

FOR SALE

LAND; 0.87 ACRE

ROSEMOUNT, MN 55068



COLDWELL BANKER COMMERCIAL REALTY



Location

**15245 Carrousel Way
Rosemount, MN 55068
Dakota County**

Property Features

- ❖ Zoned B-1 Commercial
- ❖ Easy access to location
- ❖ Centrally Located just South CR 42
- ❖ Close to CR 42 and Hwy 3 intersection
- ❖ Power, water and sewer at street
- ❖ Slight grade, slope to the rear

Craig Weber (612) 968-0839
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Allan Zolin (651) 341-8196
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Price Information

- ❖ **\$395,000**
- ❖ Cash or Traditional financing
- ❖ Taxes \$5,904.00
- ❖ Rosemount \$500K Grant available for the approved business.
- ❖ Lot has been surveyed.

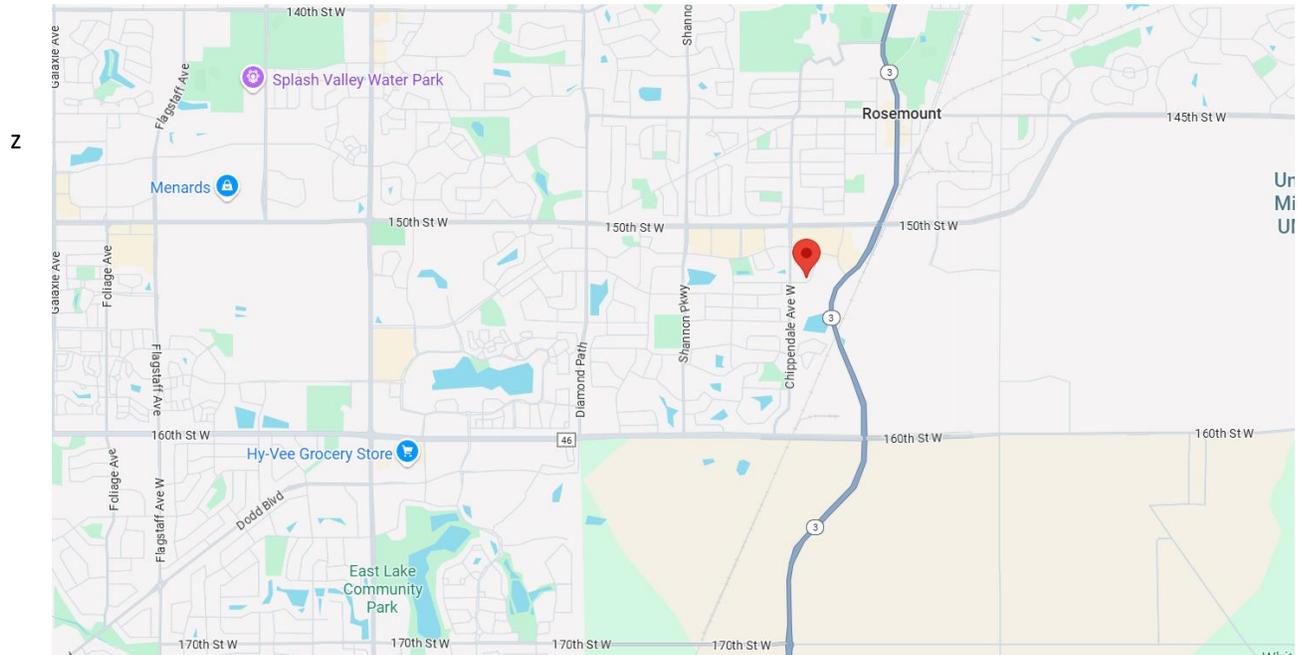
Additional Information

- ❖ Busy industrial/warehouse area.
- ❖ Bustling retail area
- ❖ Growing Rosemount Population
- ❖ Close to Dakota County Tech
- ❖ Just over 5 miles to Hwy 52

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5 Mile Area Demographics

- ❖ Population: 126,502
- ❖ Median Household Income: \$81,276
- ❖ Median Home Value: \$112,005
- ❖ Traffic: CR 42 18,027 VPD/Hwy 3 13,964

Contact

Coldwell Banker Commercial /
JAC Commercial Group

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