

Bank Owned: For Sale

8960 205th Street West
Lakeville, MN 55044

Industrial Warehouse Facility and Excess Land



5 acre property with 28,000sf building, Tenants in Place

**Price Reduced: ~~\$899,000~~
\$729,000**



7700 France Avenue, Suite 525
Edina, Minnesota 55435

(952) 548-1420 Phone
(952) 548-1439 Fax
donnellydevelopment.net

For information, contact:

Mike Zirbes

(952) 548-1423

mzirbes@donnellydevelopment.net

Jeff Brown

(952) 548-1422

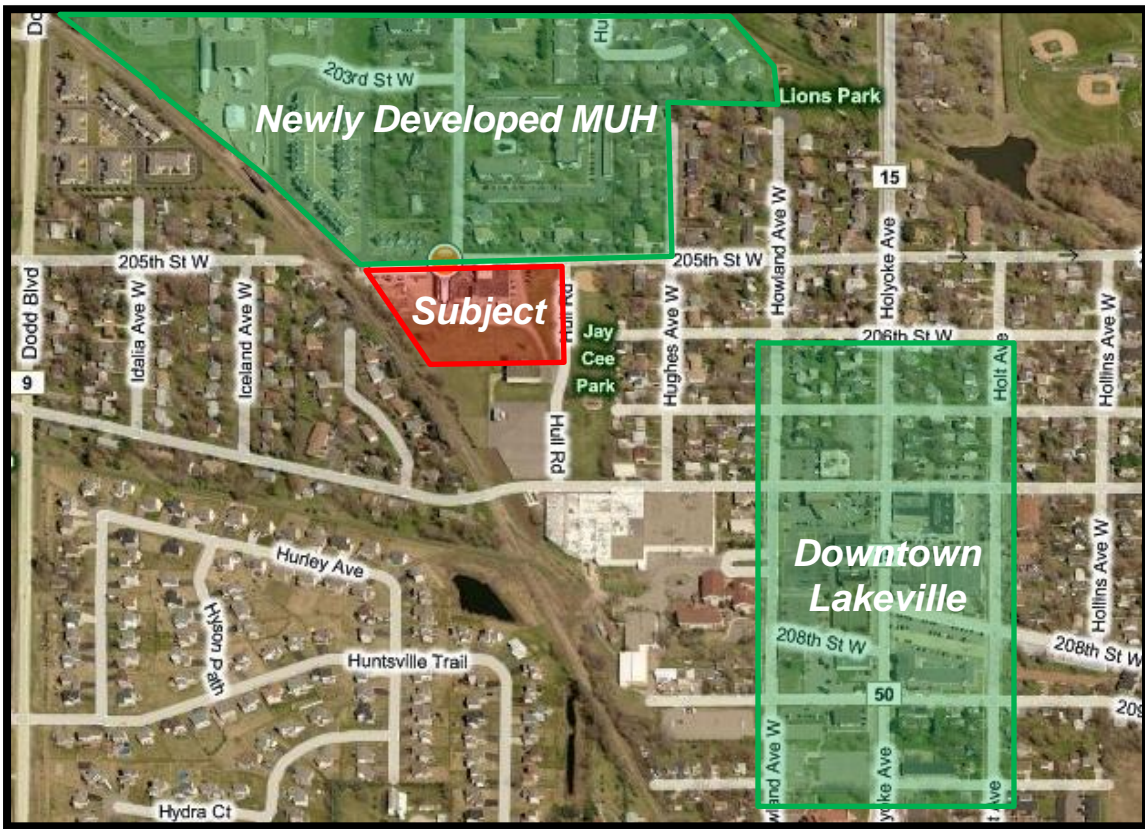
jbrown@donnellydevelopment.net

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Opportunity Overview

Redevelopment – The subject property has long been considered a redevelopment prospect by local authorities. In fact, as of 2008 the majority of the property was rezoned either medium density or high density MUH. Several successful MUH projects surround the property and plans for redevelopment have been supported by local authorities in the past.



As-is Industrial Use - 8960 W 205th Street presents buyers with an opportunity to own a 28,000 square foot industrial facility just blocks outside of downtown Lakeville, MN. As-is, the industrial property is 98% occupied with various types of manufacturing and warehousing tenants. All tenant leases are modified gross and typically 1 year in term. In place NOI is available by contacting Broker.



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Investment Overview

Price:	\$729,000 All offers considered by Bank
Tax's (2011):	\$51,294
In place NOI:	Contact Broker for Info
PIDs (Dakota County):	225775000024 & 225775000025
Building Area:	28,205 gross square feet
Gross Land:	± 5 Acres
Clear Height:	14' – 16'
Power:	600 amps
Drive-in doors:	10 drive in doors
Year Built:	1957
Zoning:	Formerly Industrial-CBD. In 2008 a substantial portion of the property was rezoned for higher density residential uses (RH-1 and RM-1)



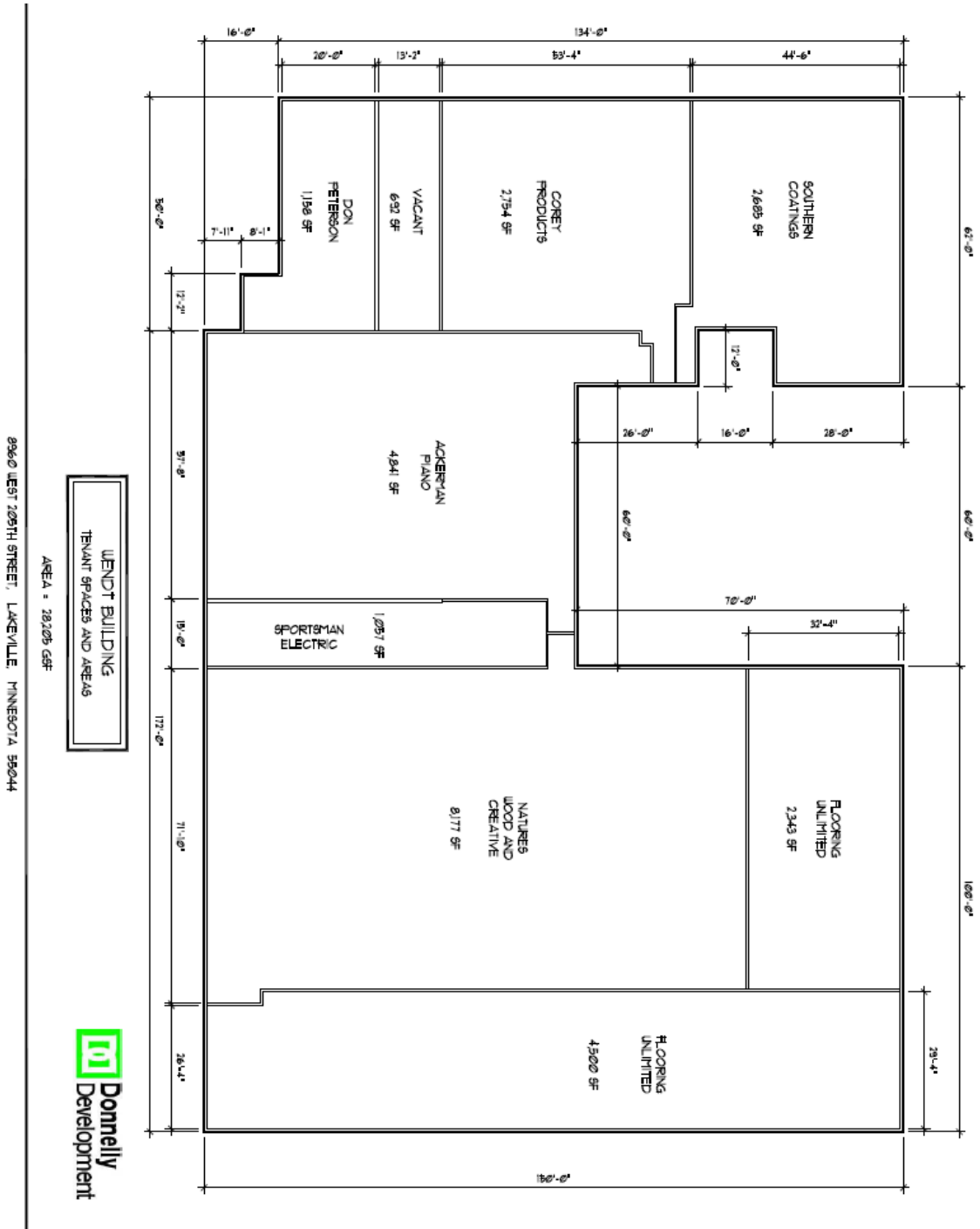
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Floor Plan – As is



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Exterior Building Pictures



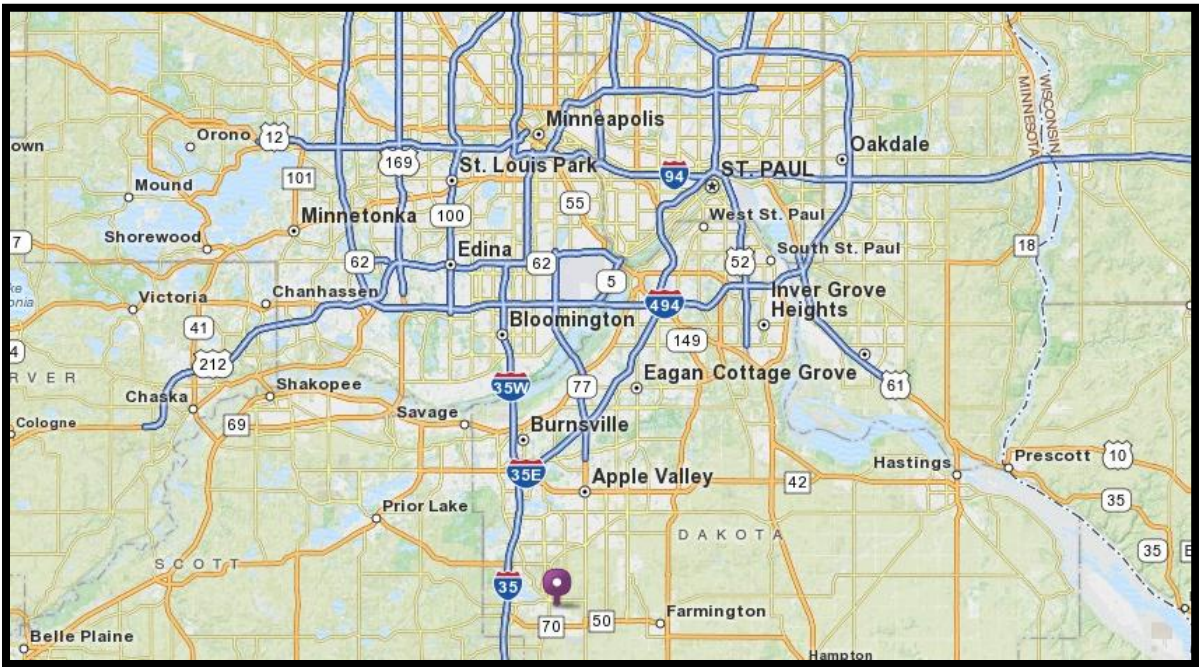
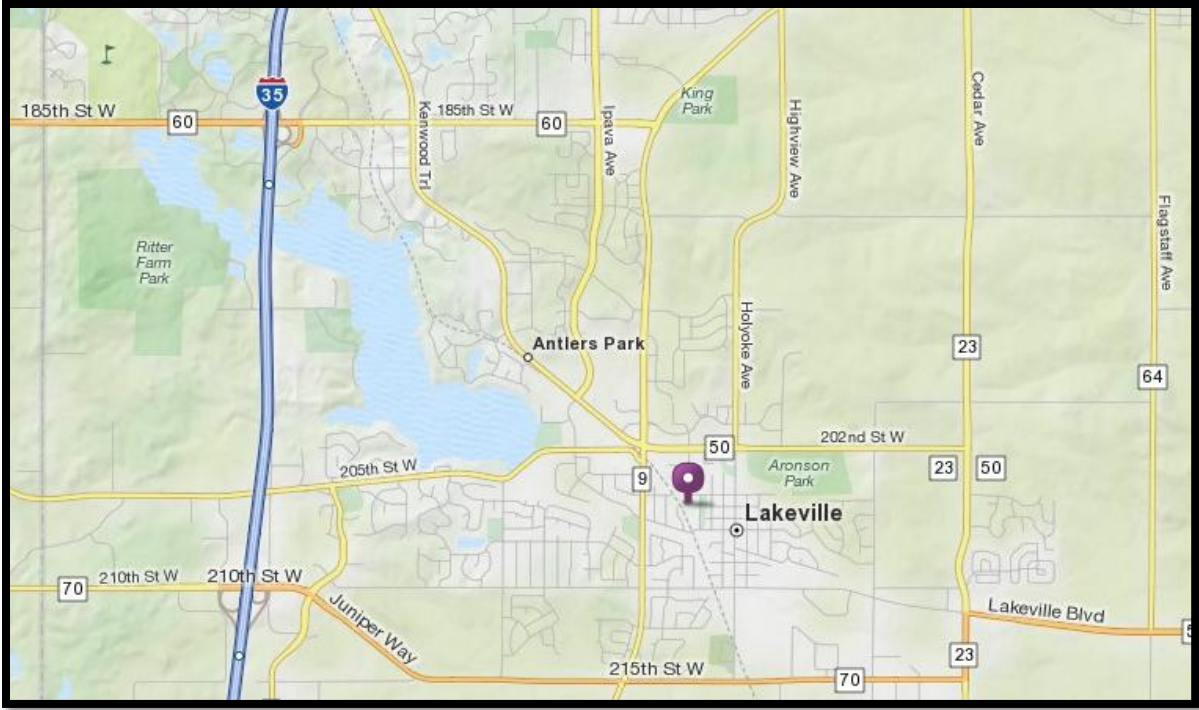
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Area Map



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