



GONYEA
COMMERCIAL
PROPERTIES

BURNSVILLE BLUFFS II

11351 RUPP DRIVE BURNSVILLE MN 55337

FOR SALE & FOR LEASE!

45,019 Square Feet



HUNTER STANEK

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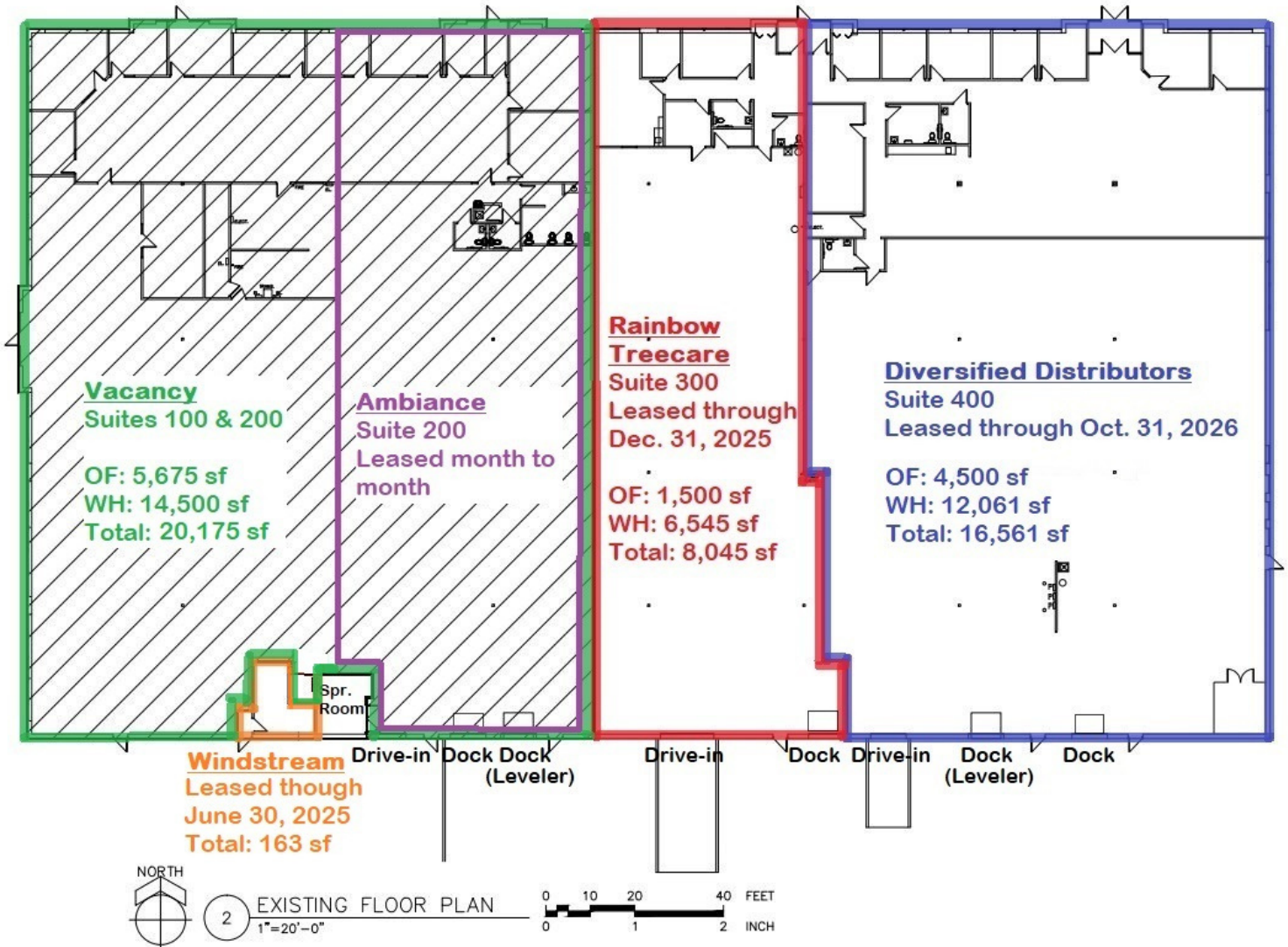
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	BUILDING SIZE	45,019 SF
	YEAR BUILT	1987
	ACRES	3.45
	PURCHASE PRICE	\$5,630,000.00
	CEILING CLEAR HEIGHT	15'
	NOI	\$150,000.00 (not including Ambiance)
	CAM/TAX PER SF	\$3.11 Approx.
	ZONING	I1 - Industrial Park
	PROPERTY TAXES	2023 - \$78,966.00
	PARCEL NUMBER	02-15391-01-010

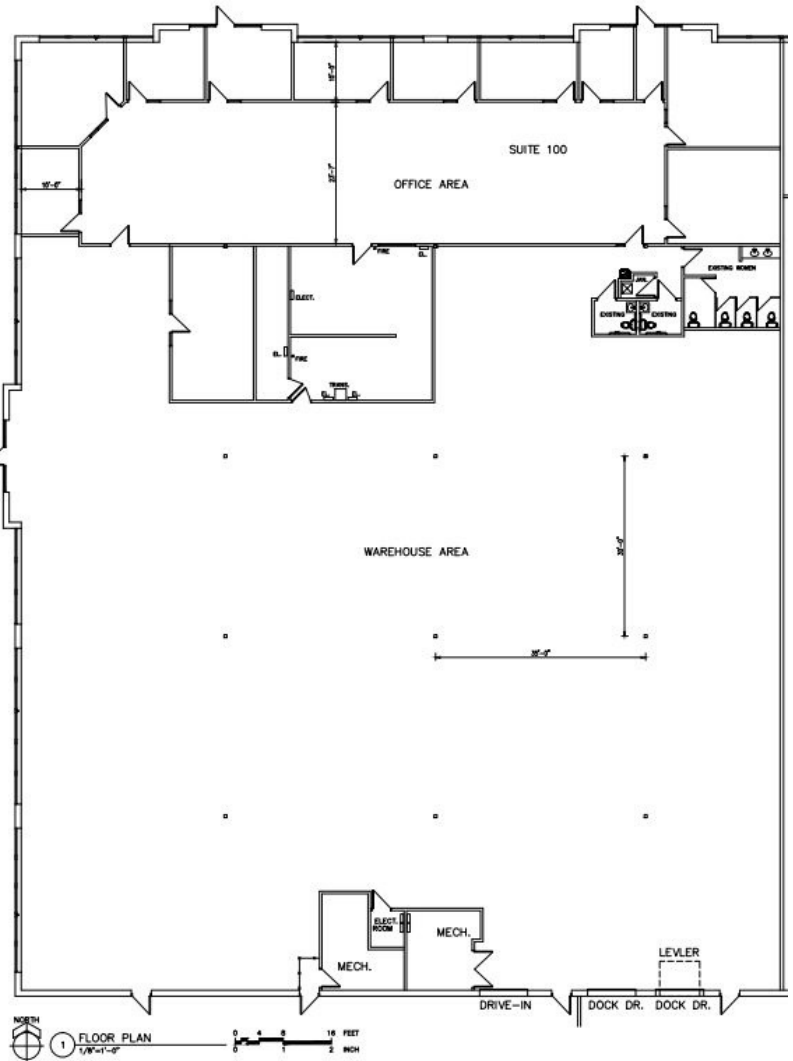
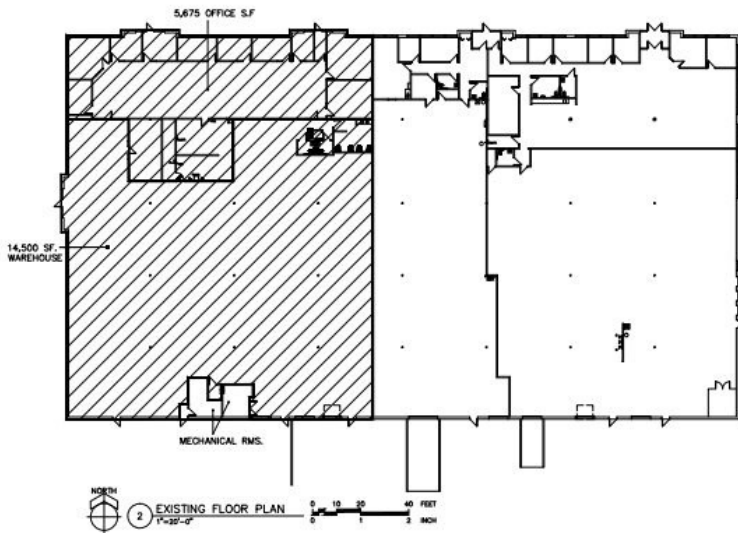
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VACANCY

-  Suites 100 & 200
-  Office: 5,675 SF
-  Warehouse: 14,500 SF
-  Total: 20,175 SF
-  1 Drive-In Door
-  2 Dock Doors
-  Net Rates: Negotiable

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