

Bank Owned: For Sale

Shadow Wood Professional Building
2638 Shadow Lane, Chaska, MN 55318



Class "A" Building with Credit Tenant's in place, located near the new Hwy 212 on Pioneer Trail in Chaska. Built in 2004.

\$1,650,000

2010 Listing Price \$2,450,000



**Donnelly
Development**

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Investment Overview

Shadow Wood Professional Building presents investors with the opportunity to purchase a well located, class A office property with tenants in place at a significant discount.



Built in 2004 with Class A finishes, the building sits on a 1.34 acre lot containing 12,481 square feet of office space. Bolton & Menk Engineer's occupy 6,215 square feet and Thrivent Financial 1,365 square feet, leaving a vacancy of 4,901 square feet. In 2009 & 2010, this property was listed at 2,450,000. Since taking full ownership early in 2011, Bremer bank has discounted the listing price by \$800,000 to the current offering price of \$1,650,000.



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Property Overview

Seller:	Bremer Bank
Location:	2638 Shadow Lane, Chaska, MN
Price:	\$1,650,000
2010 Tax/Cam:	\$6.35 per sq. ft.
Building Size:	12,481 square feet <ul style="list-style-type: none">• Bolton & Menk – 6,215 Sq. Ft.• Thrivent Financial – 1,365 Sq. Ft.
Available Square Feet:	4,901 square feet
Gross Land:	1.34 Acres
PID (Carver County):	30.6220030
Year Built:	2004
Area Amenities:	Super Target, Rainbow, Ruby Tuesday, Perkins, Culvers, Qudoba, Quiznos, Hazeltine National Golf Course, Chaska Par 30, and Chaska Town Course



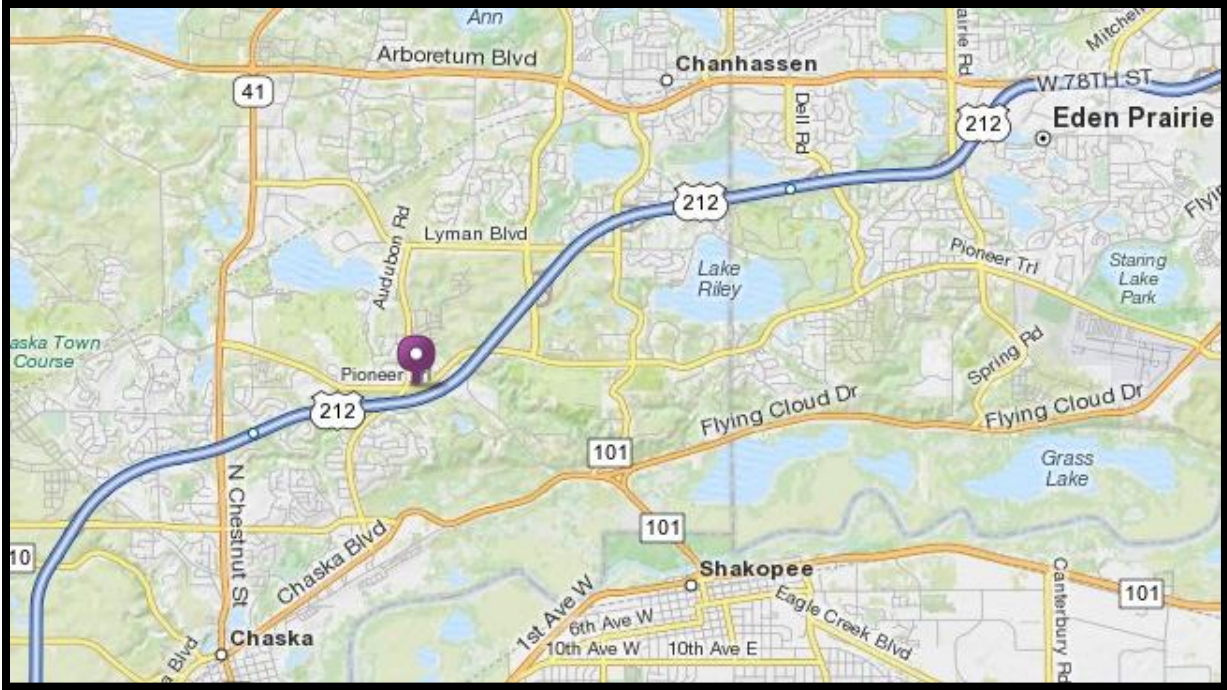
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Aerials and Maps



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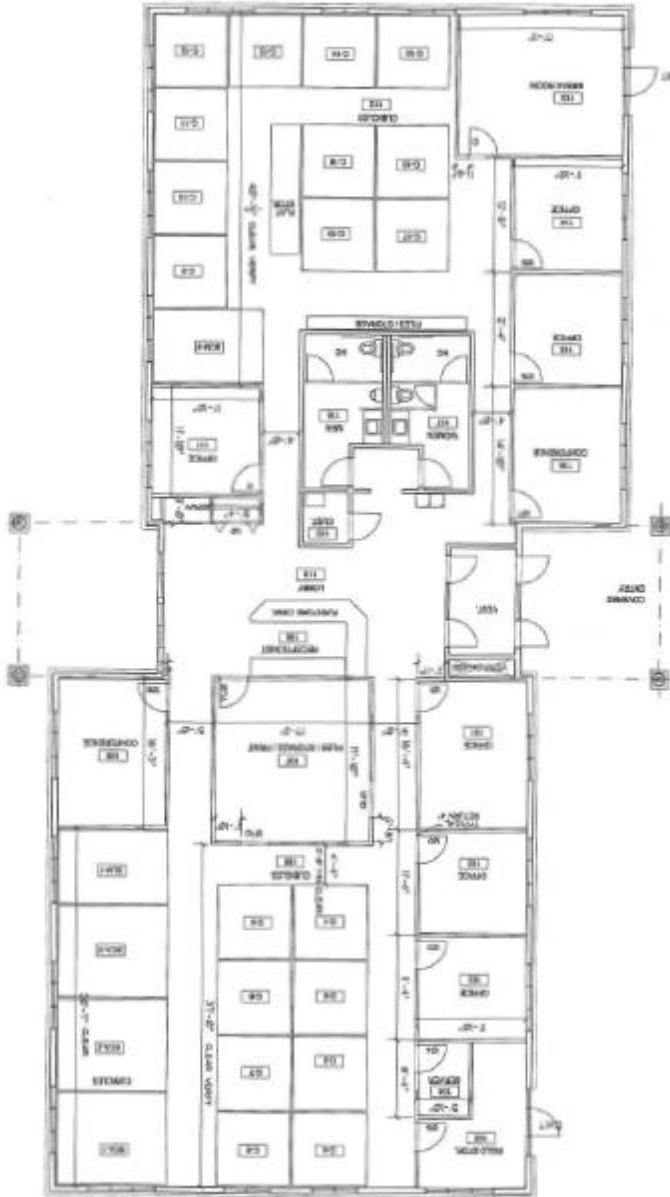
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Aerials, Photos, and Maps

Upper Level



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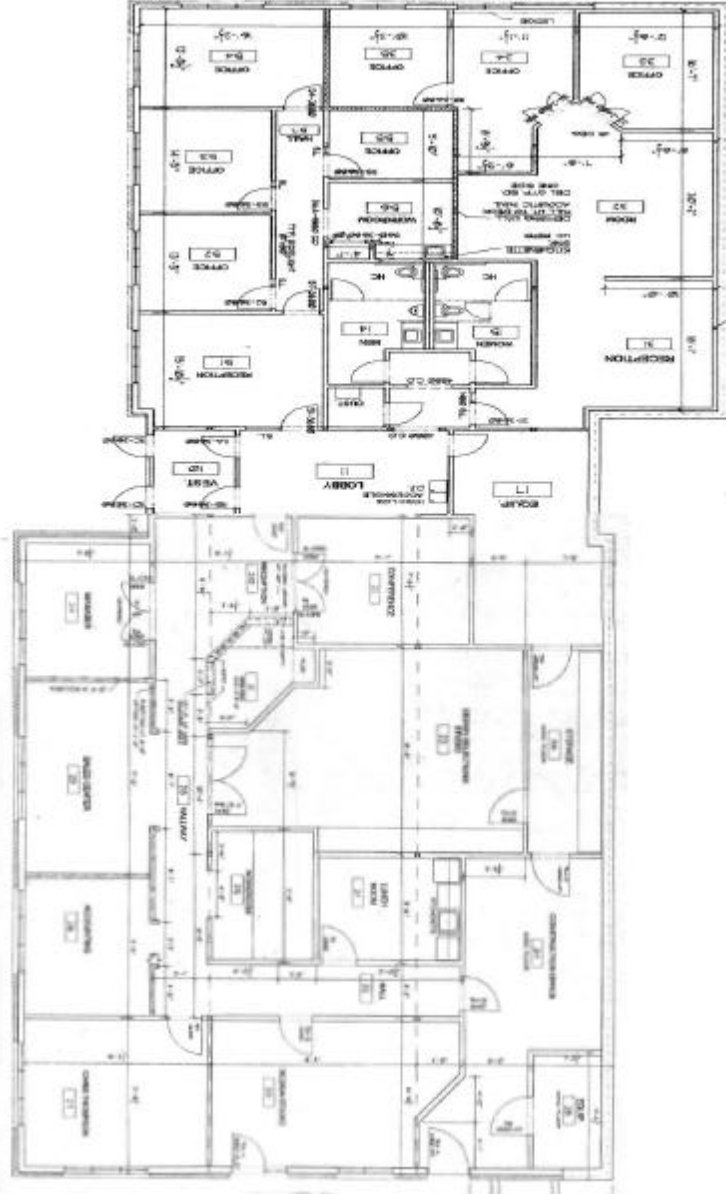
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Lower Level



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