



For Sale

Kenrick Avenue / 164th Street W, Lakeville, MN 55044



1.5 Acre Parcel

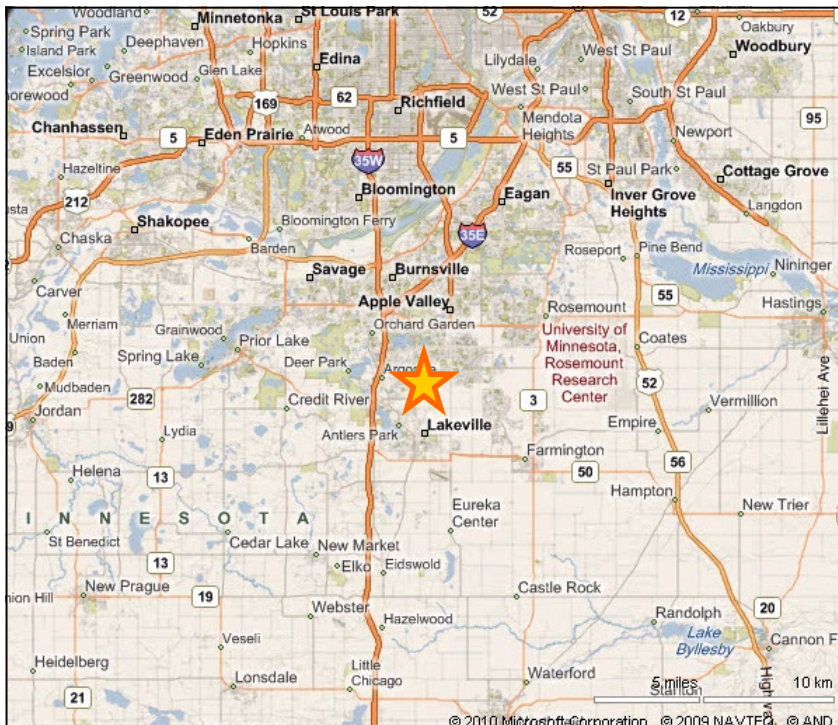
- ◆ Zoned C-3 (General Commercial District)
- ◆ Retail & Office uses
- ◆ Platted
- ◆ Utilities to Site
- ◆ Near Intersection of I-35 and County Rd. 46
- ◆ Minutes from freeway
- ◆ Strong demographics
- ◆ Dakota County—PID# 22-41620-010-01
- ◆ \$375,000 (\$5.74/SF)

For more information, contact:

Bruce Rydeen
952.469.9444
brucer@cerron.com

Roz Peterson
612.708.5281
rozp@cerron.com

Visit our website to view this property in more detail or other properties Cerron has available at: www.cerron.com



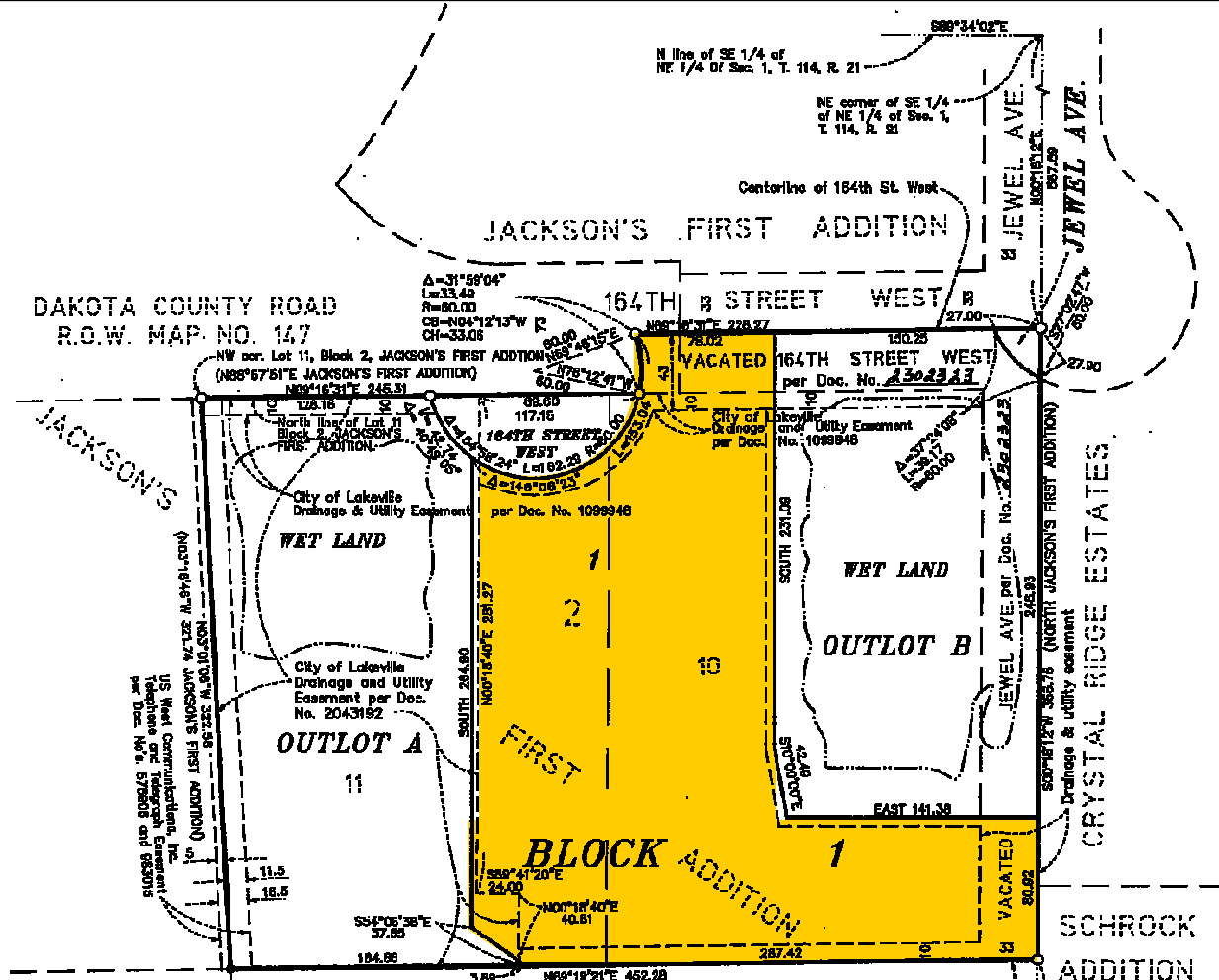
Creating Property Solutions For You... With You

The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Plat Map

Kenrick Avenue / 164th Street W, Lakeville, MN 55044



LAKEVILLE TOWN OFFICE PARK

LAKEVILLE TOWN OFFICE PARK 2ND ADDITION

- Denotes iron pipe monument found.
- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 14376.

No monument symbols shown at any statute required location indicates a plat monument that will be set, and which shall be in place within one year of the recording date of the plat. Monuments shall be 1/2 inch by 14 inch iron pipe marked by License Number 14376.

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

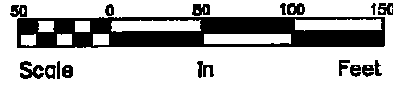
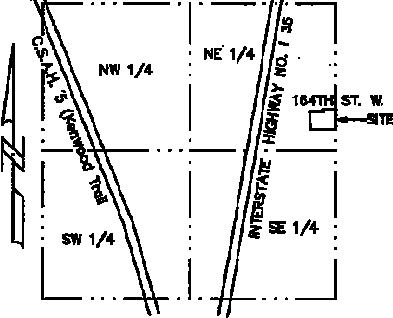
Bearings shown are based upon the north line of Lot 11, Block 2, JACKSON'S FIRST ADDITION which has an assumed bearing of N89°16'31"E.

easterly extension of the south line of Lot 10, JACKSON'S FIRST ADDITION

E. 1/4 Corner of sec. 1 T.114, R.21, Dakota County Cast Iron Monument

VICINITY MAP

NO SCALE
SEC. 1, T. 114, R. 21



Scale in Feet