



FLEX FOR LEASE & SALE!



CEDAR PLAZA WEST

7600 W 147th Street, Apple Valley, MN 55124

**13,120 SF
FOR SALE**

**184-5,611 SF
FOR LEASE**

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Commercial Equities Group
— Investment Real Estate Services

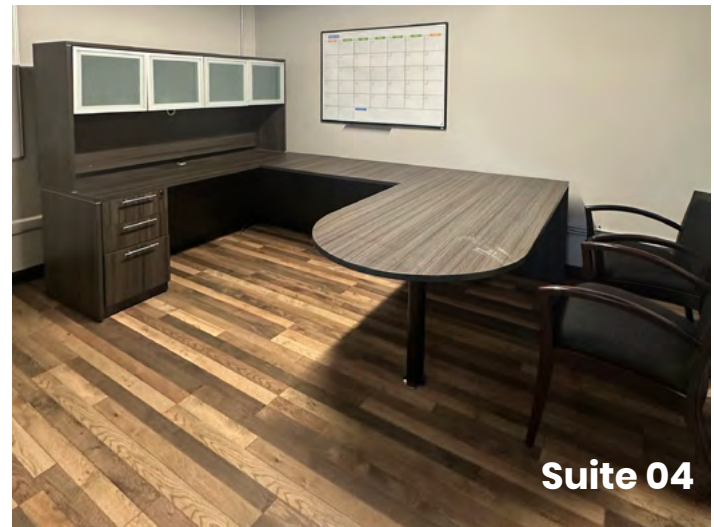
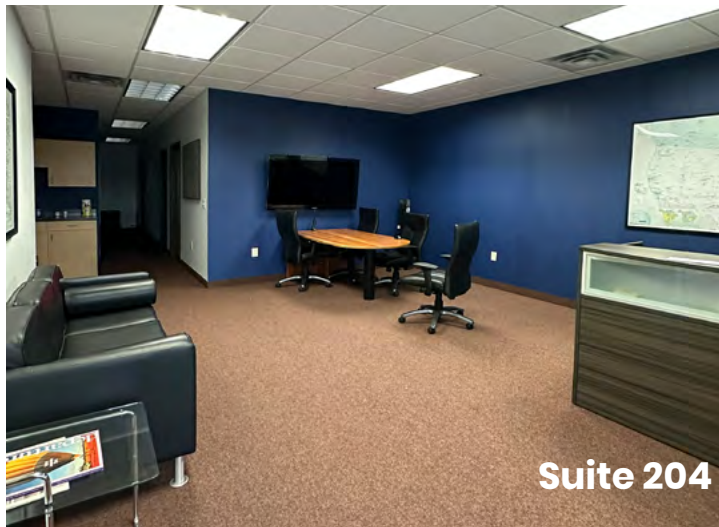
SPACE INFO

Multi-Tenant Flex Building for Sale:

- Updated interior and exterior
- 13,120 SF

Available Flex Space for Lease (Total 5,611 SF):

- Suite 104: 4,438 SF with drive-in door
- Suite 201: 254 SF
- Suite 204: 919 SF

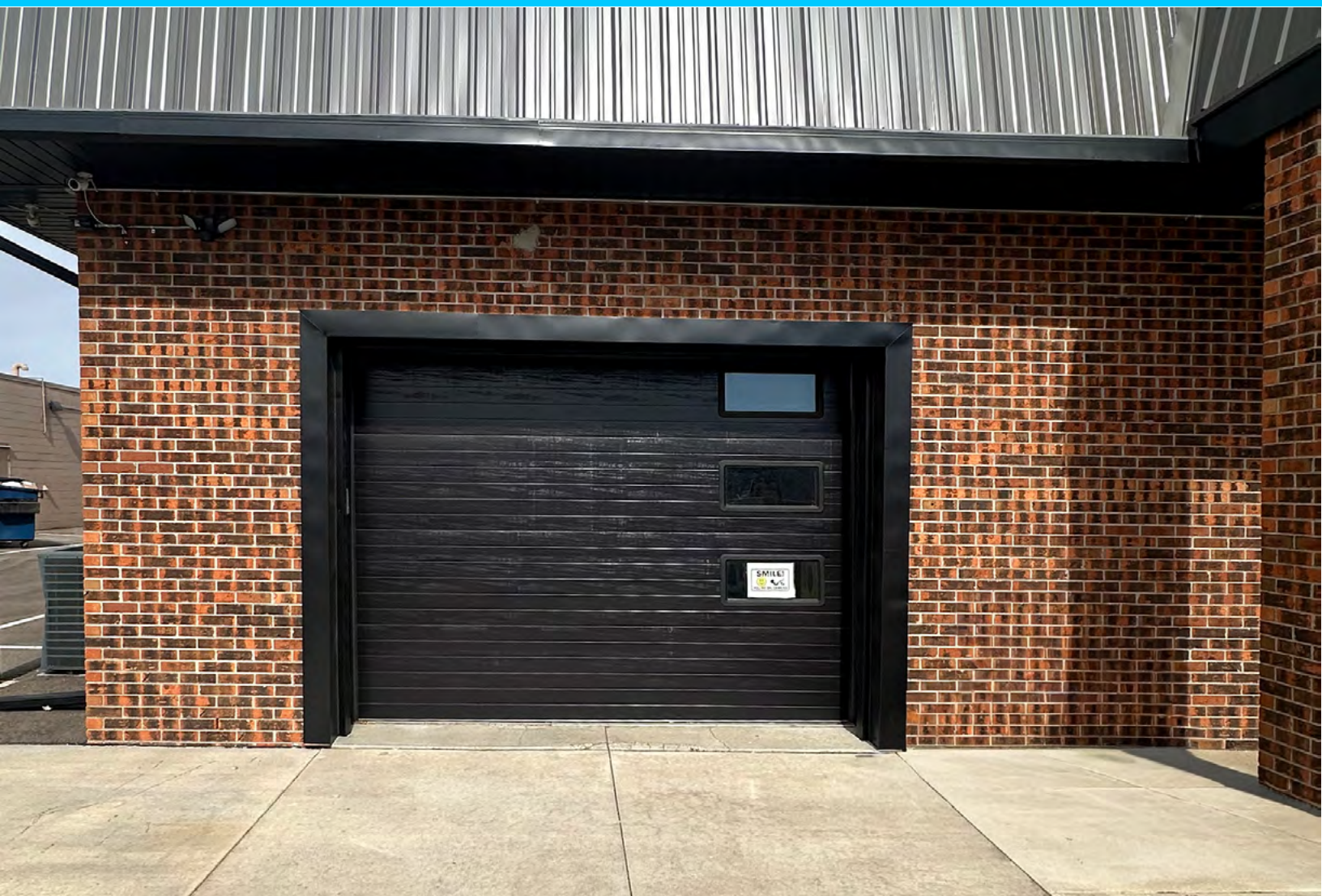


BASE RENT: \$14.50 PSF EST. OP. EXPENSES: \$6.75 PSF
SALE PRICE: \$ 1,750,000 TAXES: \$15,018

THE PROPERTY

Flex building that features updates, tall pylon signage for high visibility, and flexible floor plans. Rare drive-in capability for a building of this type adds versatility.

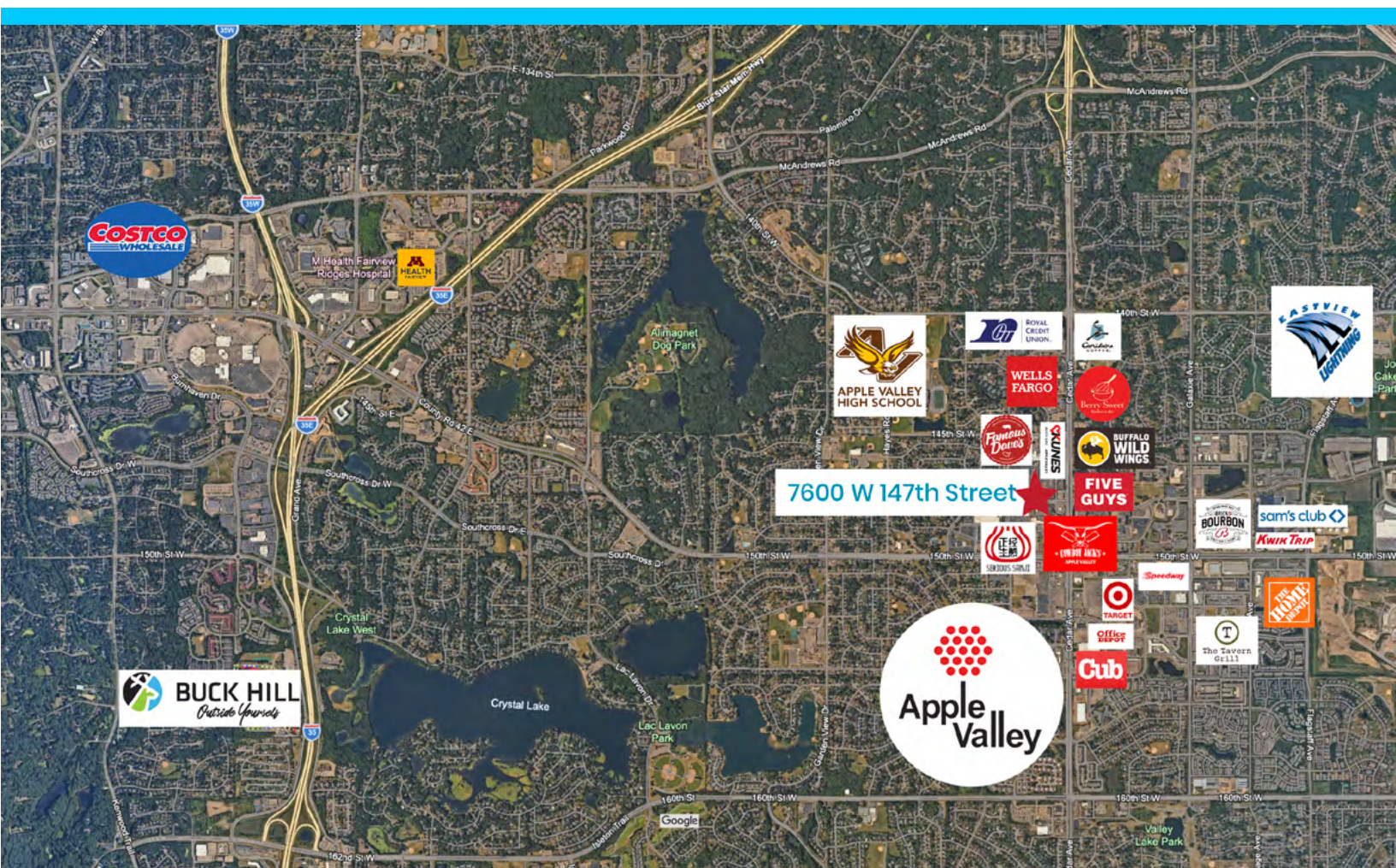
- Retail on the ground level and office above
- Common restrooms and breakroom
- Move-in ready
- Pylon signage with great visibility on 147th Street
- Parking lot with 26 parking stalls; 1.85/1,000 SF
- Website: CEGspaces.com/cedar-plaza



THE LOCATION

Excellent south metro location two blocks from busy Cedar Avenue. Highly visible in an active area with strong foot traffic.

- Across from Famous Dave's and nearby many other restaurants, retail, and service businesses including Buffalo Wild Wings, Wells Fargo, Five Guys, Kwik Trip, Speedway, Target, Cub, and more
- Easy access to Cedar Avenue, a major shopping hub
- About a 10-minute drive to 35E and 35W (I-35)
- Around 20-minute drive to Minneapolis and Saint Paul

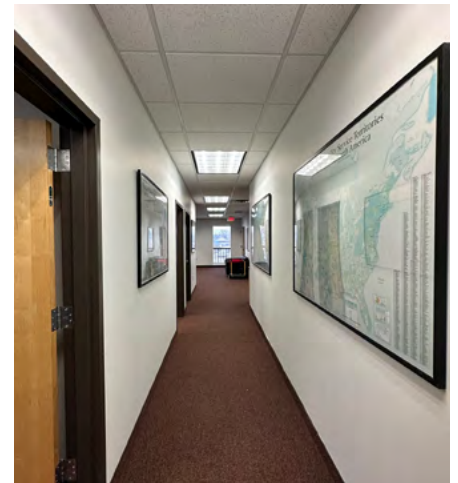


Apple Valley, MN is a great place to do business because of its prime location, strong consumer spending, and pro-business environment. Its population is over 55,000 residents. The immediate surrounding area is home to 210,000.

THE SPACE



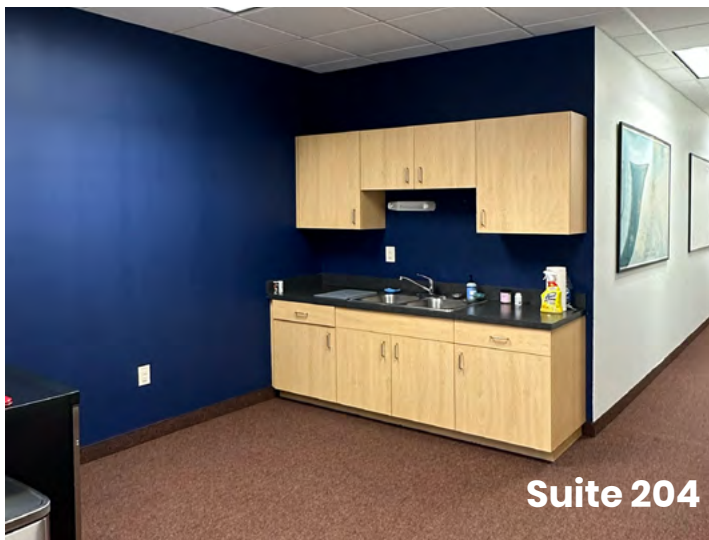
Suite 104



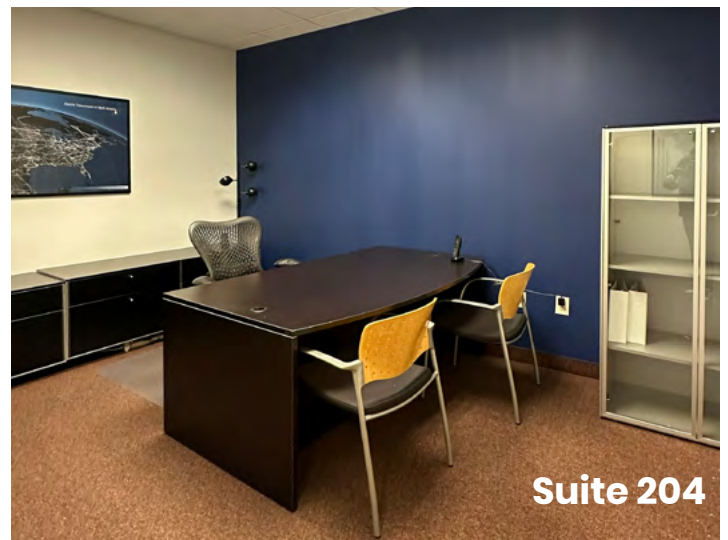
Suite 104



Suite 201



Suite 204



Suite 204