



17625 Kenrick Avenue | Lakeville, MN 55044

20,567 FREESTANDING BUILDING FOR SALE NEW 10 YEAR LEASE IN PLACE!

INVESTMENT HIGHLIGHTS

- Dakota County
- Single tenancy
- 100% Occupied
- National tenant (Salvation Army)
- Lease Terms: 9/1/2024 to 8/31/2034
- Zoning: C-3 Retail Building
- Ceiling Height: 16.5' to the deck, and 14.3' to the bar joists
- Dock Doors: 2 with leveler
- Brand new high efficiency LED lights
- Interior is sprinkled and equipped with an alarm system
- Exterior irrigation system
- Parking Spaces: 96
- Signage visible from I-35 and located off County Road 50
- Located in the growing community of Lakeville



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES
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OFFERING SUMMARY

- Address: 17625 Kenrick Avenue
Lakeville, MN 55044
- Year Built: 2011
- Land Area (Acres): 2.35 acres (102,366 sf)
- Building SF: 20,567

FINANCIAL SUMMARY

- Offering Price: \$3,400,000
- Price PSF: \$165.31
- NOI (In-Place): \$241,045
- Cap Rate (In-Place): 7%
- Lease Type: Modified Gross (utilities separate)
- 2024 Estimated CAM/INS: \$2.54 psf
and Tax: \$3.46 psf
- 2024 Tax: \$71,230

FOR MORE INFORMATION PLEASE CONTACT:

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