



**FOR SALE & LEASE! • 13,120 SF**



## **CEDAR PLAZA WEST**

**7600 W 147th Street | Apple Valley, MN 55124**

**Flex space building with updated interior and exterior (last 5 years), plus drive-in door**

- 184-5,611 SF flex space for lease and 13,120 SF multi-tenant building for sale
- Available for lease: Suite 104 (4,438 SF), Suite 201 (254 SF), and Suite 204 (919 SF)
- Retail on the ground level and office above; common restrooms and break room
- Pylon signage with great visibility on 147th Street
- 26 parking stalls; 1.85/1,000 SF
- Across from Famous Dave's; nearby other restaurants, retail, and service businesses
- Easy access to Cedar Avenue

**Net Rent: \$14.50 PSF • Est. Operating Expenses: \$4.75 PSF**

**Sale Price: \$1,750,000 • 2023 Taxes: \$14,400**

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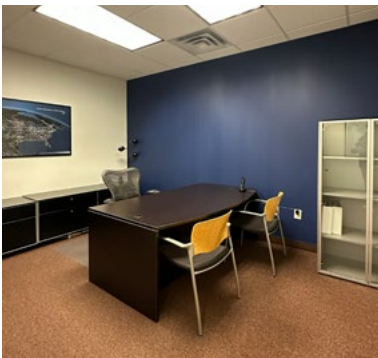
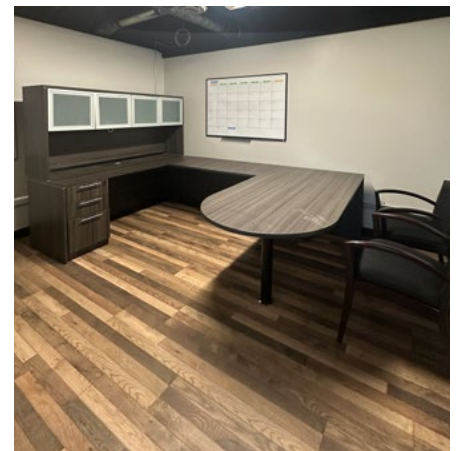
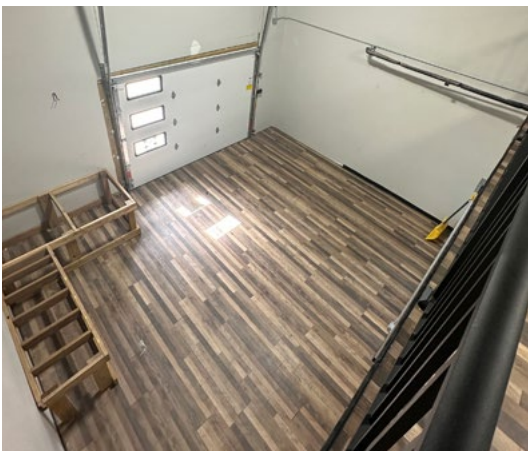
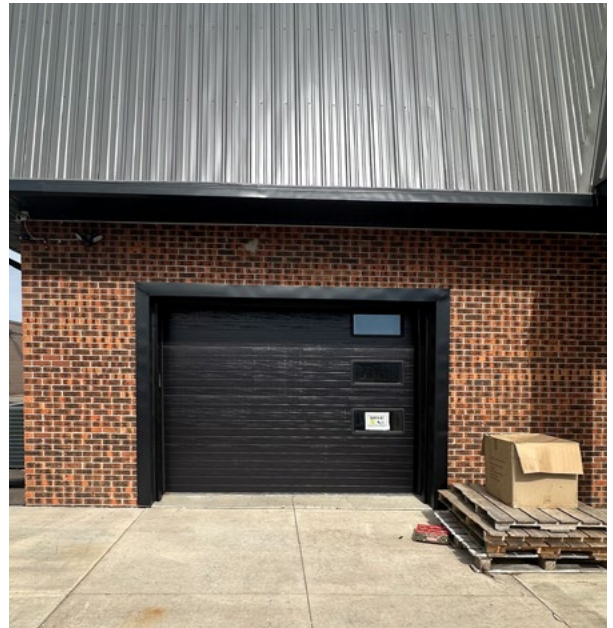
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[CEGspaces.com/cedar-plaza](https://CEGspaces.com/cedar-plaza)

[GO TO MAP](#)

**Commercial** Equities Group  
— Investment Real Estate Services

# Great Location in Thriving Suburb



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