INDUSTRIAL FOR SALE!

CAHILL INDUSTRIAL CONDOS

7463 & 7467 Cahill Road, Edina, MN 55439

4,838 SF

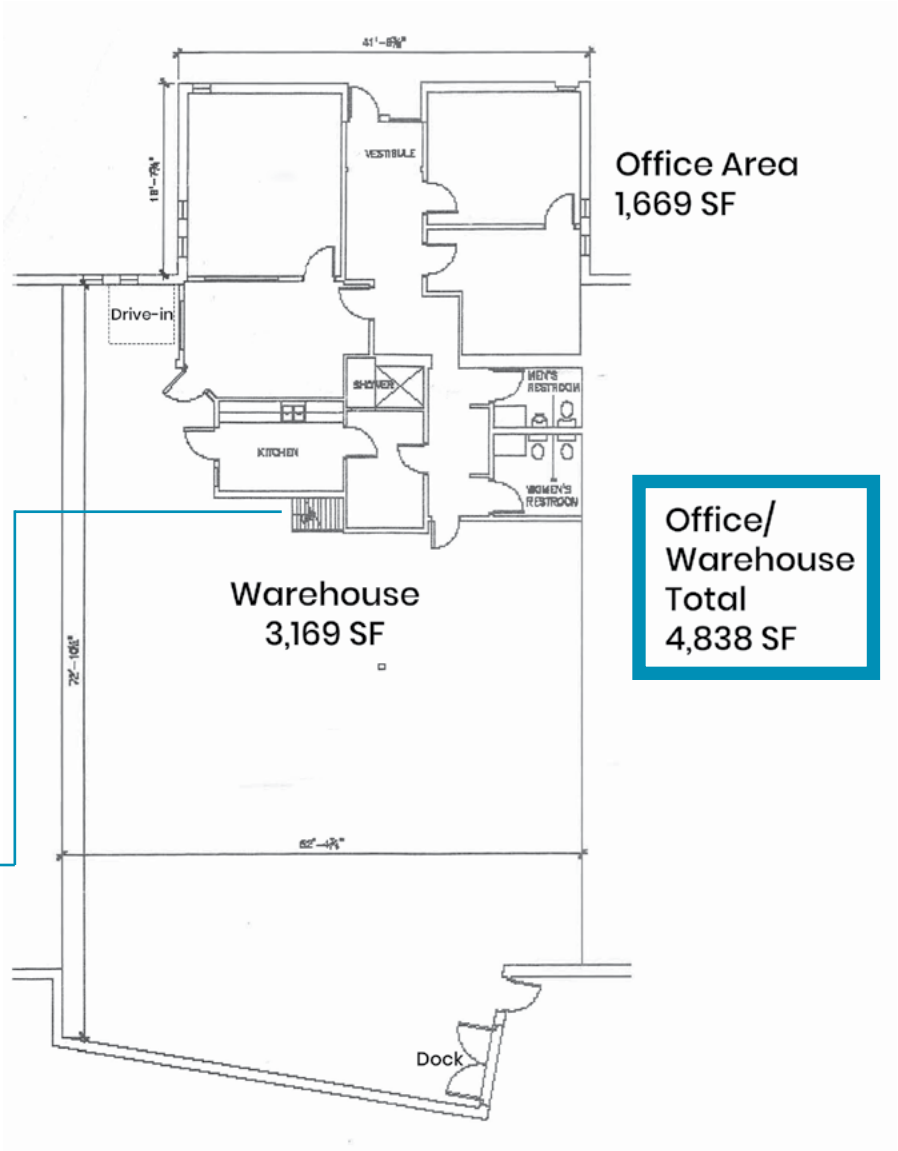
OFFICE/ WAREHOUSE IN AN EXCELLENT LOCATION

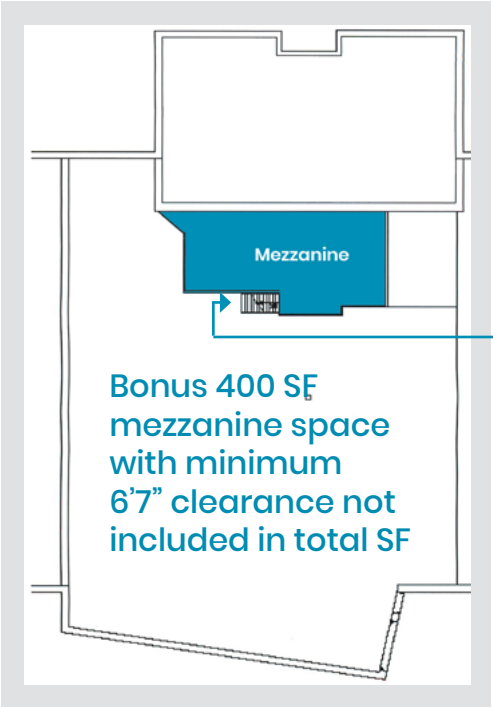
Brady Erickson
612-295-3650
brady@CEGspaces.com

Jeff Salzbrun
612-428-3333
jeff@CEGspaces.com

Commercial Equities Group
Investment Real Estate Services

SPACE INFO





2 legal units operating as 1

- Two bathrooms, shower room, kitchen/breakroom, and 4 offices
- 14' clear warehouse and 8' high ceilings in office
- 200 amp panel, 3 phase power
- Dock height and drive-in loading
- Site parking: 56 spots
- Fully sprinklered

SALE PRICE: $1,149,000
COMBINED CONDO TAXES: $22,404.60
COMBINED ASSOCIATION FEES: $1,010.39/MONTH

THE PROPERTY

Highly strategic industrial condo for investment or owner-user. Unbeatable Southwest submarket location, recent updates, structural flexibility for small businesses, and strong historical tenant demand.

- All new appliances and water heater; remodeled with new carpet, vinyl plank waterproof flooring, and paint
- Alarm and Mag access control system
- Lower membrane roof replaced approx. 3 years ago
- Bonus: includes working forklift, 2 pallet jackets, weight dock scale, various ladders, and dolly

- Website: CEGspaces.com/cahill (more photos)

Commercial Equities Group
Investment Real Estate Services

CAHILL CONDOS • 4,838 SF

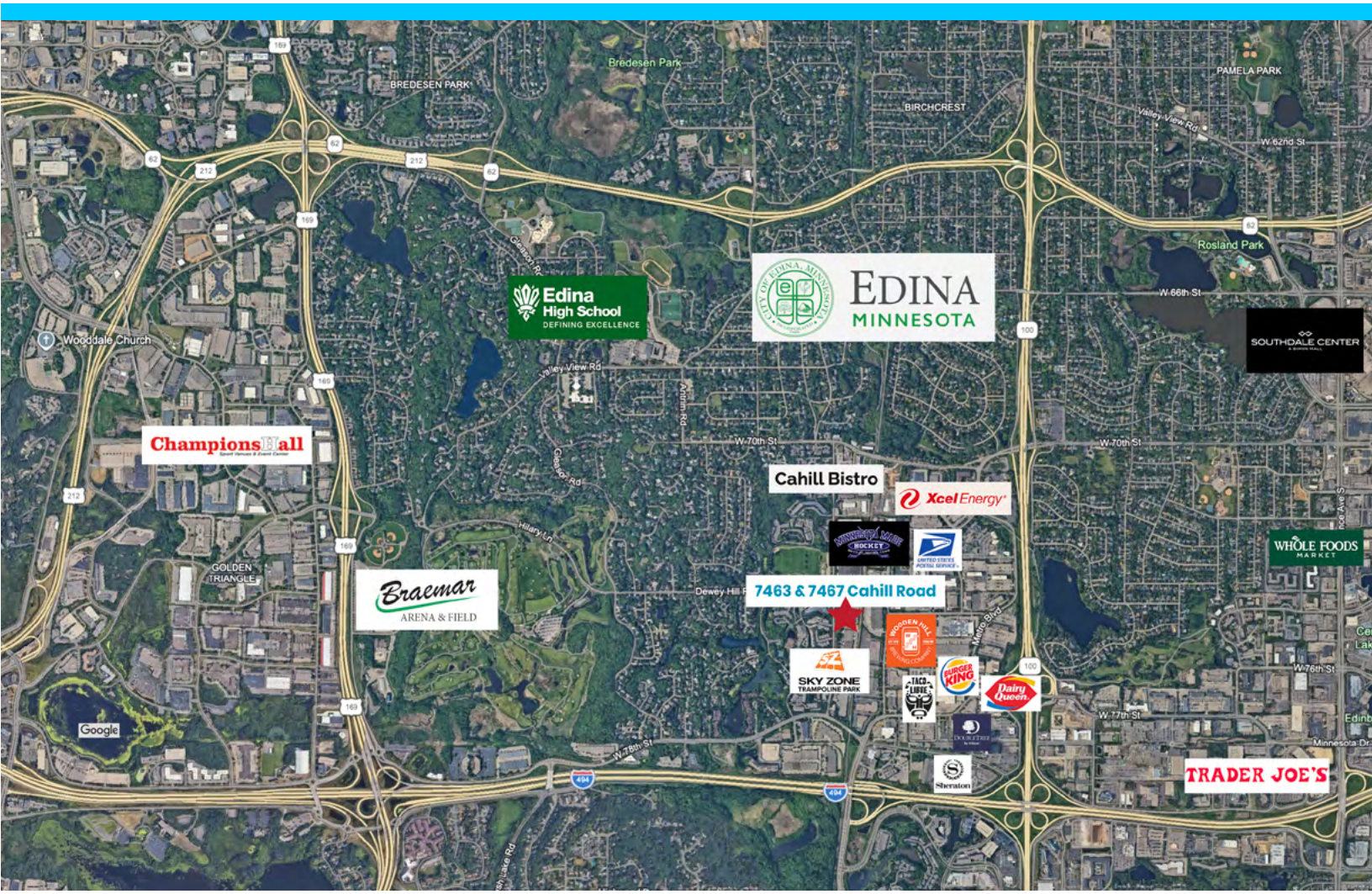
7463 & 7467 Cahill Road, Edina, MN 55439

Brady Erickson | 612-295-3650 | brady@CEGspaces.com

THE LOCATION

Edina boasts an affluent corporate base, a highly supportive business climate, and excellent nearby amenities.

- Located minutes from I-494 corridor and Hwy 100, providing seamless transit across the entire Twin Cities metro area
- Industrial properties in Hennepin County's southern maintain high value
- Locations inside this ring feature the tightest availability and highest demand across the metro
- About 3 miles from Southdale Center and France Ave



The property is in a highly protected economic pocket & vehicles hit major shipping corridors instantly.

Commercial Equities Group
Investment Real Estate Services

CAHILL CONDOS • 4,838 SF

7463 & 7467 Cahill Road, Edina, MN 55439

Brady Erickson | 612-295-3650 | brady@CEGspaces.com

THE SPACE

Commercial Equities Group
Investment Real Estate Services

CAHILL CONDOS • 4,838 SF
7463 & 7467 Cahill Road, Edina, MN 55439
Brady Erickson | 612-295-3650 | brady@CEGspaces.com