

Heart Of The City | Class A Office Bldg For Sale

550 BURNSVILLE PARKWAY, BURNSVILLE, MN



OFFERING MEMORANDUM

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Property Summary



PROPERTY DESCRIPTION

Introducing our Class A Office, South Metro Showcase Investment Asset, located in the beautiful City of Burnsville. This impressive property features a 20,217 SF, Two-Story structure, with 4 tenants. Built in 2007, the modern design and construction ensures a contemporary workplace environment.

Zoned TOD, the location presents a lucrative opportunity for an investor. Situated in the dynamic Burnsville area, the property benefits from high visibility and accessibility, ideal for attracting business tenants.

- High-Traffic & Prime Visibility location on Burnsville Pkwy, at the 35W intersection. Over 11,300 Vehicles Per Day.
- Strong tenant mix with primary banking tenant, Old National Bank, occupying the main floor & offering a Drive-through for customers.
- Ample parking with over 54 Stalls. Beautifully landscaped property

OFFERING SUMMARY

Sale Price:	\$5,750,000
Building Size:	20,217 SF
Lot Size:	1.126 Acres
In-Place Cap Rate:	7.0 %
Total Lot Size:	1.16 Acres
2026 Real Estate Taxes:	\$ 90,228

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,426	27,325	75,915
Total Population	10,195	68,817	192,589
Average HH Income	\$80,851	\$106,038	\$117,534



Highlights



PROPERTY DESCRIPTION

- Old National Bank. Main Floor. 12/2006 - 11/2028. 7,372 SF. Features the main floor bank location plus Drive-Through access on the north side of the building.
- Heart of the City Dental. 2nd Floor. 06/2010 - 09/2030. 3,953 SF. Features a welcoming receptionist area, ample client exam rooms, X-Ray, Kitchen & Lunch Room, plus several work rooms.
- Physicians Vein Clinics PC. 2nd Floor. 10/2012 - 09/2026. 2,019 SF. Features a welcoming receptionist area, ample client exam rooms and several work rooms.
- Leonura Event Center. Lower Level. 09/2024 - 08/2029. 4,400 SF + 400 SF (Storage). The most recent buildout featuring a beautifully constructed event center for a variety of get togethers; including, but not limited to weddings, family reunions and work events.
- 2026 CAM / TAXES: \$16.90 / SF
- Zoning: Transit-Oriented Development (TOD) zoning permits a mix of dense housing, retail shops, offices & civic spaces designed to make walking and taking the bus easy.
- This specific area sits near the I-35W corridor and Heart of the City. [1, 2, 3, Located in the 'Heart of the City' Corridor. Burnsville's 54-acre downtown area.
- Centered on Nicollet Commons Park north of Burnsville Parkway, this part of the city offers a variety of housing options for a mix of incomes, along with mixed-use buildings that provide spaces for employment opportunities and civic, social, and cultural activities.
- Please contact the Listing Broker for full Rent Roll & Operating Expenses on this property. Non-Disclosure required to review.



Additional Photos

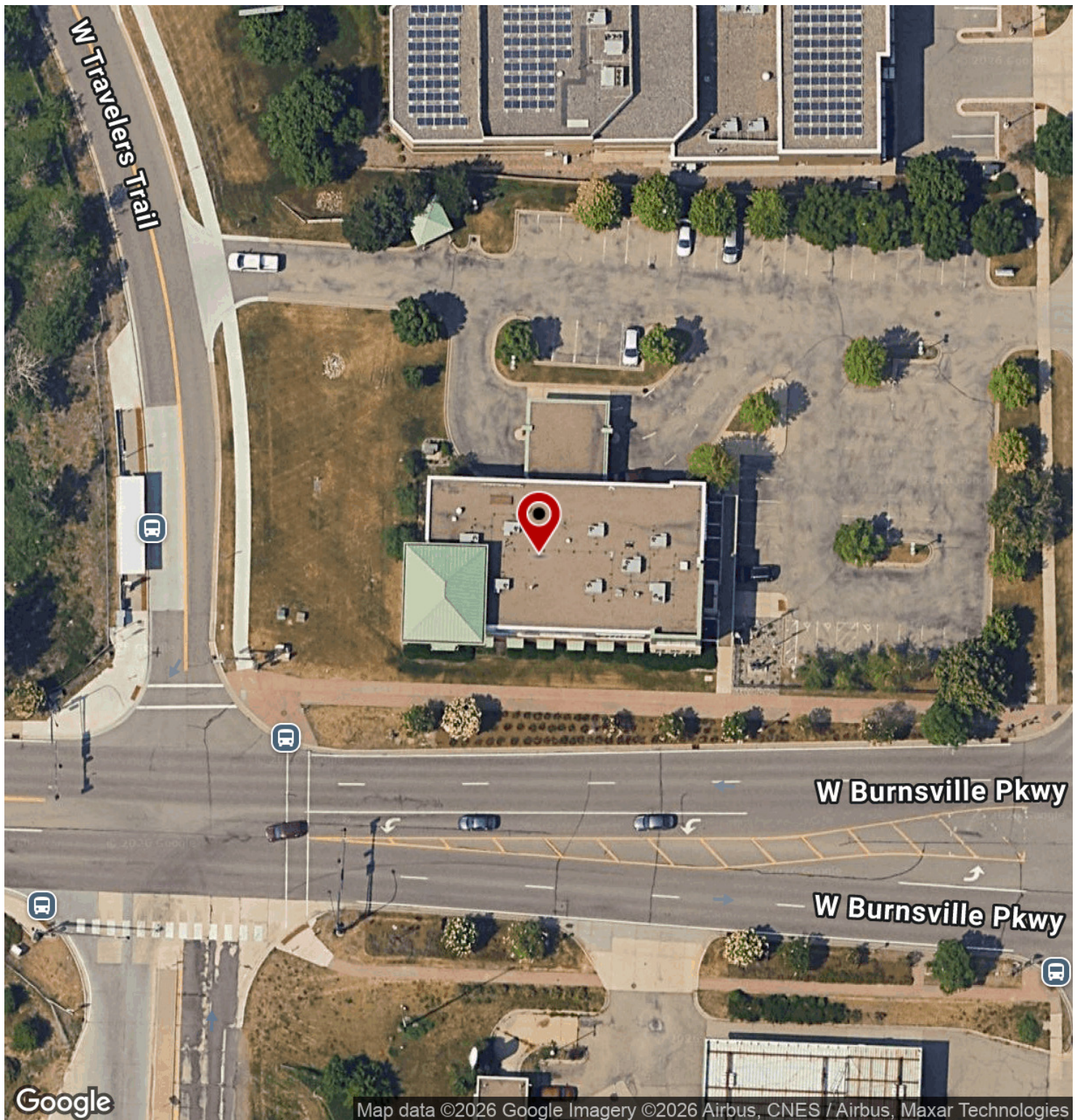


Additional Photos

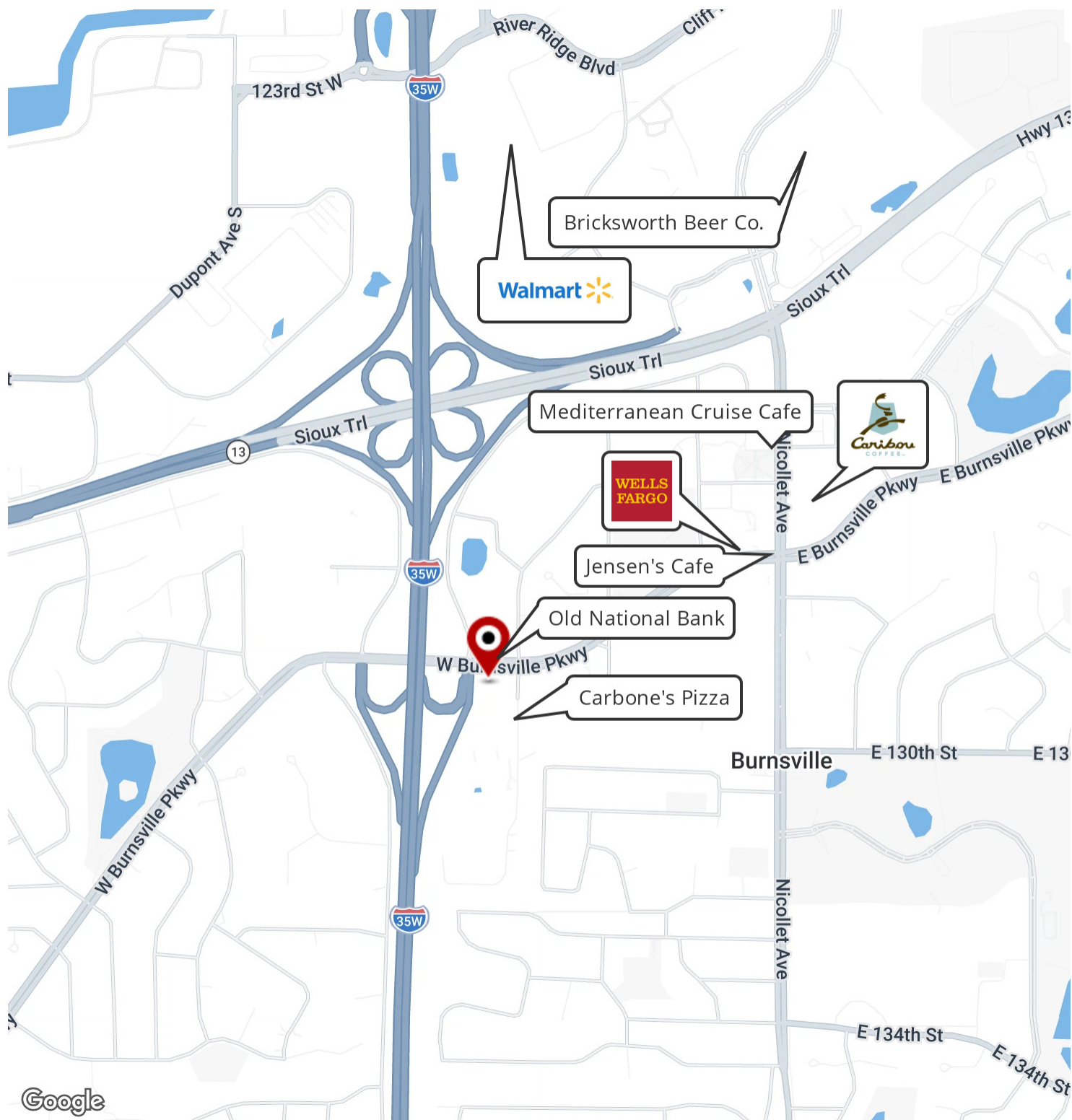




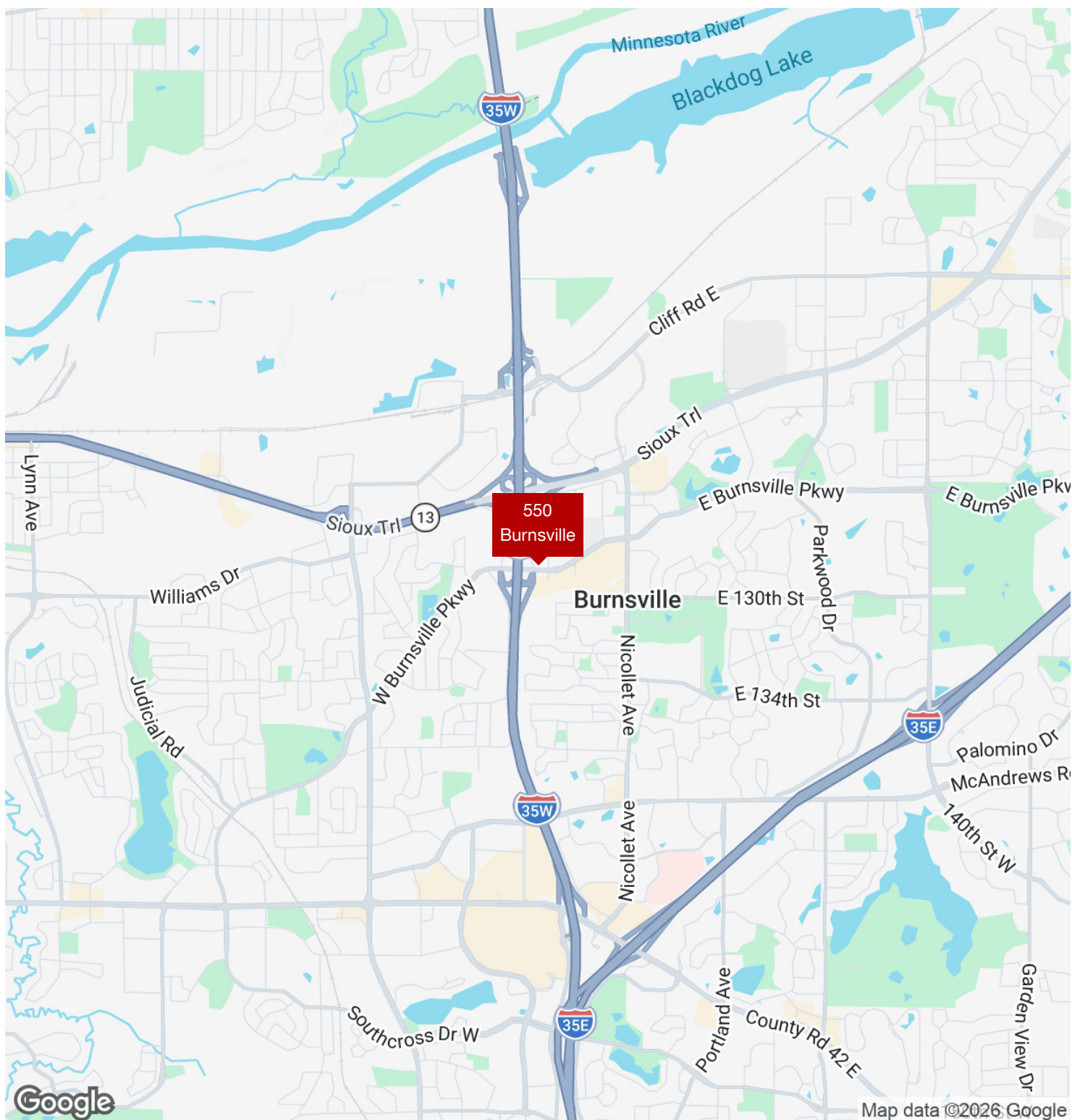
Aerial Map



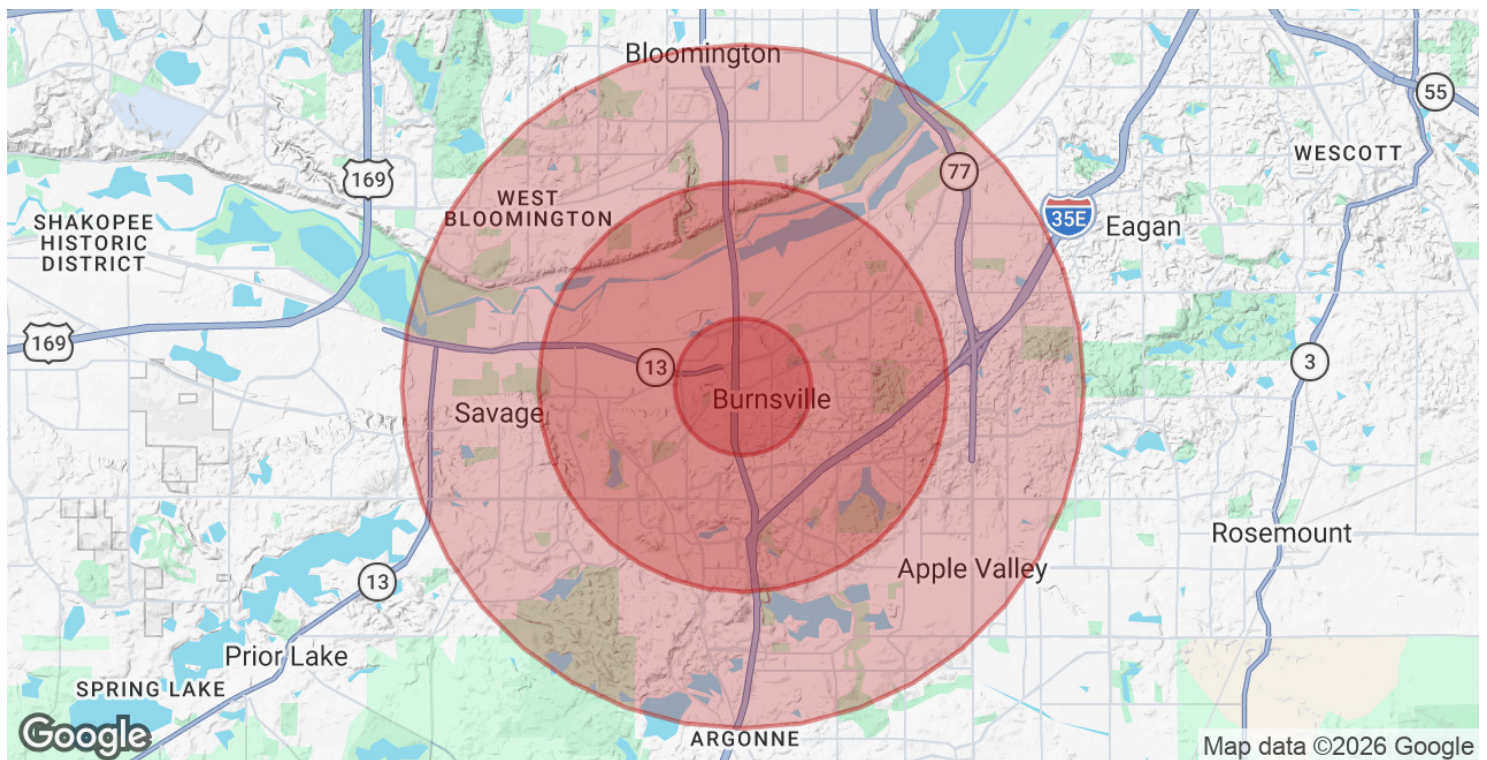
Retailer Map



Regional Map



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,195	68,817	192,589
Average Age	35.7	38.8	40.1
Average Age (Male)	36.5	39.0	39.3
Average Age (Female)	37.3	39.0	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,426	27,325	75,915
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$80,851	\$106,038	\$117,534
Average House Value	\$288,396	\$347,862	\$362,242

2023 American Community Survey (ACS)

