

RETAIL / OFFICE / BANK FOR SALE OR LEASE

9050 Buchanan Trail, Inver Grove Heights



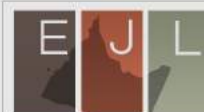
NOW OFFERED AT \$995,000 - \$148.50 PER SF

BUILDING INFORMATION

- 6,700 SF Freestanding Bank Building (5,200 SF on Main Floor) on 1.03 Acre Lot
- High-End Construction (2005)
- Priced Significantly Below Replacement Cost
- B-3 General Business Zoning District
- Two Lane Drive-Thru
- 24 Parking Stalls
- Large Walk-in Vault & Two Safes
- Some Furniture Available
- Outstanding Inver Grove Heights Location with visibility on Hwy 52 / 55 (43,000 VPD) and Concord
- Motivated Ownership !

2018 Taxes (Proposed)
\$19,169.28 (\$2.85/SF)

"As-Is" Lease Rate
\$15.00/SF Net



COMMERCIAL
REAL ESTATE

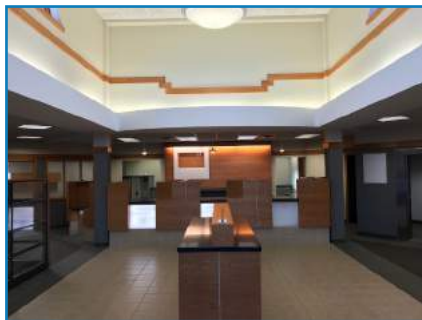
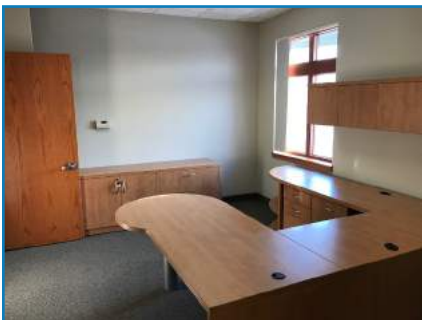
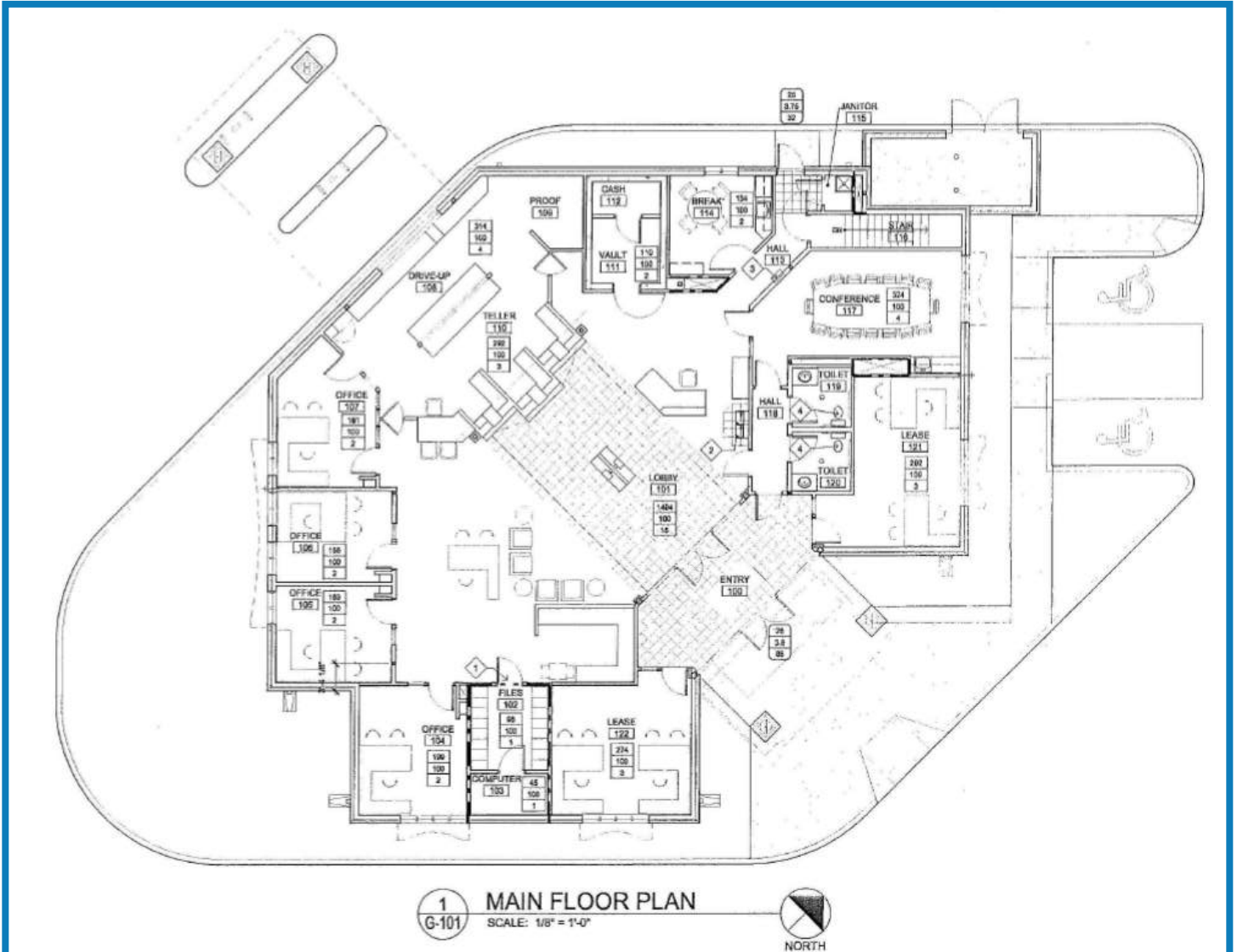
TED LAFAVE, PRESIDENT
6109 BLUE CIRCLE DRIVE, SUITE 2100
MINNETONKA, MINNESOTA 55343

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FLOOR PLAN & PHOTOS



9050 BUCHANAN TRAIL, INVER GROVE HEIGHTS, MN 55076

