

# PROFESSIONAL OFFICE BUILDING

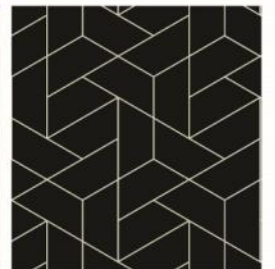
14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

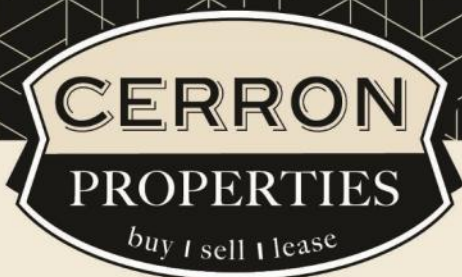


FOR SALE | OFFICE / MEDICAL / TECH / SHOWROOM



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
[WWW.CERRON.COM](http://WWW.CERRON.COM)





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### ■ PROPERTY HIGHLIGHTS

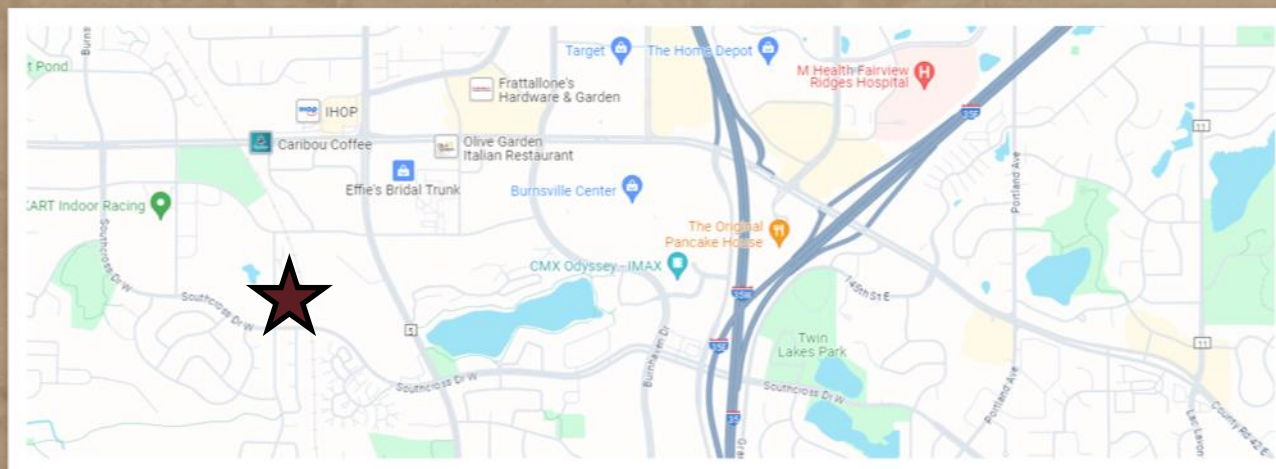
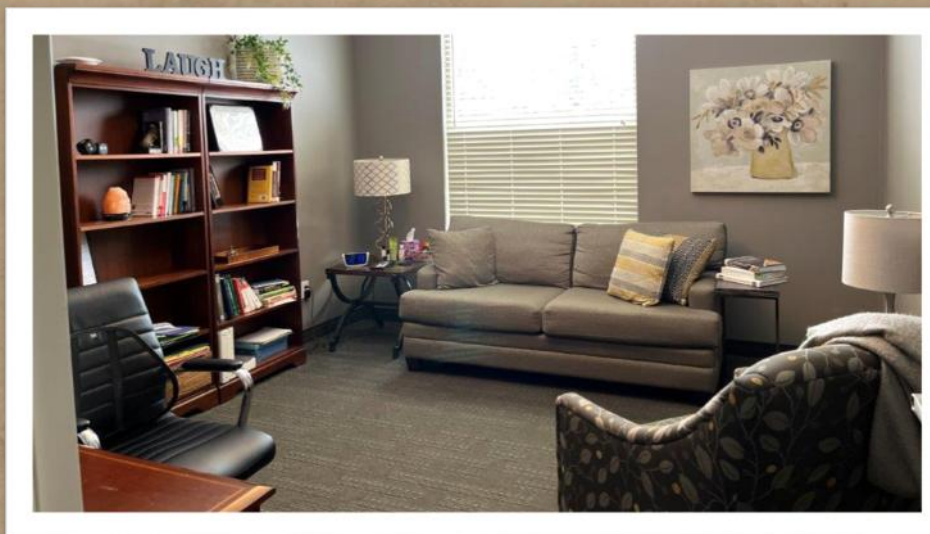
- Gorgeous professional office building with high-end finishes in Burnsville for sale
- 18,880 SF Building
- Great Investment—Fully leased
- NOI \$256,128
- Great demographics
- Ample parking
- Near retail and restaurants
- PID# 02-47200-01-010
- 2026 RE Taxes: \$63,369
- Asking Price: \$2,950,000
- CAP Rate: 8.6
- Video link:

<https://youtu.be/5BNexk3Wn3k>

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For more information,  
please contact:  
**Rocky Ranch**  
**952.583.6135**  
[rockyr@cerron.com](mailto:rockyr@cerron.com)

## SUMMARY

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### ■ TRAFFIC COUNTS:

- 5,218 vpd @ Southcross Dr W & Judicial Rd
- 14,000 vpd @ CR-5 & Southcross Dr W

Source: MN DOT

### ■ BUILDING:

- 18,880 SF Building
- Nicely finished building interior and office build-out
- Year Built: 1999
- Ideal Office / Medical Space / Tech / Showroom
- One Story Building at Judicial Rd & Southcross Drive W
- Near dining and retail
- Ample Parking

### ■ DEMOGRAPHICS:

|                  | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------|-----------|-----------|-----------|
| Population       | 8,667     | 71,896    | 162,063   |
| Median HH Income | \$83,107  | \$91,161  | \$100,571 |
| Avg HH Income    | \$109,565 | \$116,096 | \$129,927 |

Source: ERSI

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## INTERIOR PHOTOS

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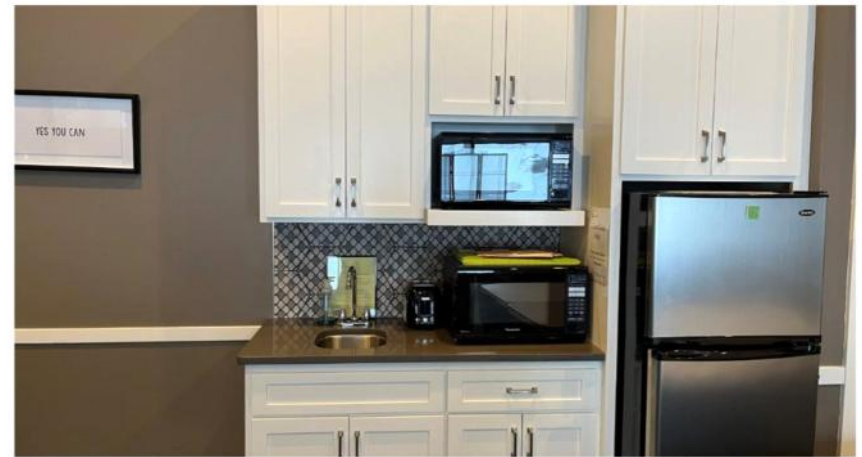


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## EXTERIOR PHOTOS



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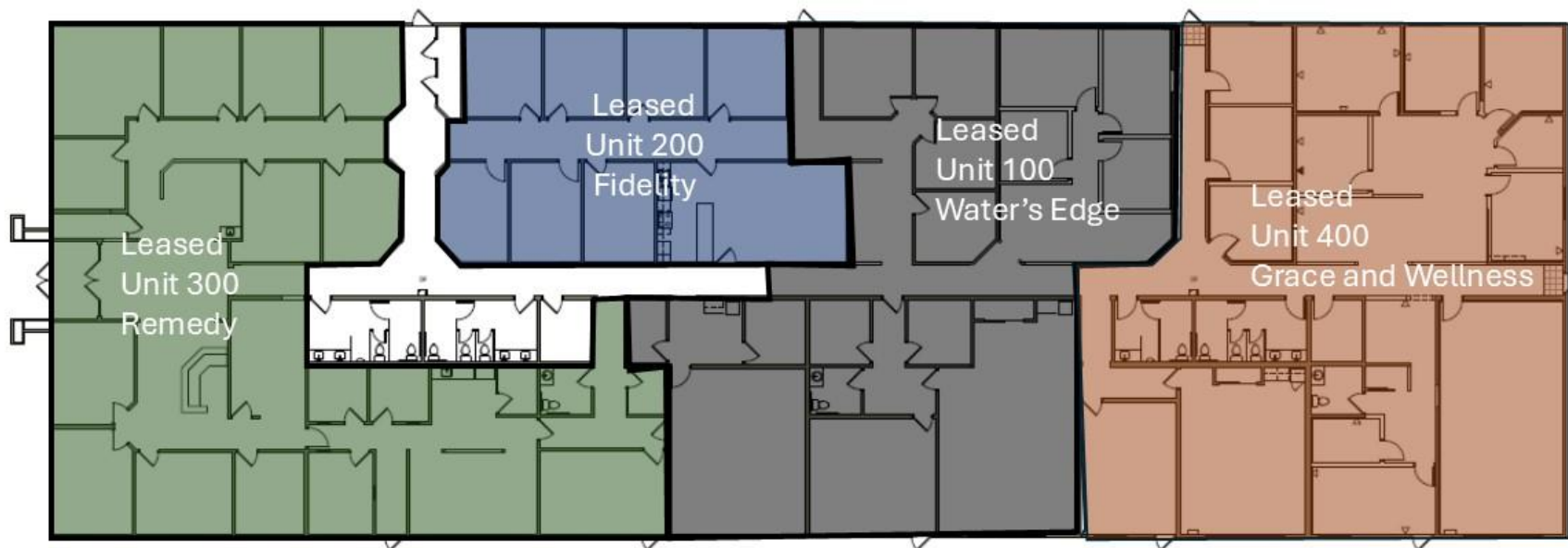
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## FLOOR PLAN

14551 Judicial Road  
Leased Spaces



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## AERIAL MAP

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## AREA BUSINESS MAP

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*let's get started!*

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