



For Sale

250 N. River Ridge Circle, Burnsville, MN 55337



**5.69 Commercial Acres
RIPE FOR REDEVELOPMENT!**

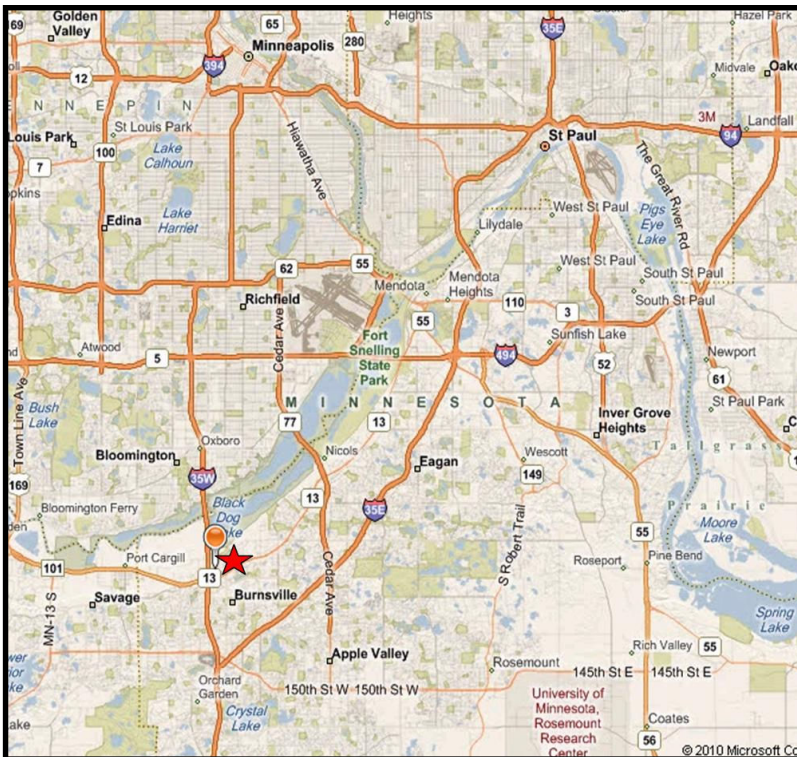
- ◆ 5.69 acres in Heart of the City
- ◆ NEQ of busy I-35W and Hwy. 13 Intersection
- ◆ 99,000 VPD on I-35W
- ◆ Just 20 minutes south of downtown Minneapolis.
- ◆ Currently occupied by operational 59-room hotel

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Data Sheet

250 N. River Ridge Circle, Burnsville, MN 55337

Site	2 Parcels totaling 5.69 acres
Tax ID Nos.	02-64200-052-01 & 02-64200-051-01
Zoned	HOC-2
Taxes Payable 2010:	\$75,826
Status	Property currently has an operational 59-room hotel. Good redevelopment opportunity.
Location	Property is located at busy intersection of I-35W (99,000 VPD) and Highway 13 (36,000 VPD) in Burnsville, Minnesota. 20 minutes south of Minneapolis. 15 minutes to MSP Airport.
Other Features	Great Visibility!
Sale Price	\$2,000,000

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