NORTON REALTY

$2,275,000

Well-maintained medical and professional office building offering a 7.77% in-place cap rate supported by stable income and long-term anchor tenancy. Located in Eagan with excellent access to I-35E, strong visibility, and ample on-site parking. The property is fully occupied by three tenants, anchored by Smile Doctors, dba Lakeside Orthodontics, on the upper level. Lower-level suites are leased to EveresT Men's Health and a Farmers Insurance agent, providing near-term flexibility for renewal, re-tenanting, or future upside. An attractive opportunity for investors seeking medical office exposure, expense protection, and durable cash flow.

Highlights:

- 7.77% in-place cap rate
- 100% occupied
- Strong NOI
- 8,192 sf
- Medical / Office
- Ample Parking
- Built in 2005

3340 Sherman Ct.,
Eagan, MN 55121

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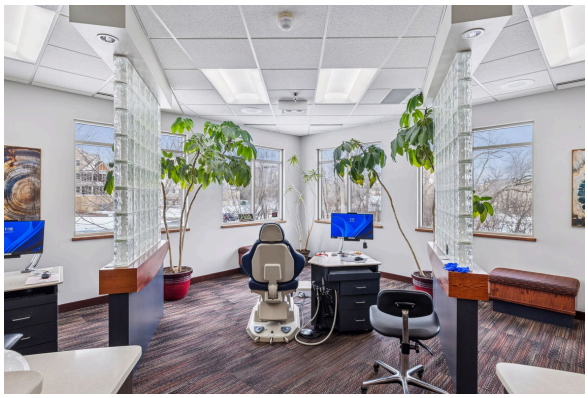

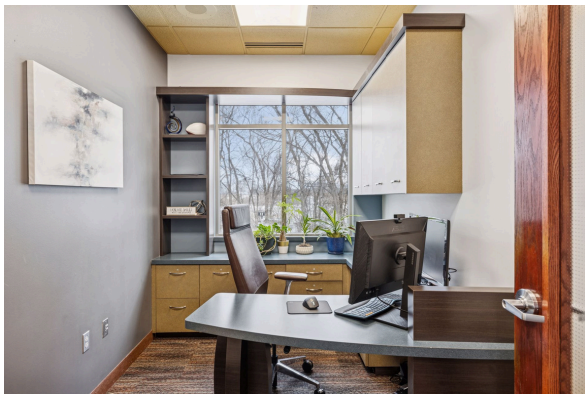

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