



Silverstone
Realty & Development, LLC

FOR SALE

7955 Stone Creek Dr.

Units 120, 130, 20, 30

Chanhassen MN 55317

Prepared by:

Silverstone Realty

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Listing Price: \$1,150,000

OFFICE CONDOS :

- **4 Offices Condos along Hwy 5 in Chanhassen, MN.**
- **Great Visibility along Hwy 5.**
- **Currently setup as 3 Tenant Spaces and can easily be configured for 1 user or 5 users with internal stairwell.**
- **Association Exterior and Grounds Maintained.**

OFFERING :

- **Site: 4 PID Office Condo's in the Stone Creek Association**
- **Units:**
 - **120 - 1,536 sf main, 1,100 sf loft. 2 Restrooms**
 - **130 - 1,536 sf. 1 Restroom**
 - **20 - 1,536 sf. 1 Restroom**
 - **30 - 1,536 sf. 1 Restroom**
- **Current Configuration: 1st Floor 3,072 SF - 2nd Floor 3,072 SF - 3rd Floor 1,100 SF with Separate Entrances.**

Stone Creek Expenses:

- **Taxes: All 4 PID's 2024 - \$22,414**
- **Association Dues Per Year: All 4 PID's 2024 - \$20,751.96**
- **Average Gas/Electric/Water Per Month: All 4 PID's 2023 - \$1,087**

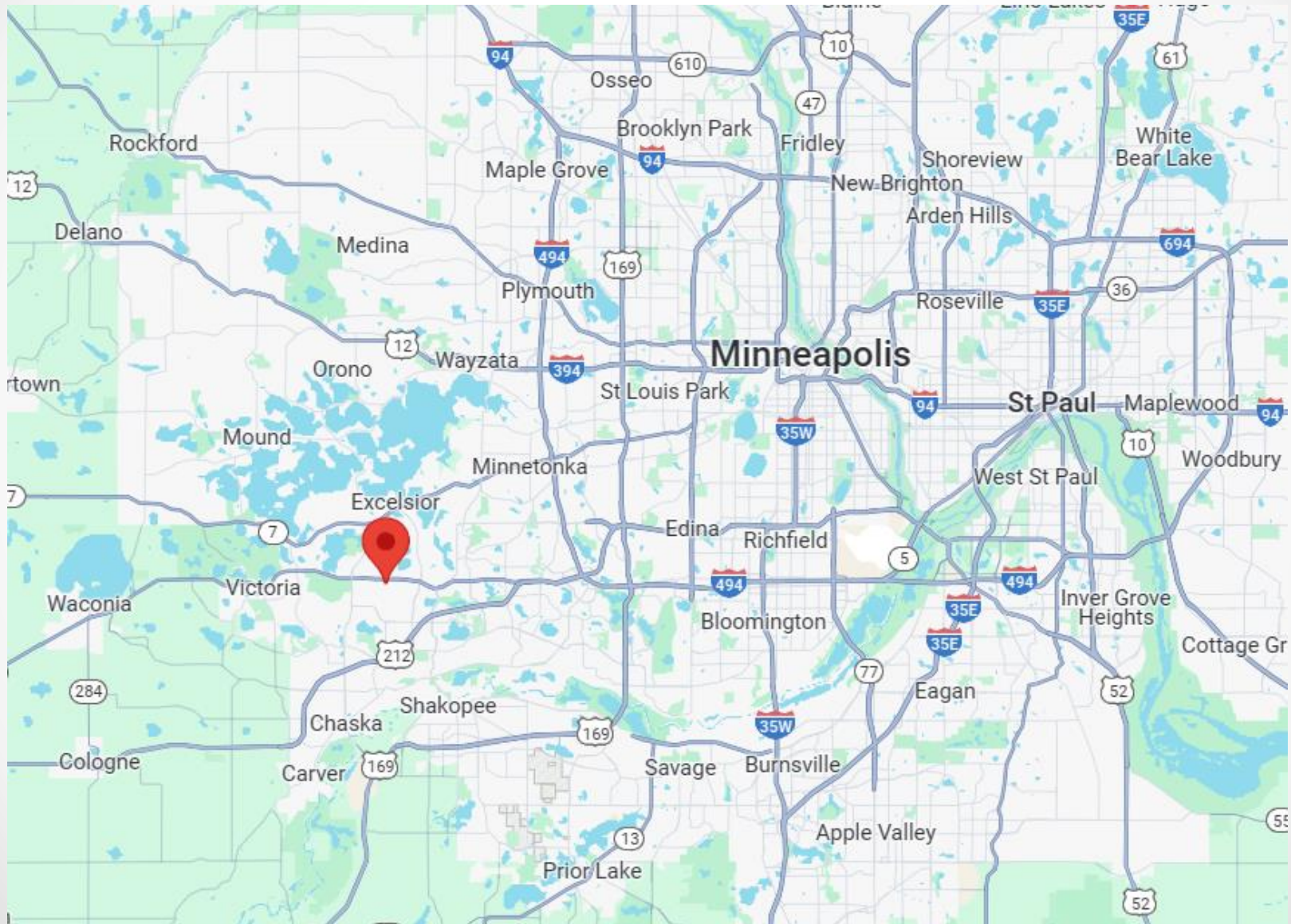
Office Condo PID's Carver County:

1. **Unit 130 – 25.7720218**
2. **Unit 120 – 25.7720219**
3. **Unit 30 – 25.7720118**
4. **Unit 20 - 25.7720119**

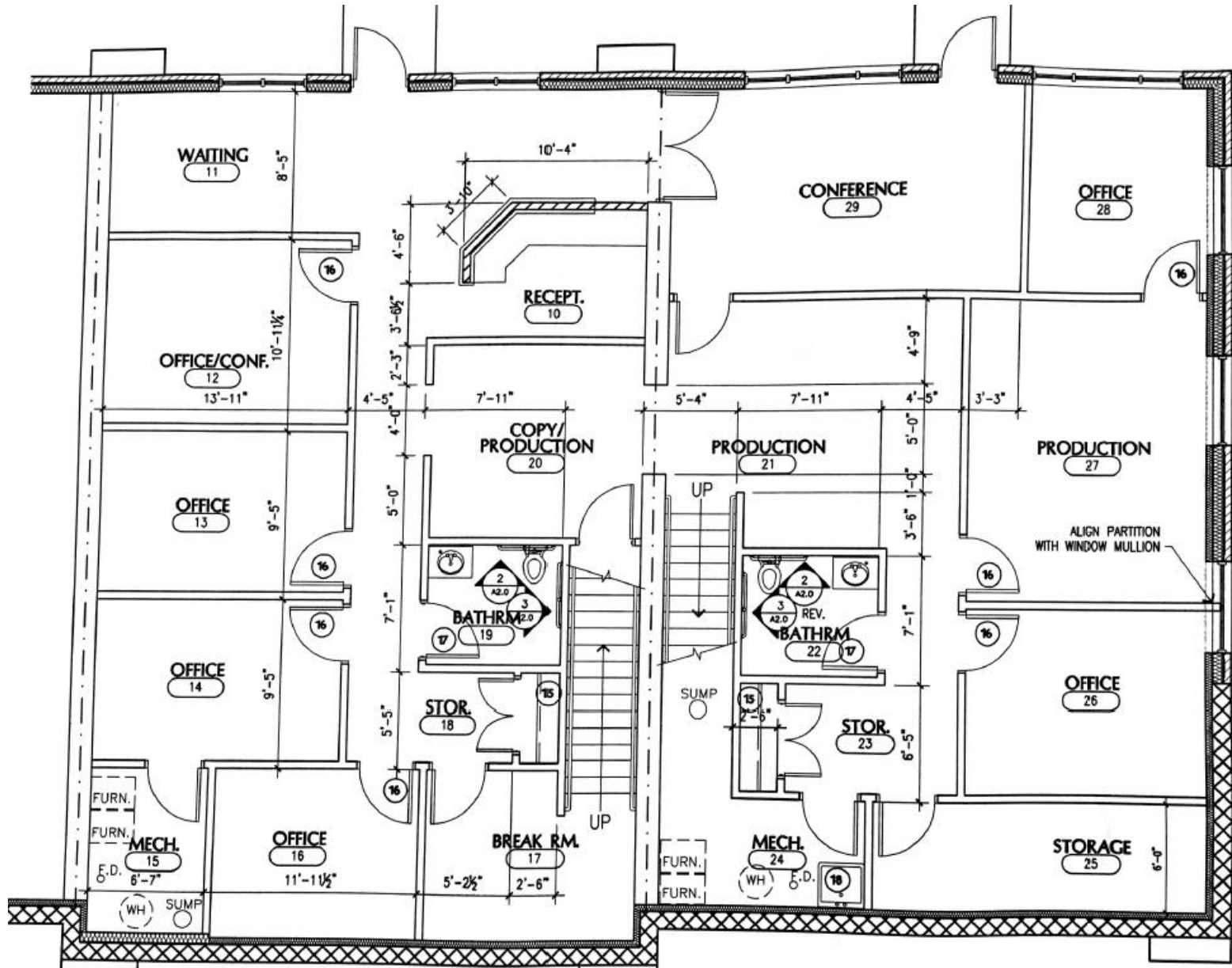


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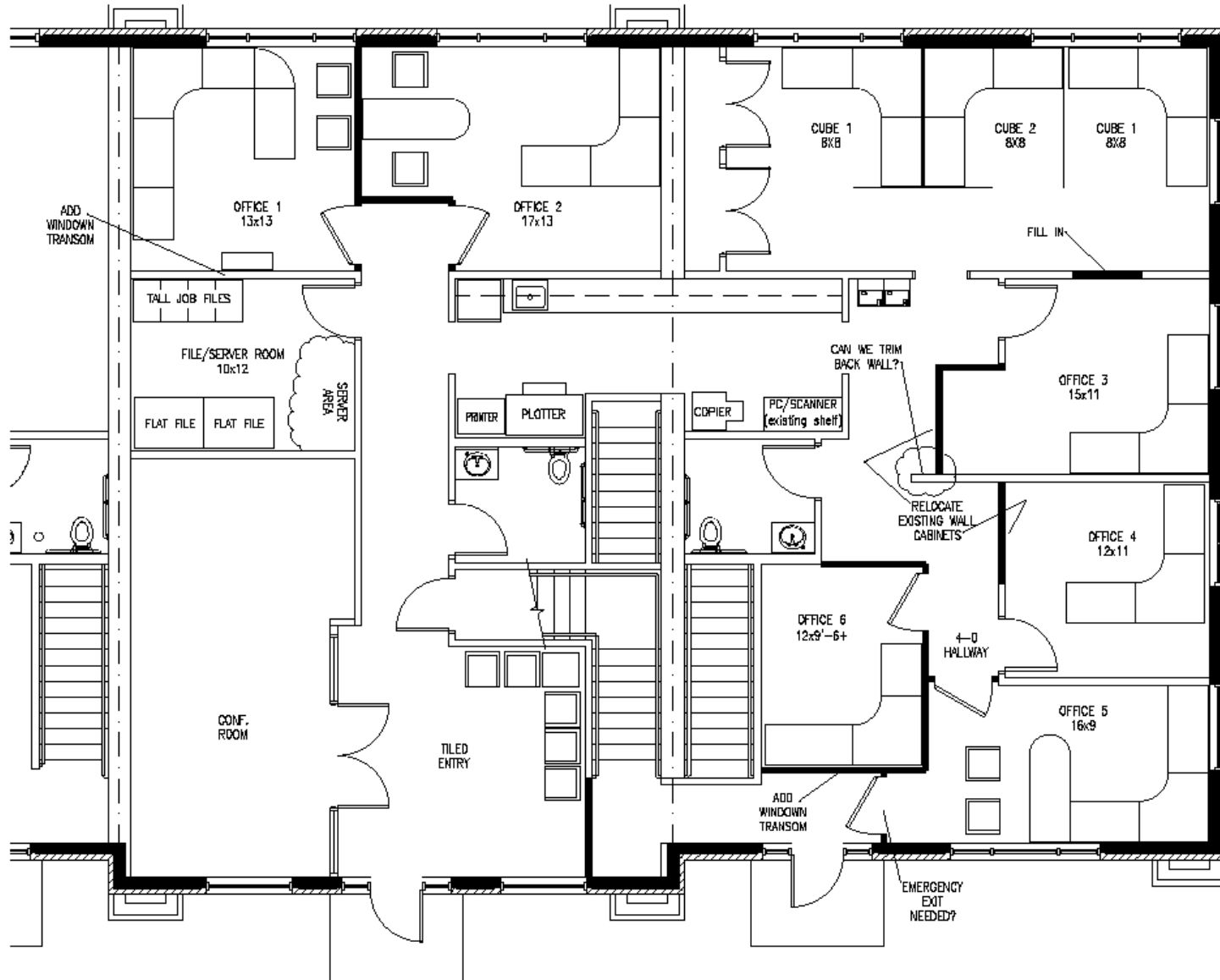
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1st Floor



2nd Floor



3rd Floor

