

FOR SALE
11625 215th St. W
Lakeville, MN

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11625 215th Street West

Lakeville, MN



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Catalyst Commercial Properties is focused on providing expert service to buyers, sellers and lessee's of prime commercial properties throughout the Twin Cities area and beyond.



Investment Offering Limiting Conditions

This Offering Memorandum has been prepared by Catalyst Commercial Properties ("Catalyst") for information purposes only and does not purport to contain all the information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources we consider reliable and while not guaranteed as to completeness and accuracy, we believe it to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property. Each prospective purchaser is to rely upon its own investigation, evaluation and judgments as to the advisability of purchasing the property described herein.

The expenses set forth in this Memorandum do not constitute a representation, warranty or a guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived there from. Prospective purchasers should develop their own independent estimates of expenses before making any decisions on whether to acquire the property.

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Offering Summary

Catalyst Commercial Properties as the exclusive listing representative of Hack Family, LLC (“Owner”) is pleased to offer for sale the Owner’s 100% Fee Simple Interest in 11625 215th Street West, Lakeville, MN

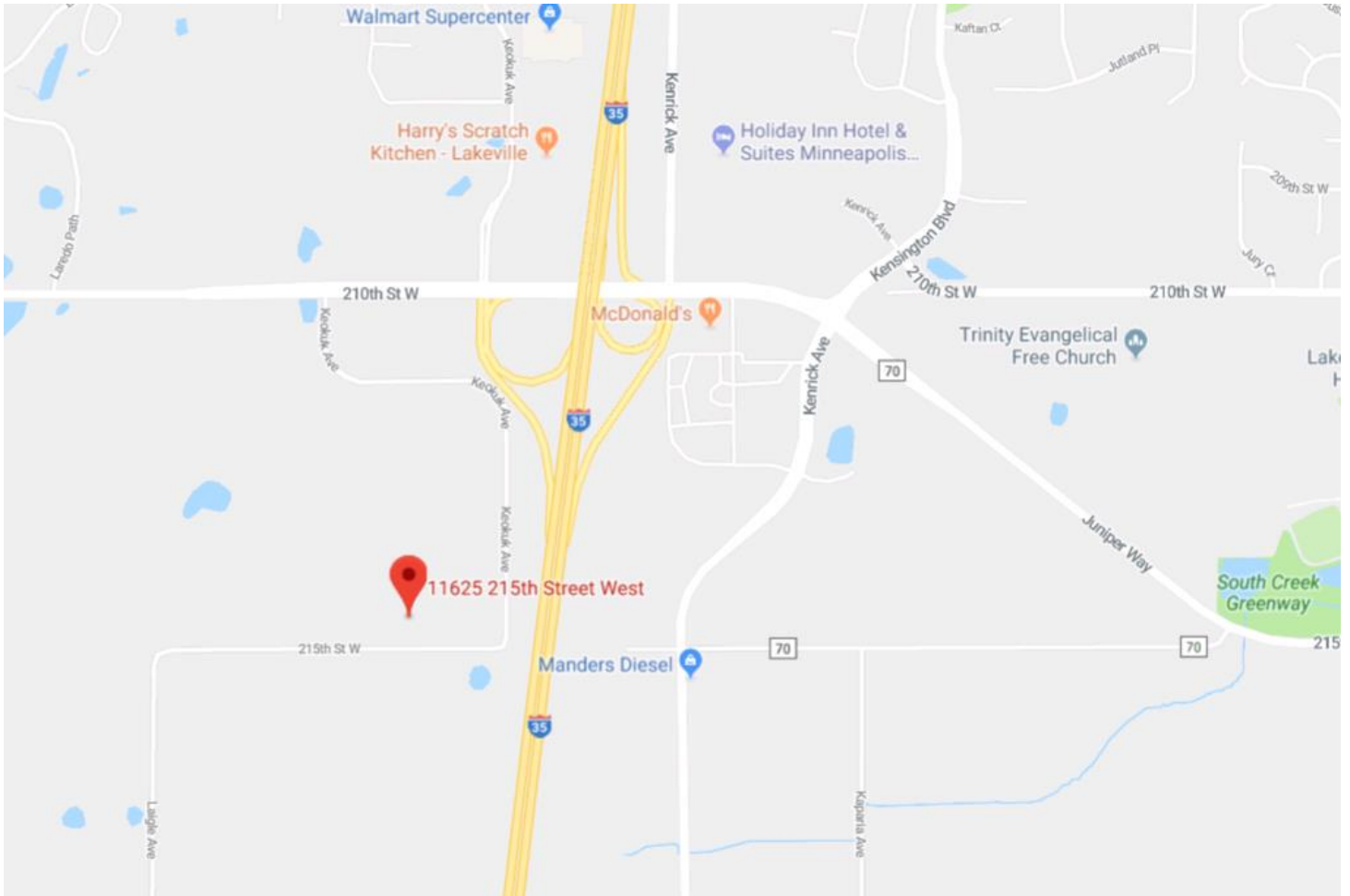
Dakota County is 587 square miles in area and has a population of approximately 400,000. Situated in the southeast corner of the Twin Cities Metropolitan Area it is the third most populated county in the state of Minnesota.

The City of Lakeville is a suburb of Minneapolis and St. Paul approximately 20 miles south of both downtowns. It was incorporated in 1967 and has a population of 61,938.

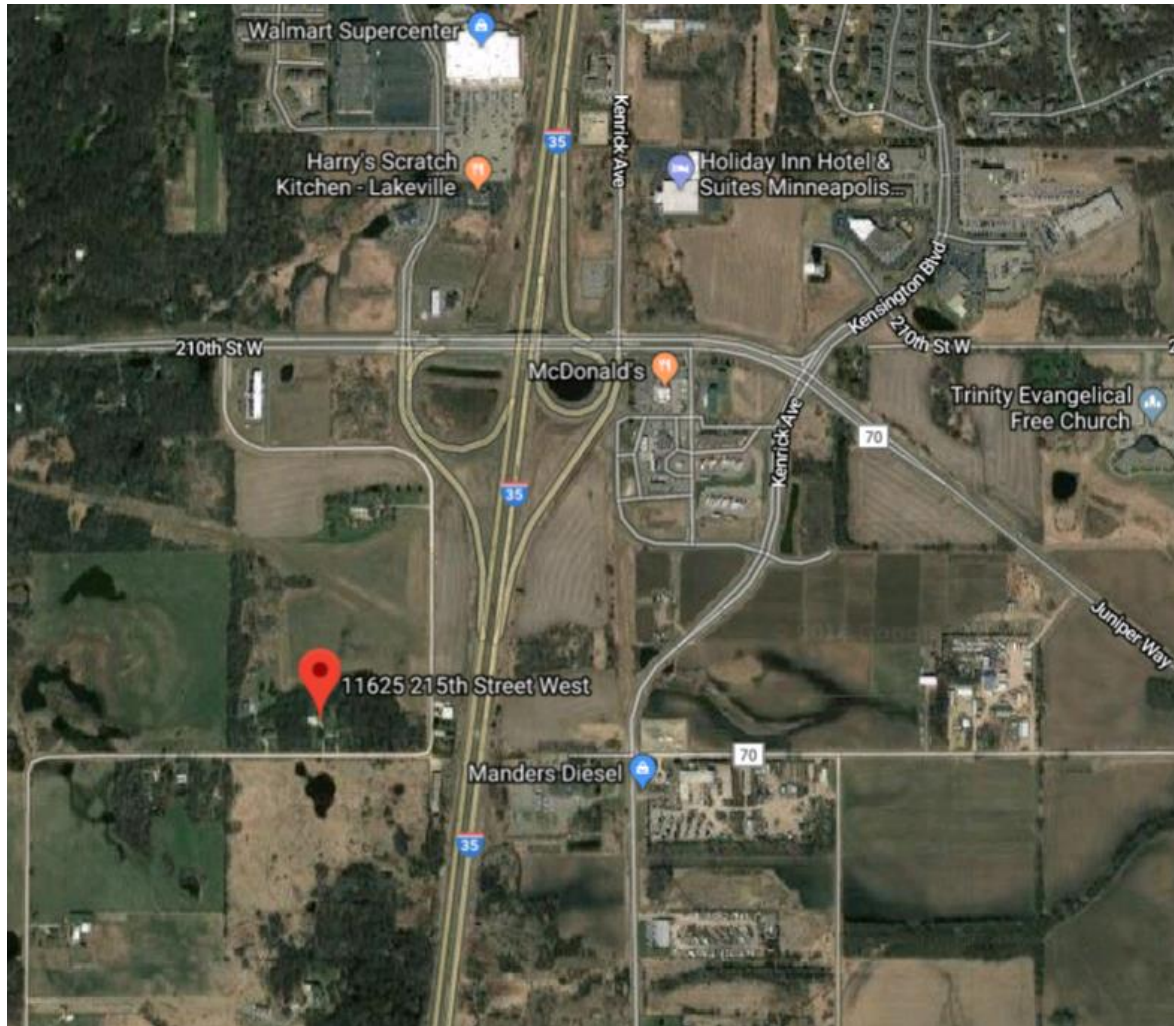
Location Map

11625 215th Street West

Lakeville, MN



Aerial Photograph





Property Description

Address:	11625 215 th Street West. Lakeville, MN
PID:	22-03500-01-014
Land Area:	5 Acres 217,800 Square Ft.
Zoning:	Commercial
Traffic Counts:	I-35 61,000 cars per day County 70-24,400 cars per day Kenrick Avenue-7,300 cars per day
Sale Price:	\$2,286,900.00

MnDOT Traffic Data



March 29, 2018

