

# PROFESSIONAL RETAIL/SHOWROOM BUILDING

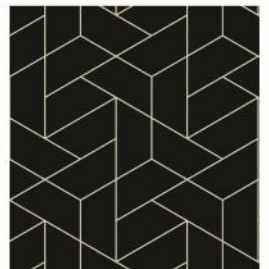
100 EL DORADO DRIVE JORDAN, MN 55352

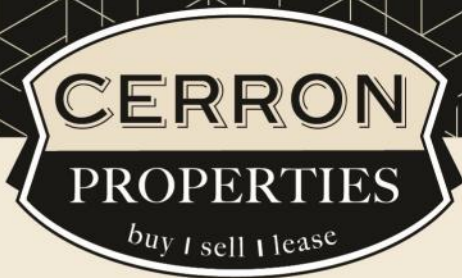


FOR SALE | RETAIL/SHOWROOM BUILDING



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
WWW.CERRON.COM





# RETAIL / SHOWROOM BUILDING

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FOR SALE | RETAIL/SHOWROOM BUILDING

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## ■ PROPERTY HIGHLIGHTS

- 7,535 Square Foot Building + mezzanine
- 1.24 Acres
- Approx. 4,535 SF vacant
- Scott County PID 22-050-006-0
- Zoned C-3 Commercial
- Built 2003
- New roof, new carpeting
- 38 Parking Stalls
- One drive in door (12'x14')
- Pylon Sign
- Ample Parking
- Taxes \$40,620.52 (2026)
- Asking Price: \$1,600,000
- Approx. 3,000 SF Leased to 9/30/2028



DISCLAIMER: 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.



For more information,  
please contact:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com

# PHOTOS

## RETAIL / SHOWROOM BUILDING

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### **VIRTUAL TOUR:**

<https://www.youtube.com/watch?v=DJcfXnVEGxY> (click or copy and paste link)



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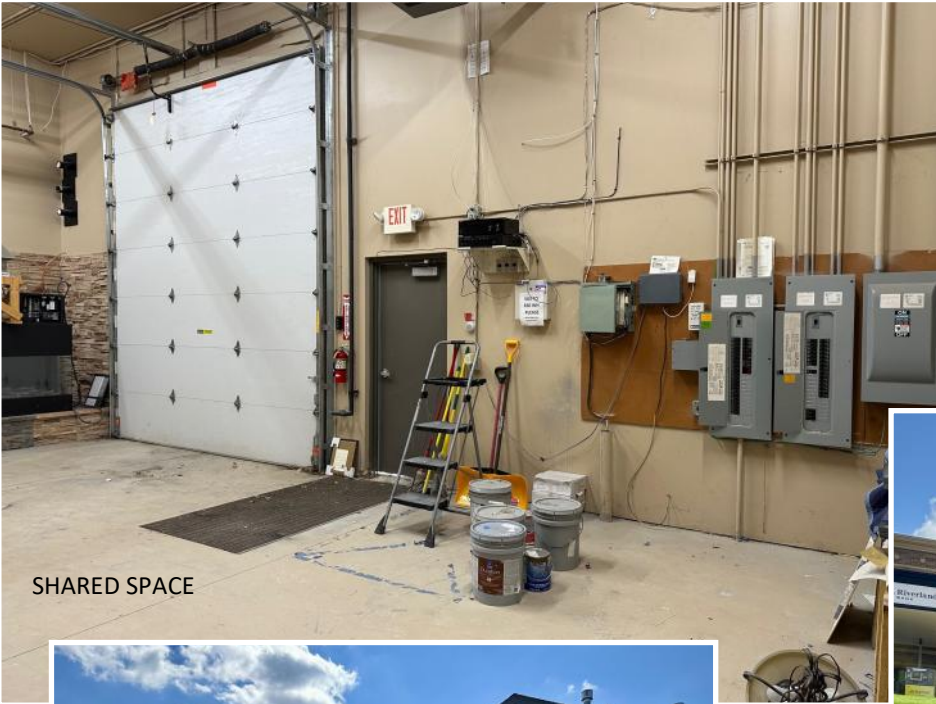


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## PHOTOS



SHARED SPACE



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## EXECUTIVE SUMMARY

Positioned for both immediate income and future upside, this 7,535-square-foot commercial building with mezzanine offers a compelling opportunity for investors and owner-users alike. Situated on a 1.24-acre site and zoned C-3 Commercial, the property supports a wide range of retail, office, and service-based uses.

Built in 2003, the building has been well maintained with recent upgrades including a new roof and updated carpeting—minimizing near-term capital expenditures. Approximately 3,000 square feet is currently leased through September 30, 2028, providing stable cash flow, while  $\pm$ 4,535 square feet remains available for lease or owner occupancy, creating flexibility and value-add potential.

The property is designed with functionality and visibility in mind, featuring a 12'x14' drive-in door, 38 parking stalls, and a prominent pylon sign for strong exposure. The ample parking and efficient layout accommodate a variety of business operations and customer traffic.

Offered at \$1,600,000, this property presents a balanced investment profile with reliable income in place and the ability to enhance returns through lease-up of the remaining vacancy.

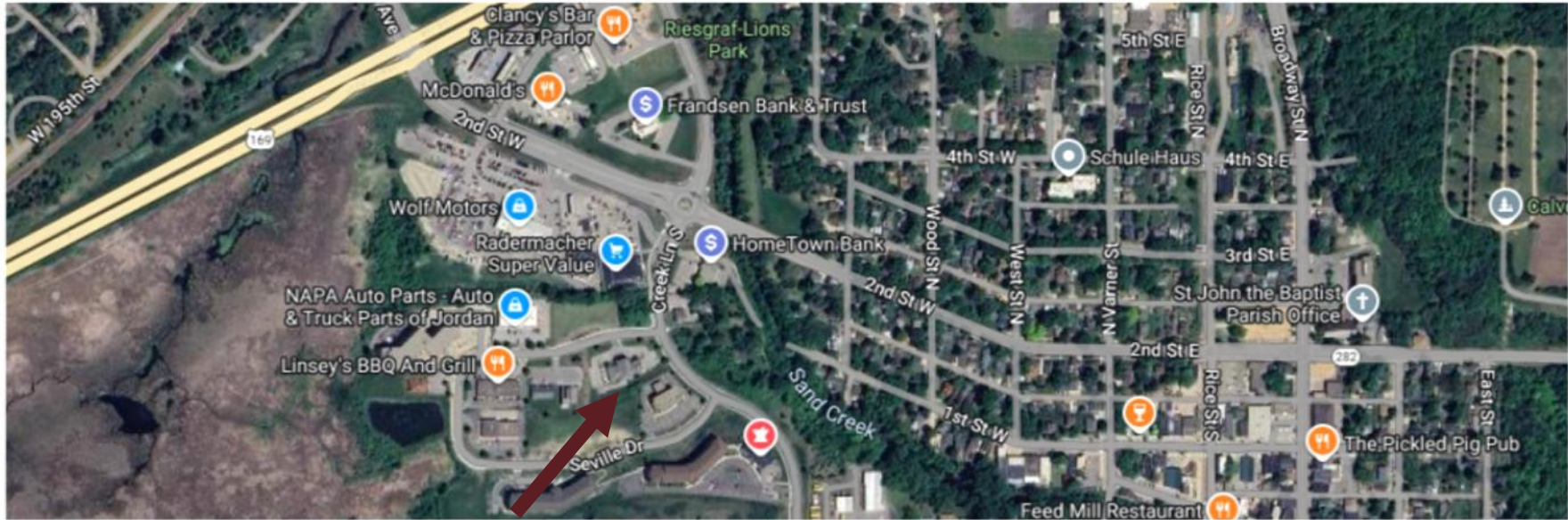
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SUBJECT PROPERTY

## TRAFFIC COUNTS:

- CREEK LN 7,000 vpd
- 2ND ST NW 10,700 vpd
- HIGHWAY 169 24,785 vpd

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	3,033	5,719	13,085
Median HH Income	\$81,650	\$82,548	\$83,314
Avg. HH Income	\$80,523	\$81,719	\$86,103

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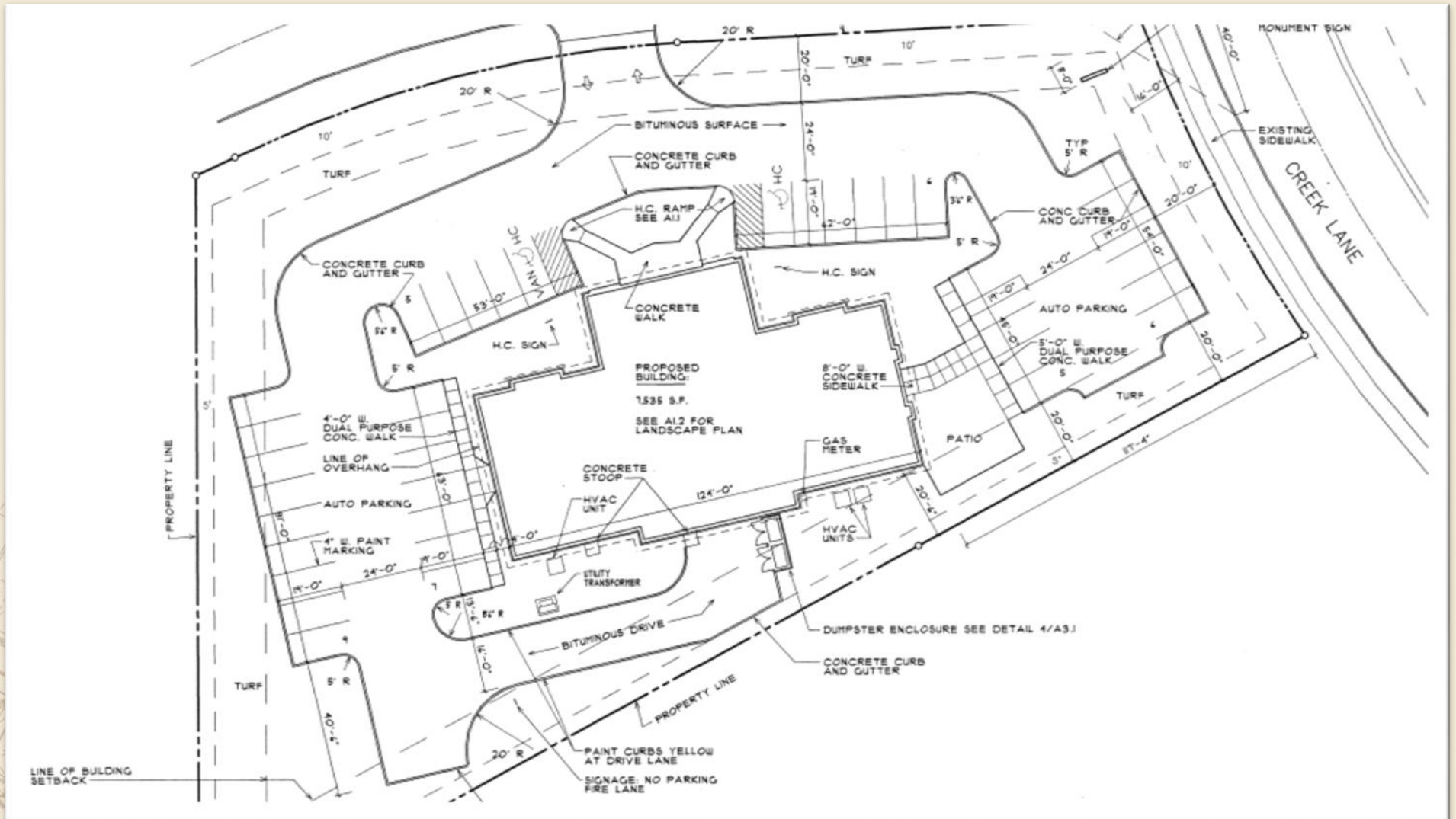


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# PLANS

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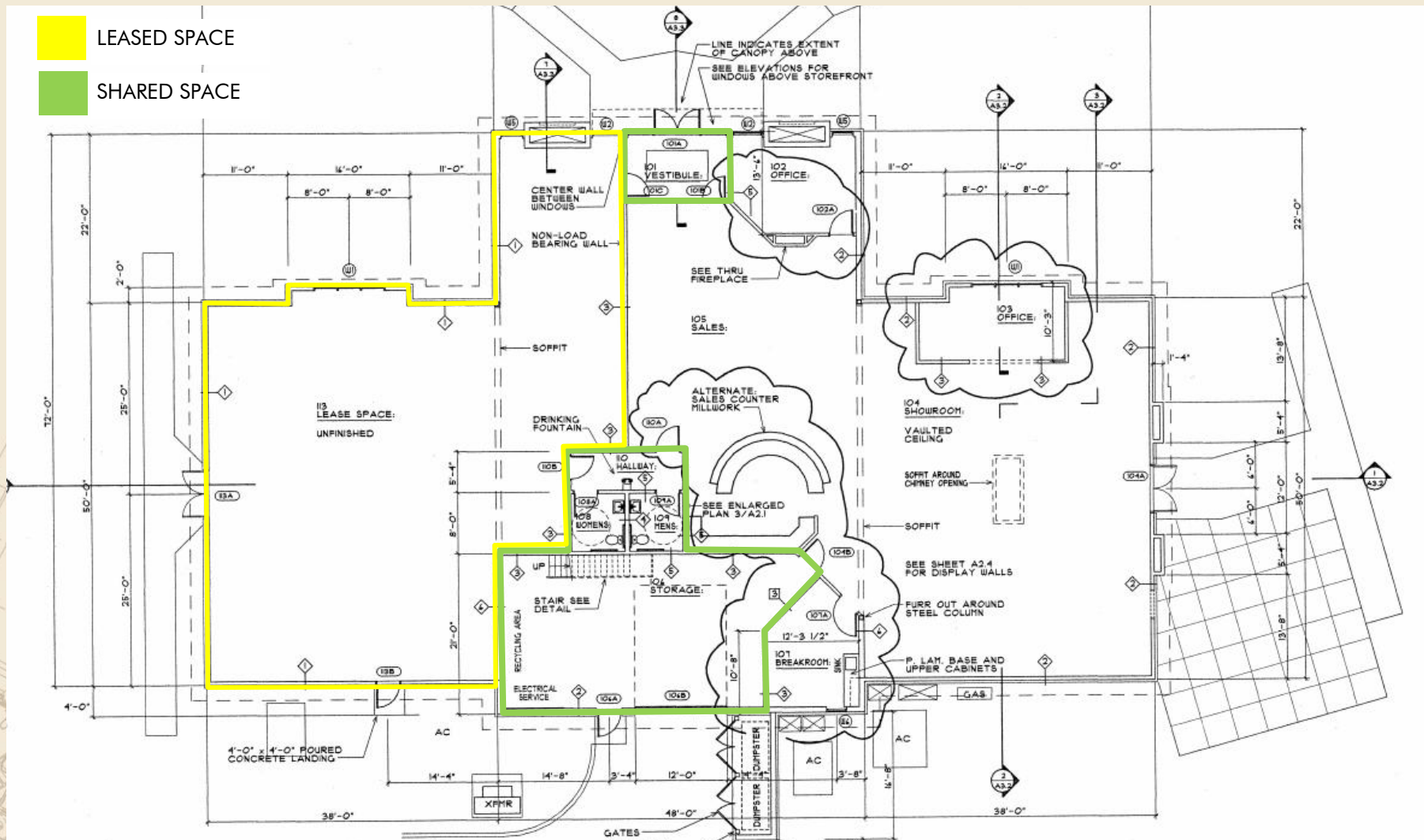
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## AVAILABILITY



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## FEATURES—HVAC



There are three units for heating & cooling— 3, 10 and 15 ton

More AC on the east side

2 Private offices

Lunchroom with sink / conference room

Vaulted ceilings

Multiple fireplaces and fountain (can be removed if desired)

Outdoor patio (possible side entrance)

Two (2) restrooms

Warehouse with drive in

Front entrance vestibule

Vintage Gate leasing approx. 3,000 SF through  
September 30, 2028



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## PROPERTY REPORT

<b>Property Card</b>		Parcel ID Number 220500060	
<b>Taxpayer Information</b>			
Taxpayer Name SHIMKIDS LLC			
Mailing Address 2820 230 ST E PRIOR LAKE, MN 55372			
<b>Property Address</b>		Parcel Information	
Address 100 ELDORADO DR City Jordan, MN 55352		Calculated Acres 1.24	
Uses 233 3A COMMERCIAL PREFERENTIAL		Plat WHISPERING MEADOWS	
Legal Description WHISPERING MEADOWS Lot 001 Block 002		Lot 001	
Legal Description2		Block 002	
<b>Building Information</b>			
Building Style	AGLA (Sq Ft)	0	Bedrooms 0
Year Built	0	Garage Size (Sq Ft) 0	Bathrooms 0.00
Model Desc	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft) 0
<b>Miscellaneous Information</b>			
School District ISD 0717 JORDAN	Taxing District Code 1701	Homestead Status N	Green Acres N
			Ag Preserve N
<b>Assessor Information</b>			
Estimated Market Value	2026 Values (Payable 2027)	2025 Values (Payable 2026)	Last Sale
Land	\$359,300.00	\$345,400.00	Date of Sale 06/26/2003
Improvement	\$992,300.00	\$953,700.00	Sale Value \$417,291.00
<b>Total</b>	<b>\$1,351,600.00</b>	<b>\$1,299,100.00</b>	

Disclaimer: This information is to be used for reference purposes only. Scott County does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation. The preceding disclaimer is provided pursuant to Minnesota Statutes 466.03, Subd. 21 (2000), and the user of this service acknowledges that the County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the County from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



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*let's get started!*

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