

RE/MAX ADVANTAGE PLUS

CrosstownCommercial

Each office independently owned and operated

FOR SALE

OFFICE BUILDING

1301 CLIFF RD E

BURNSVILLE, MN 55337

RE/MAX ADVANTAGE PLUS

1251 Town Centre Drive

Eagan, MN 55123

REMAXCOMMERCIAL.COM

FOR MORE INFORMATION,
CONTACT:

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JIM STARR

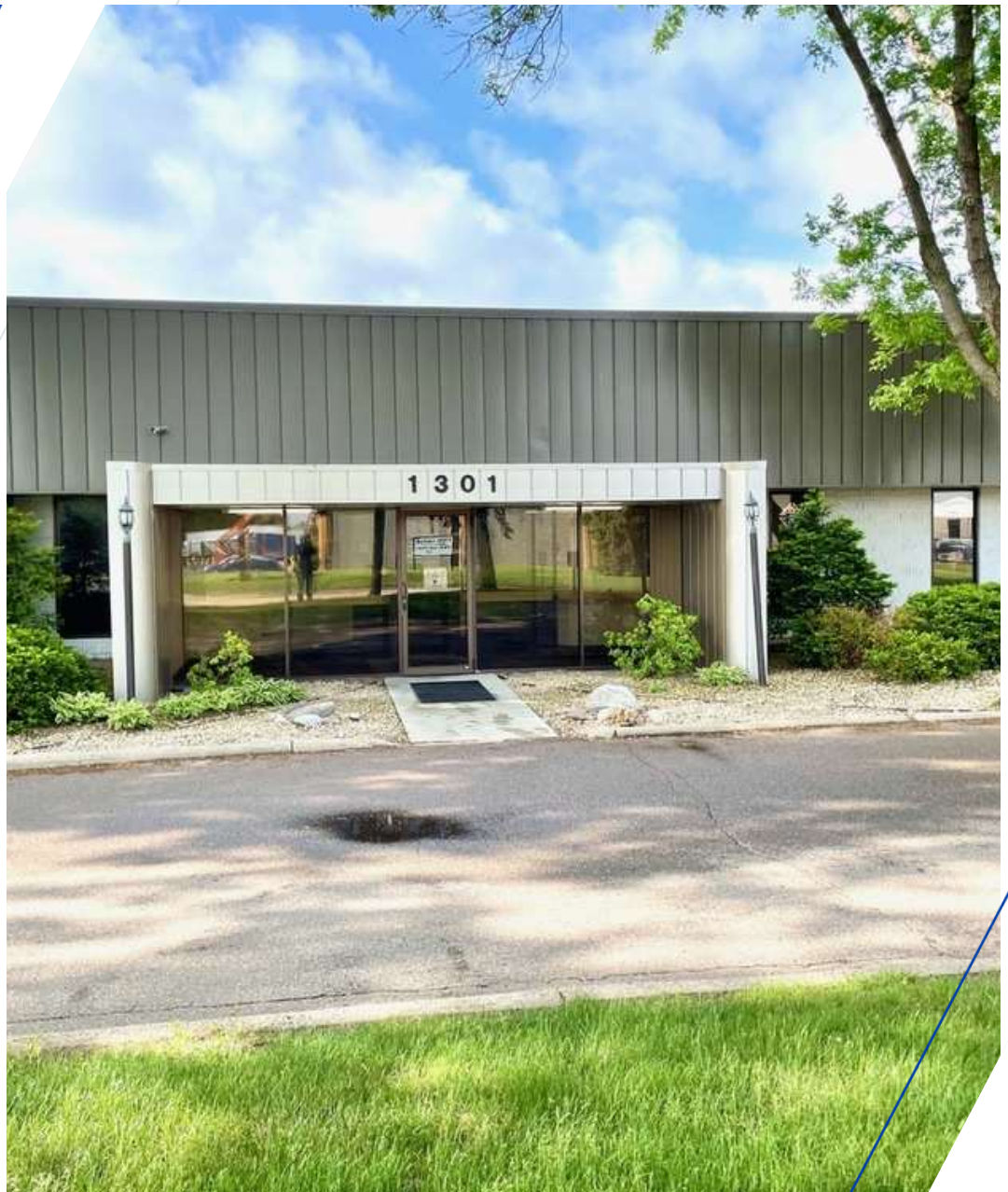
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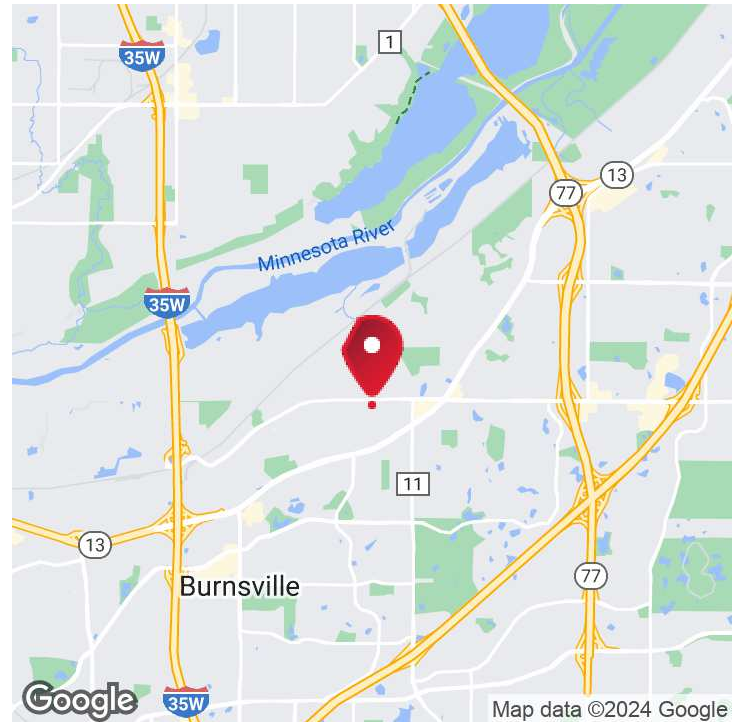
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OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	37,396 SF
Price / SF:	\$9.36
Year Built:	1974

PROPERTY OVERVIEW

Units 2 & 36 being sold together with a list price of \$350,000. Unit 2 is a 1,562 sqft office space currently being used as a showroom for a construction company that also has 2 smaller offices within the unit. Unit 36 is a 1,773 sqft warehouse space. It has one 12ft door and clear height is 12ft also. Access to the warehouse spaces is also inside and heated. Monthly Association dues are \$1394 combined for both units, that covers heating/cooling, electricity, and garbage.

PROPERTY HIGHLIGHTS

- Centrally located with easy access to 35W, 35E and Hwy 13.

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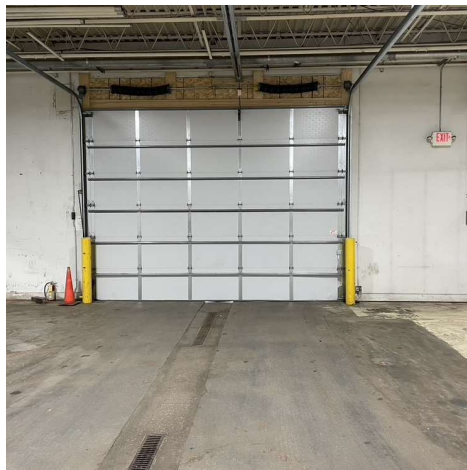
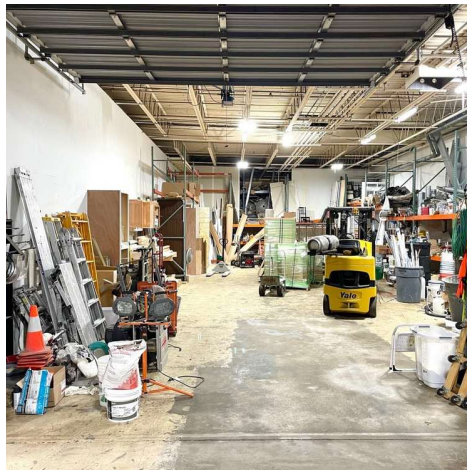
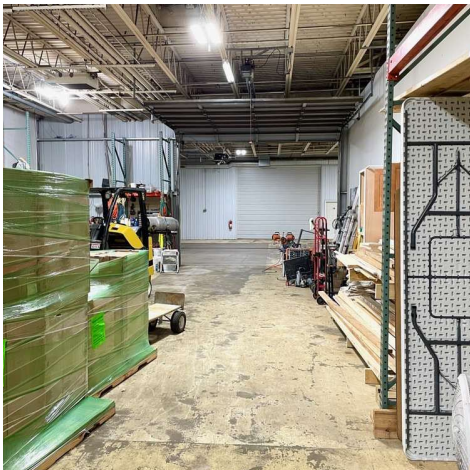
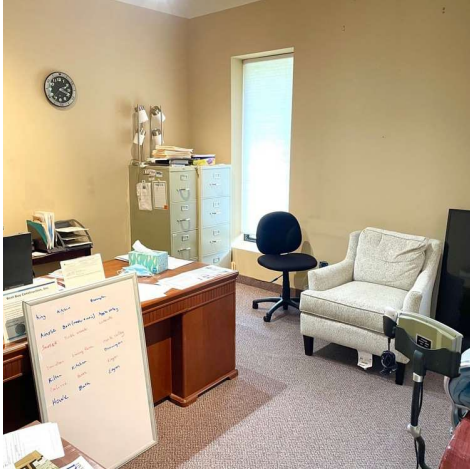
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ADDITIONAL PHOTOS

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LOCATION MAP

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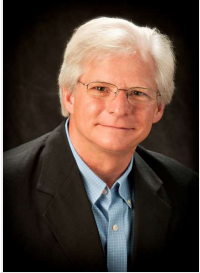
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MEET THE TEAM

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