05-012
- Sewer and Water utilities access subject to development entitlements
- Asking Price: 2,950,000



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:
Rocky Ranch
952.583.6135
rocky@cerron.com

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LOCATION MAP



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AREA MAP



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AREA MAP

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AERIALS



- City Water is on the parcel.
- Subject property is currently outside of the MUSA boundary; buyer to seek Comprehensive Plan amendment to extend Sanitary Sewer to be included in MUSA boundary. Sanitary Sewer is currently available at Keswick/Keokuk and CR-70, access to Sanitary Sewer from the east may also be available in the future. Utilities access subject to development entitlements.
- As-built utility drawings to illustrate exact location are available upon request, and additional questions may be reviewed with the City of Lakeville engineering department.
- ALTA Survey complete and available (see page 8)
- Wetland delineation report complete and available upon request.

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STREET VIEW



Curb and gutter on Keswick Loop



Facing north @ Keswick Loop



Facing east from west edge of parcel @210th Street West



Facing south from front of parcel @210th Street West

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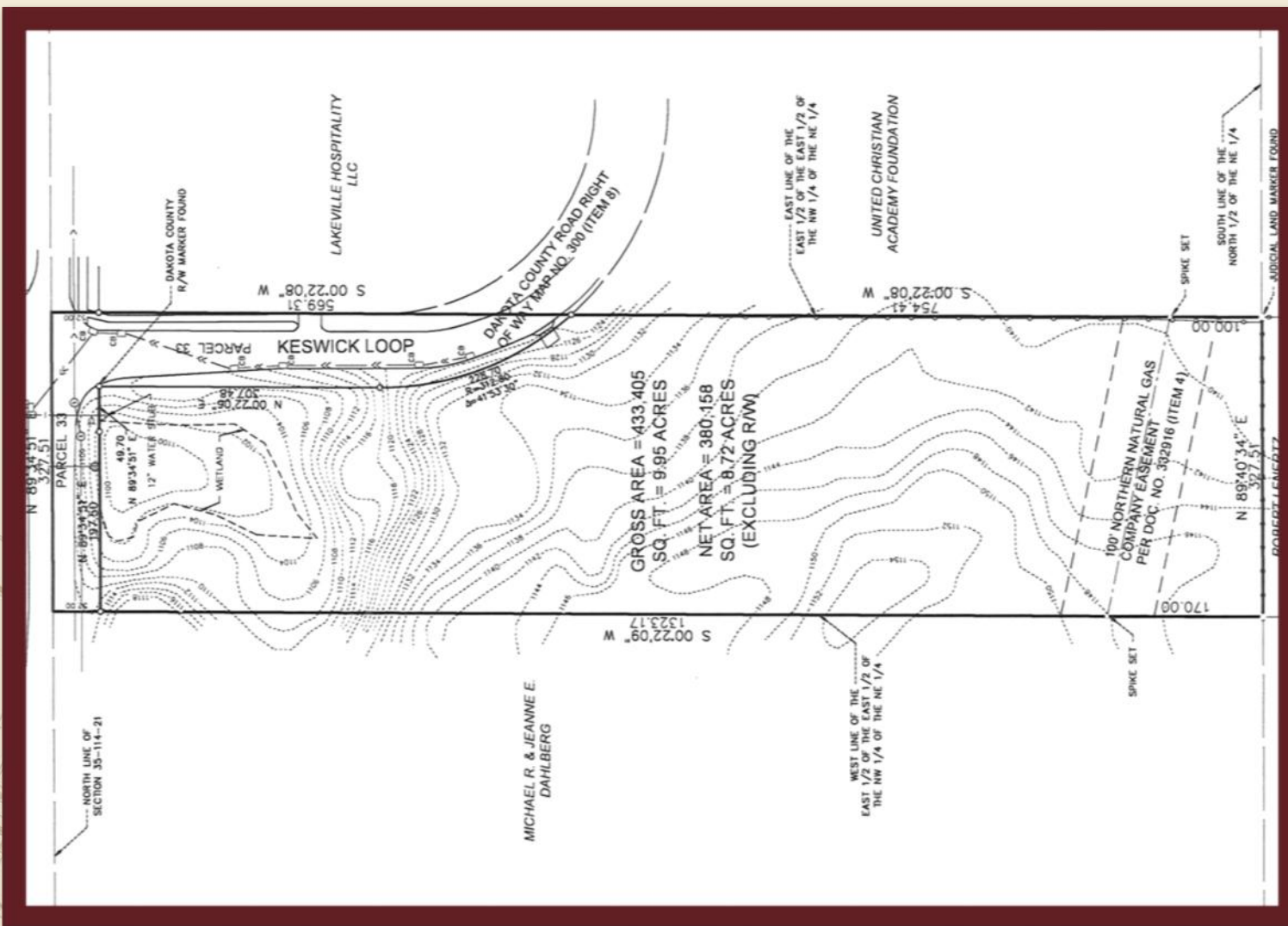


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ALTA SURVEY



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let's get started!

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