



9079 Buchanan Trl

9079 Buchanan Trl, Inver Grove Heights, MN 55076

GJG Commercial | REAL



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9079 Buchanan Trl

\$1,275,000

9079 Buchanan Trail presents a rare opportunity to acquire a highly visible 6,976 SF freestanding retail building situated on 1.03 acres in the heart of Inver Grove Heights' premier commercial corridor. Strategically positioned along Concord Blvd with immediate access to Highway 52, this property offers exceptional exposure, strong traffic counts, and outstanding regional connectivity.

The building features a versatile open floor plan designed to accommodate a wide range of retail, showroom, service, medical, or light commercial uses. With 45 on-site parking stalls, multiple drive-up access points, and a dedicated loading/delivery dock area, the property delivers both operational efficiency and customer convenience.

This asset is ideal for owner-users seeking a flagship location or investors looking for a well-positioned property with long-term upside potential in a growing market. The large parcel and flexible layout provide opportunities for future adaptation and business expansion.

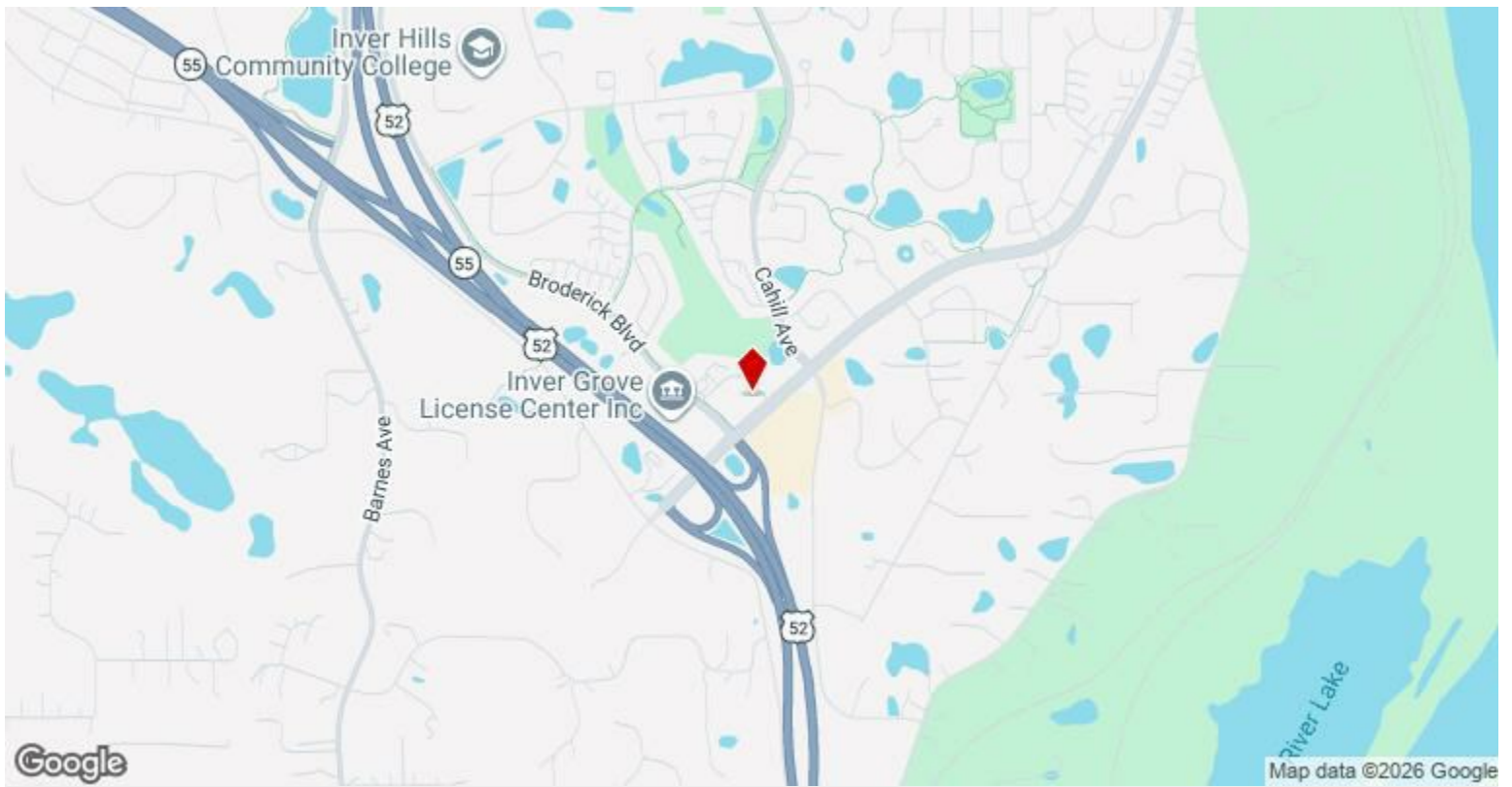
Adding...



Price:	\$1,275,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.03 AC
Gross Building Area:	6,976 SF
Sale Conditions:	High Vacancy Property
No. Stories:	1
Year Built:	2005
Tenancy:	Single
Parking Ratio:	5.71/1,000 SF
No. Dock-High Doors/Loading:	1
Zoning Description:	PUD
APN / Parcel ID:	20-11865-01-010

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Nerdin Out	-	



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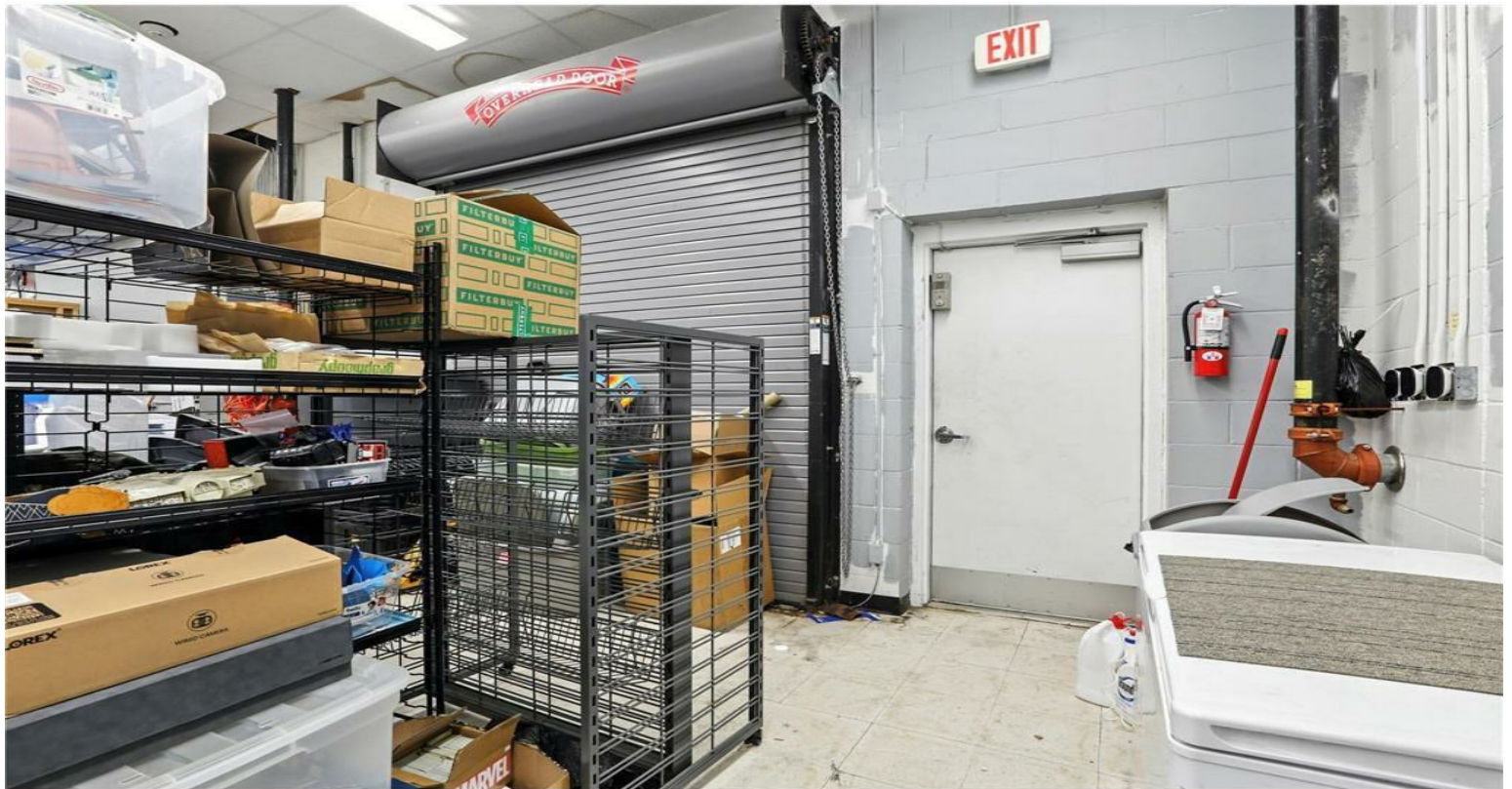
Property Photos



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Aerial



Aerial

