



For Sale

Asking Price:

**\$3.4M**  
(2.35 Acres)

#### Financial Summary

Offering Price: \$3,400,000  
Price PSF: \$165.31  
NOI (In-Place): \$237,740.50  
Cap Rate (In-Place): 7%  
Lease Type: Modified Gross  
(utilities separate)

#### Contact us:

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## 17625 Kenrick Avenue Lakeville, MN 55044

**20,567 Single-Tenant Building For Sale**  
**100% Leased, New 10-Year Lease In Place!**

#### Investment Highlights

- 100% Occupied
- National credit tenant (Salvation Army)
- Lease Term: 9/1/2024 to 8/31/2034
- Zoning: C-3 Retail Building
- Ceiling Height: 16.5' to the deck, and 14.3' to the bar joists
- Dock Doors: 2 with leveler
- Brand new high efficiency LED lights
- Interior is sprinkled and equipped with an alarm system
- Exterior irrigation system
- Parking Spaces: 96
- Signage visible from I-35
- Located in the growing community of Lakeville



#### Address

17625 Kenrick  
Ave, Lakeville



#### Year Built

2011



#### Land Area

2.35 acres  
102,366 SF



#### Building SF

20,567 SF

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