

# For Sale – Reduced Price

527 Professional Drive  
Northfield, MN 55057

Bank Owned Office Building & Buildable Adjacent Lot



~~2009 Listing Price: \$908,900~~

~~2010 Listing Price: \$590,000~~

~~2011 Listing Price: \$545,000~~

~~2012 Listing Price: \$449,000~~

**4<sup>th</sup> Price Reduction as of 05/10/2012**

**\$399,000**



**Donnelly  
Development**

7700 France Avenue, Suite 525  
Edina, Minnesota 55435

(952) 548-1420 Phone  
(952) 548-1439 Fax  
donnellydevelopment.net

For information, contact:

**Mike Zirbes**

(952) 548-1423

mzirbes@donnellydevelopment.net

**Jeff Brown**

(952) 548-1422

jbrown@donnellydevelopment.net

# For Sale

527 Professional Drive  
Northfield, MN 55057

## Investment Overview

527 Professional Drive presents investors and owner/users an instant value add opportunity following a substantial price reduction. This 5,784 square foot free standing office building has existing medical office build out and could accommodate single or multi-tenant uses. Building has historically enjoyed strong tenancy and exposure on the well known Professional Dr. Commercial loop in Northfield.



The 1.24 acre property consists of two 0.63 acre sites. The existing building currently utilizes the adjacent parcel to satisfy parking requirements through a recorded easement. A new owner could utilize the land for the development of a new building or an expansion of the existing facility.



For More information: Jeff Brown  
(952) 548-1422  
jbrown@donnellydevelopment.net

Mike Zirbes  
(952) 548-1423  
mzirbes@donnellydevelopment.net

# For Sale

527 Professional Drive  
Northfield, MN 55057

## Investment Overview

---

<b>Price:</b>	\$399,000
<b>Tax's (2011):</b>	\$22,848 (both parcels)
<b>Location:</b>	527 Professional Drive Northfield, MN
<b>PIDs (Rice County):</b>	22.01.4.29.013 (Building) 22.01.4.29.014 (Vacant Lot)
<b>Building Area:</b>	5,781 gross square feet
<b>Gross Land:</b>	± 1.26 Acres (0.63 acre per site)
<b>Year Built:</b>	1996 2003 – Remodeled 2006 – New Roof
<b>Zoning:</b>	Zoned C-3, Commercial Gateway District.



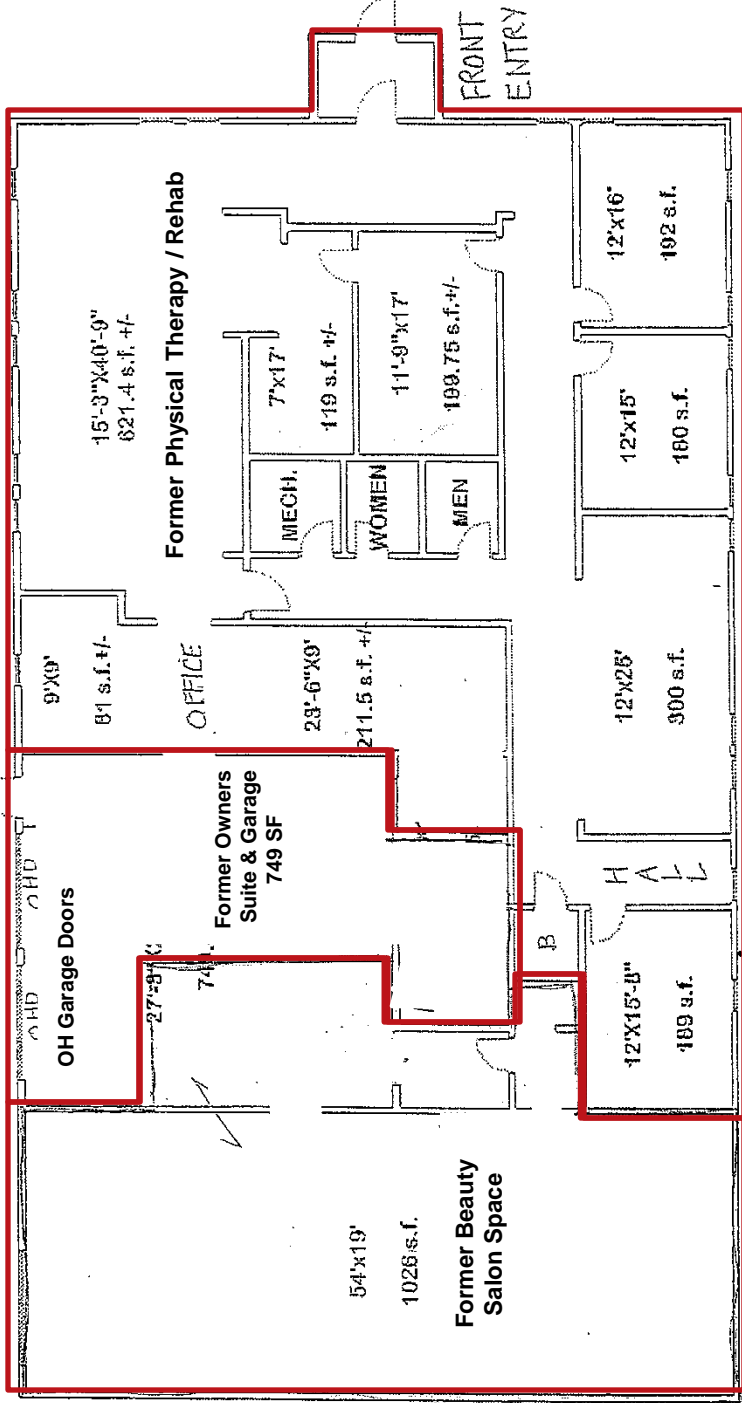
For More information: Jeff Brown  
(952) 548-1422  
jbrown@donnellydevelopment.net

Mike Zirbes  
(952) 548-1423  
mzirbes@donnellydevelopment.net

# For Sale

527 Professional Drive  
Northfield, MN 55057

## Floor Plan – As is



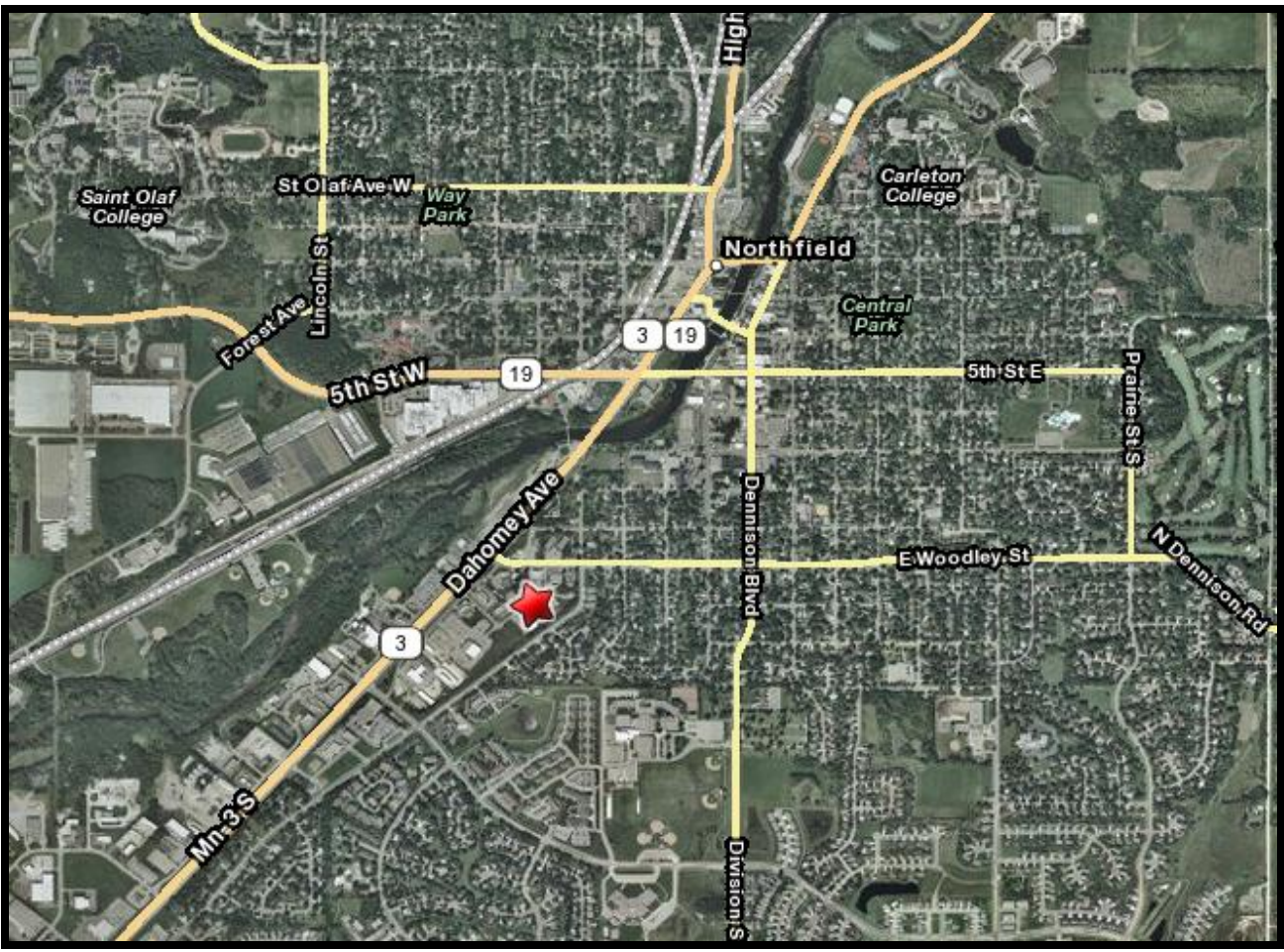
For More information: Jeff Brown  
(952) 548-1422  
jbrown@donnellydevelopment.net

Mike Zirbes  
(952) 548-1423  
mzirbes@donnellydevelopment.net

# For Sale

527 Professional Drive  
Northfield, MN 55057

## Area Map



For More information: Jeff Brown  
(952) 548-1422  
jbrown@donnellydevelopment.net

Mike Zirbes  
(952) 548-1423  
mzirbes@donnellydevelopment.net

# For Sale

527 Professional Drive  
Northfield, MN 55057

## Birds Eye View



For More information: Jeff Brown  
(952) 548-1422  
jbrown@donnellydevelopment.net

Mike Zirbes  
(952) 548-1423  
mzirbes@donnellydevelopment.net