

# For Sale/Lease

**GONYEA**  
COMMERCIAL PROPERTIES, INC.

## 2290 Cliff Road Building

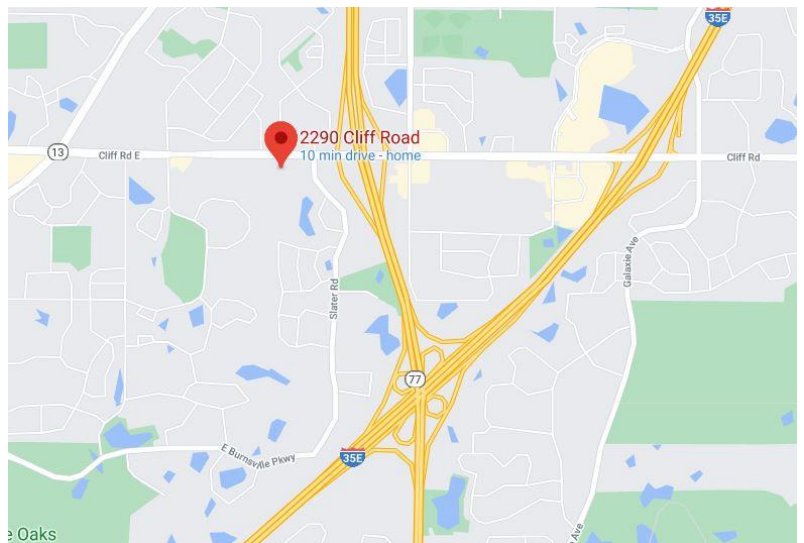
2290 Cliff Road,  
Eagan, MN 55122



**\*Great Retail Location in Eagan\***

**For Further Information:**

**Hunter Stanek**  
Office: 612.500.7997  
Fax: 952.894.2252  
[hunter@gcpmn.com](mailto:hunter@gcpmn.com)



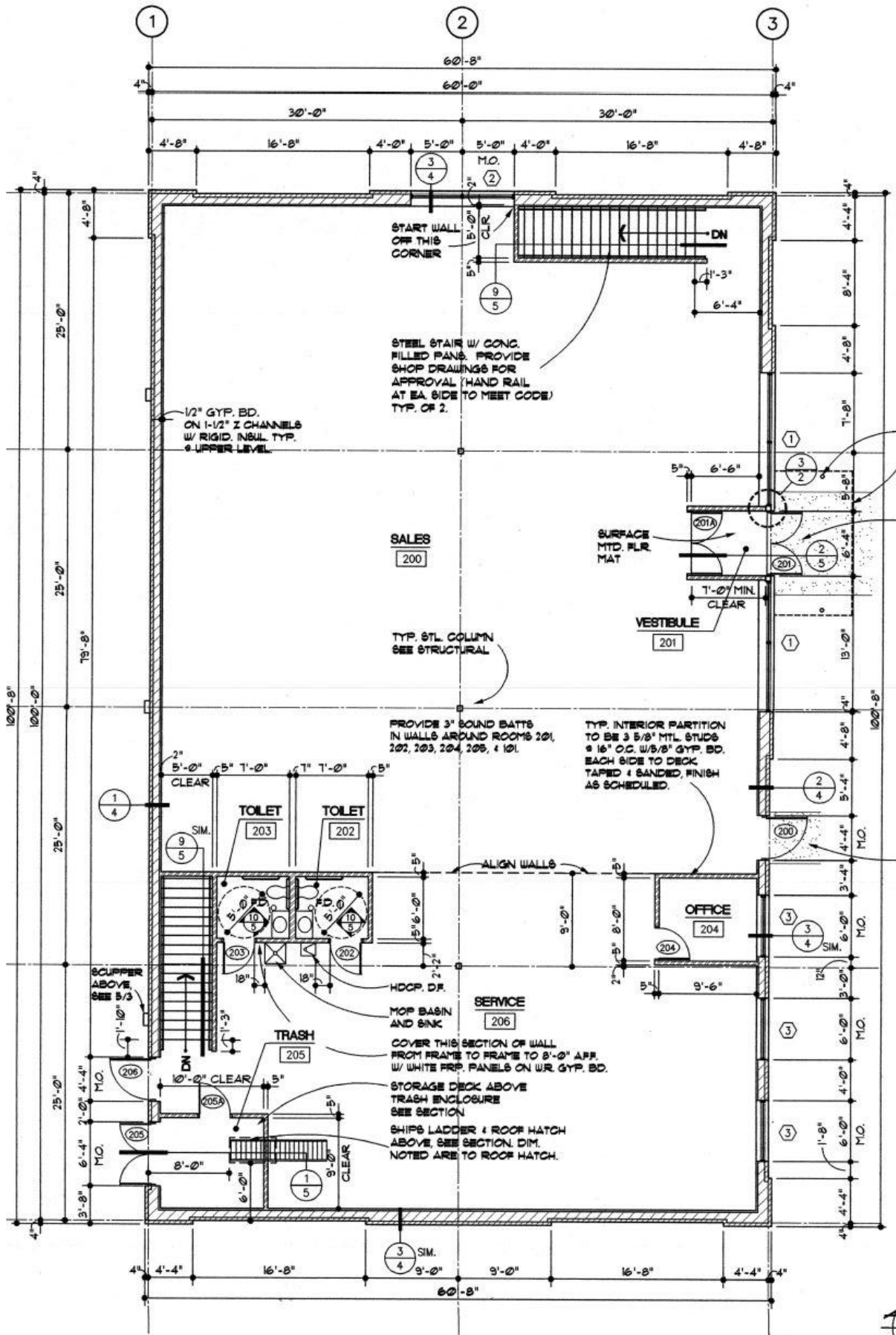
## 2290 Cliff Road Building

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<input type="checkbox"/> <b>BUILDING SIZE:</b>	Upstairs: 6,000 Square Feet Downstairs: 6,000 Square Feet Total: 12,000 Square Feet
<input type="checkbox"/> <b>LOT AREA:</b>	0.83 Acres
<input type="checkbox"/> <b>PARCEL ID #:</b>	10-53557-01-010
<input type="checkbox"/> <b>PRICE:</b>	\$1,200,000.00
<input type="checkbox"/> <b>LEASE RATES:</b>	Negotiable (Triple Net)
<input type="checkbox"/> <b>TAXES:</b>	2020 - \$28,604.00
<input type="checkbox"/> <b>YEAR BUILT:</b>	1995
<input type="checkbox"/> <b>CEILING HEIGHT:</b>	12'-14'
<input type="checkbox"/> <b>ROOF AGE:</b>	Original
<input type="checkbox"/> <b>RECENT IMPROVEMENTS:</b>	\$100,000 put into the parking lot.

**FOR INFORMATION AND AVAILABILITY CONTACT:**

**HUNTER STANEK**  
612-500-7997  
hunter@gcpmn.com



2 FLOOR PLAN  
 1/8" = 1'-0"

HA

