

*Outline is approximate based on Dakota County GIS

OFFICE/SHOWROOM FOR SALE

Charthouse Learning Building

221 RIVER RIDGE CIRCLE, BURNSVILLE, MN 55337

ERIC ROSSBACH
952 897 7872
eric.rossbach@colliers.com

HUNTER STANEK
612 500 7997
hunter@gcpmn.com

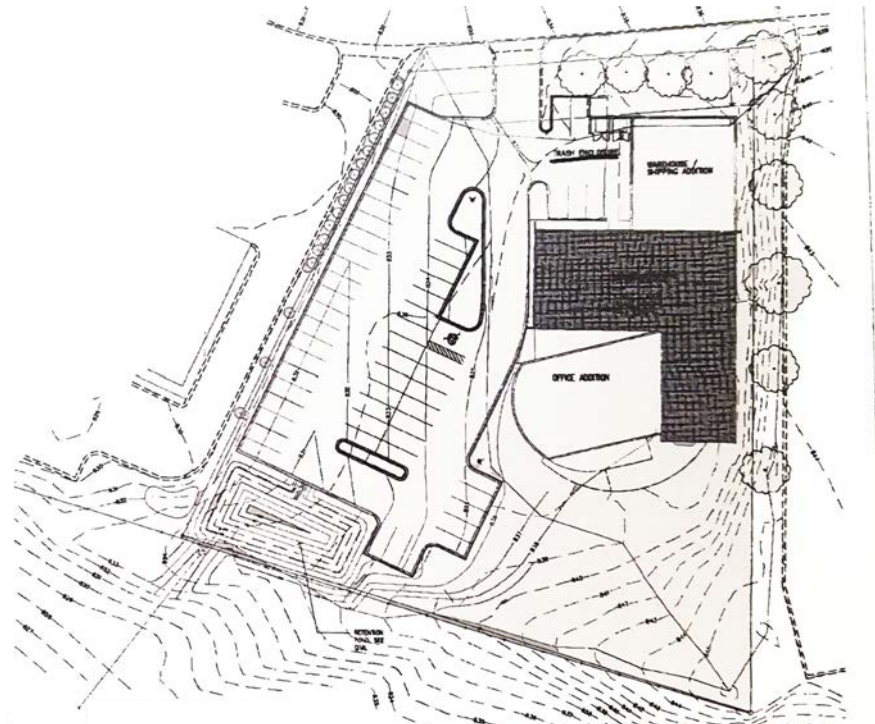


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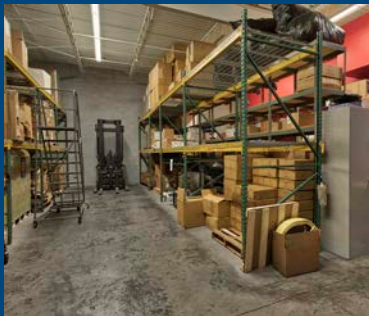
SITE PLAN



Total Development
15,059 SF

Highlights

- Easy access to I-35W & Hwy 13
- Close to public transit
- Visibility from highways
- 15 minutes to Minneapolis/ St. Paul Int'l Airport



Property Description

Charthouse Learning Building is a 15,059 square foot office/showroom building with prime visibility to Hwy 13.

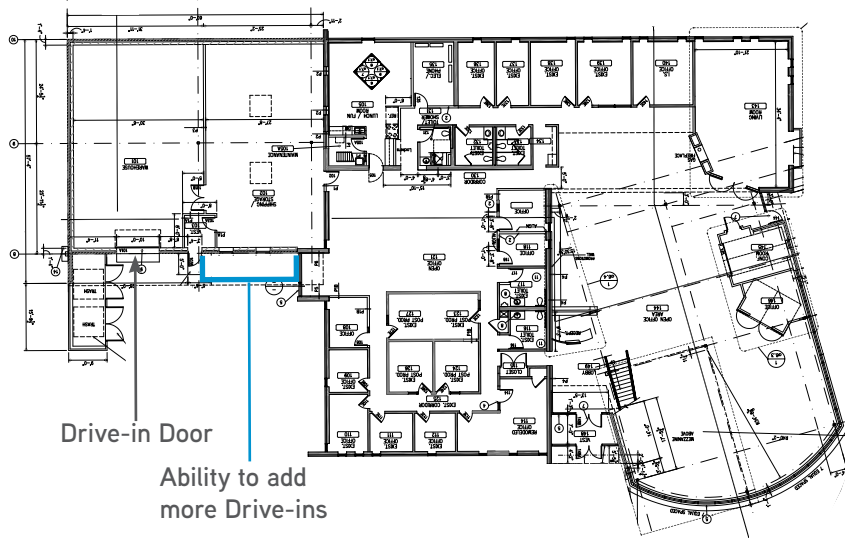
Property Strengths

- › Unique design
- › Highway 13 visibility (35,500 VPD)
- › Excellent proximity to public transportation
- › Corporate identity for single user
- › Excelling parking

FLOOR PLAN

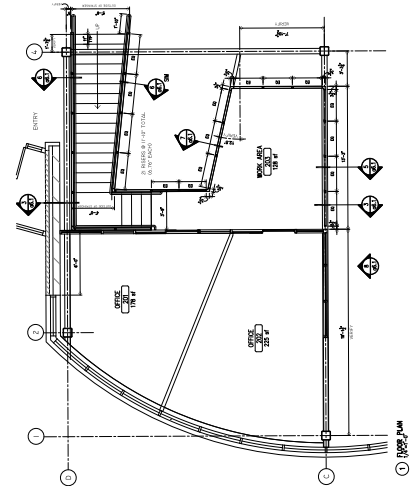
FIRST FLOOR

Office Area	11,446 SF
Warehouse Area	3,082 SF
Total First Floor Area	14,528 SF



MEZZANINE FLOOR

Total Mezzanine Office Area	531 SF
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Building Size

15,059 SF

Available

11,446 SF Main Floor Office
 531 SF Mezzanine Floor Office
 3,082 SF Warehouse
 15,059 SF Total

Sale Price

\$1,950,000.00

2018 (est.) Real Estate Taxes

\$32,709.42

PID

02-64200-01-033

Zoning

B-3; General Business

Built

1978; Renovation in 2002

Site Size

1.60 acres

Loading

One (1) Drive-in door
 *Ability to add more

Building Parking

58 surface stalls

HVAC

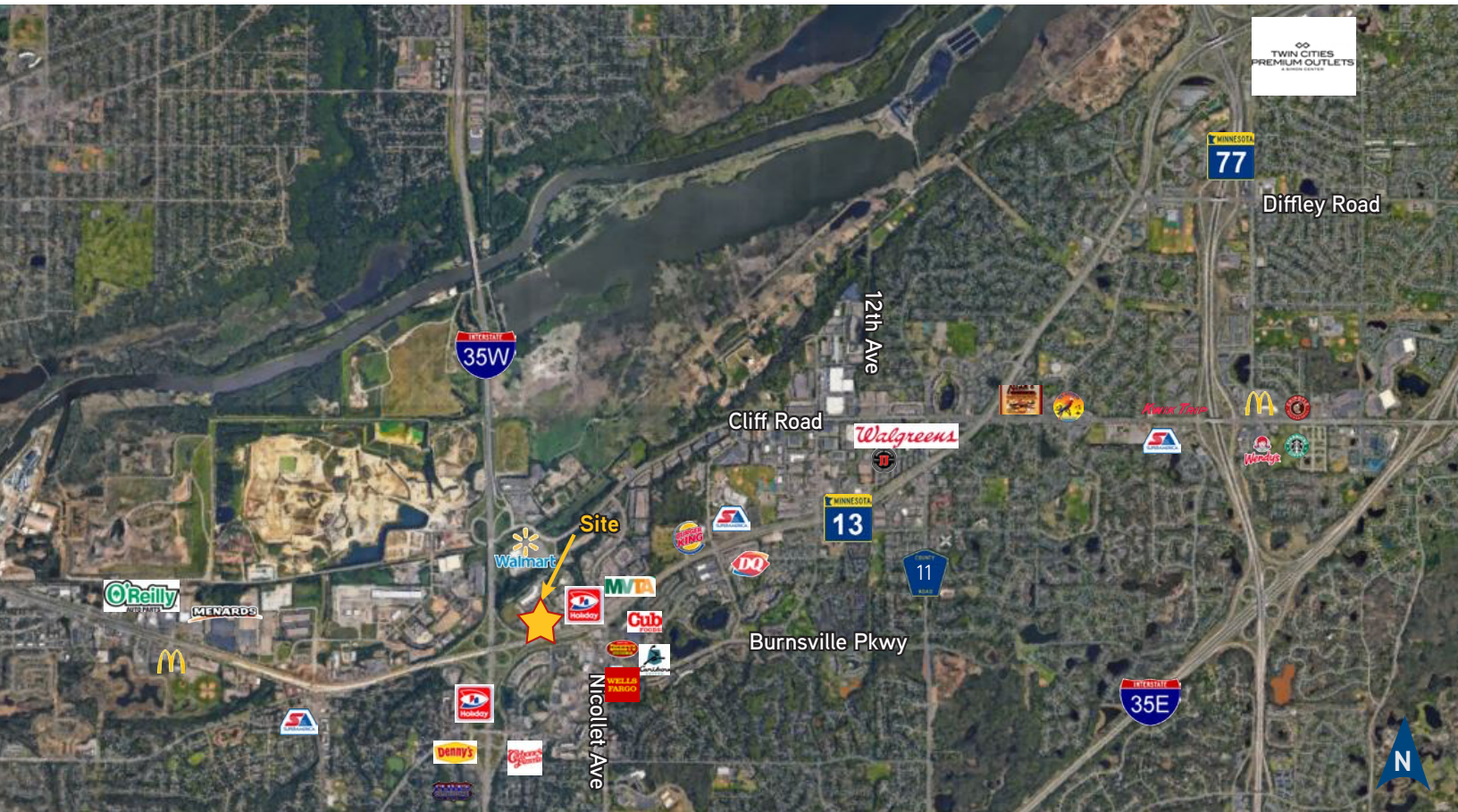
100% cooled

Traffic Counts

Hwy 13: 35,500 VPD

Est. Utility Costs

Gas: \$440/month
 Electric: \$1,525/month



Contact Us

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