



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

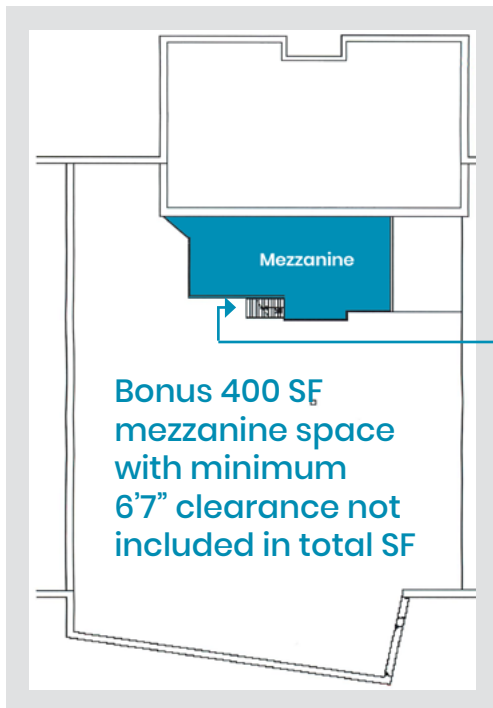
Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

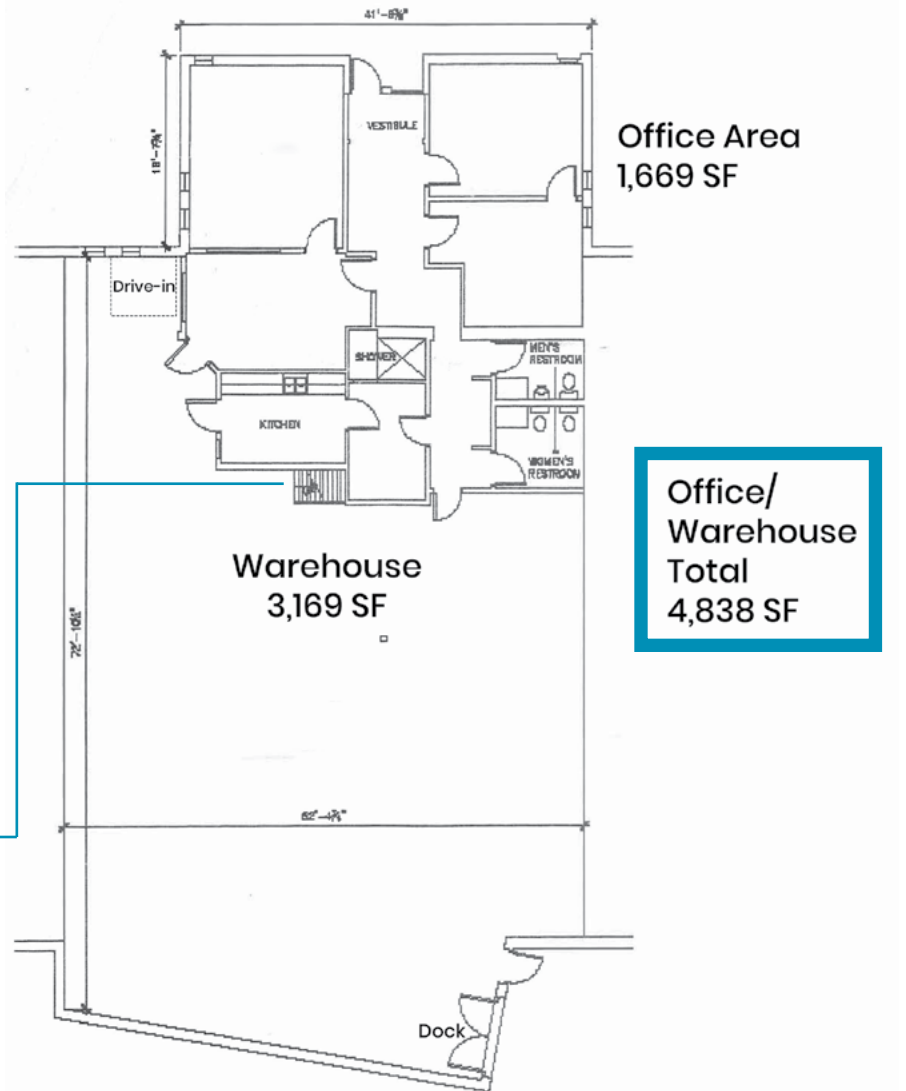
Co**mmercial** Equities Group
— Investment Real Estate Services

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: \$1,249,000
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.

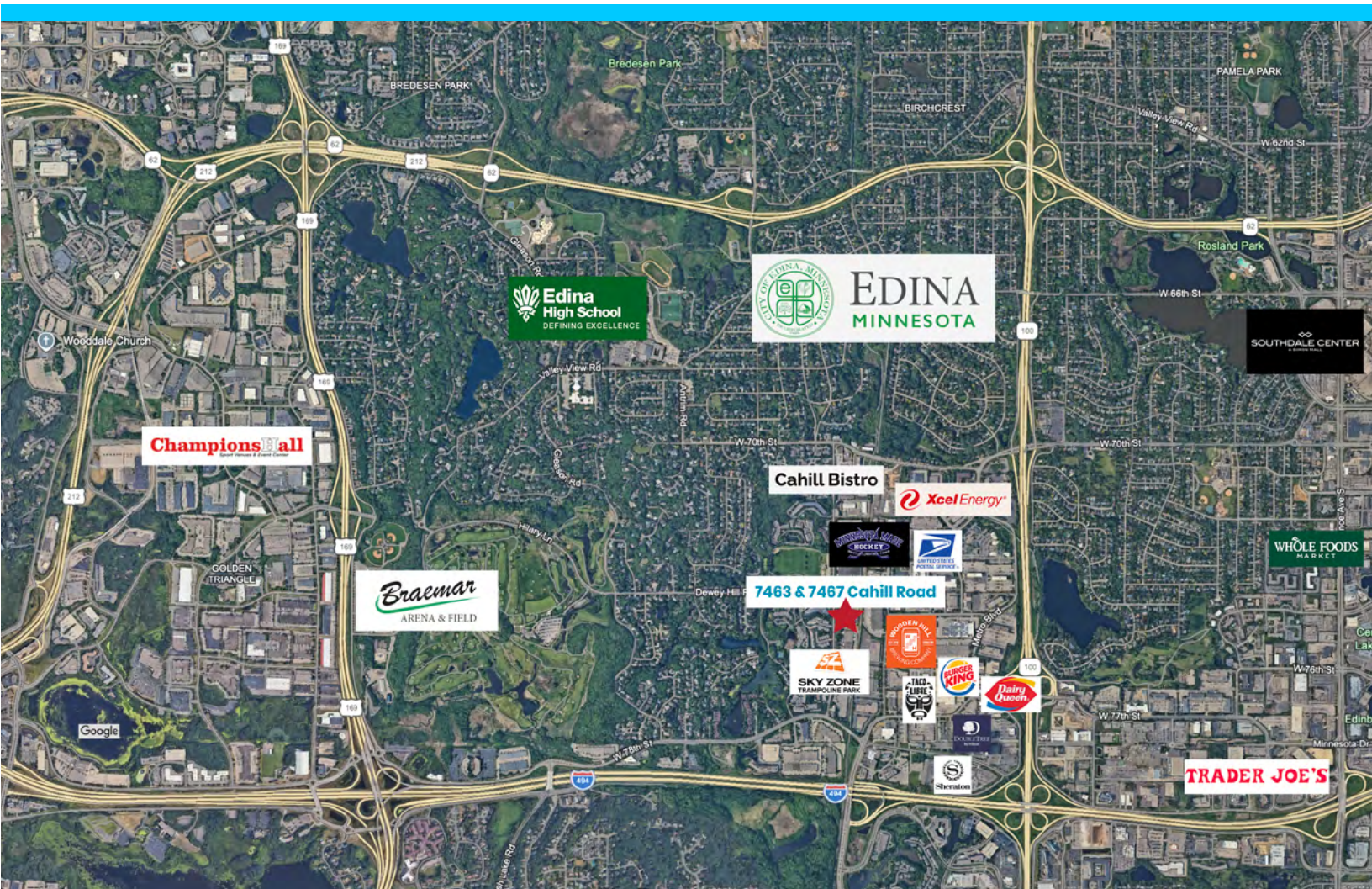
- All new appliances and water heater; remodeled with new carpet, vinyl plank waterproof flooring, and paint
- Alarm and Mag access control system
- Lower membrane roof replaced approx. 3 years ago
- Bonus: includes working forklift, 2 pallet jackets, weight dock scale, various ladders, and dolly
- Website: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



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.

THE SPACE

