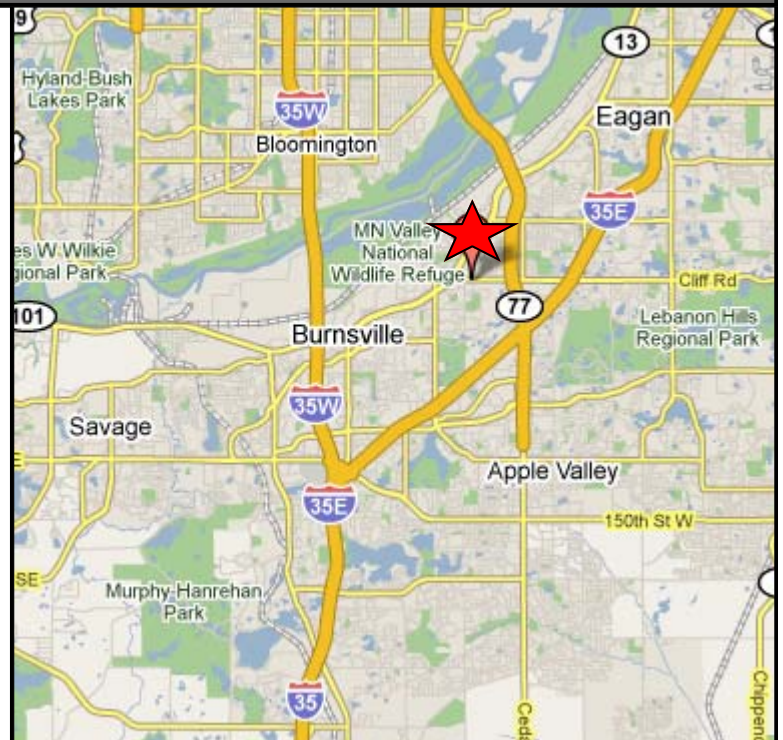


**37,897 square feet  
Burnsville, MN**

For more information please contact:

**Bob Lyngen  
Tom Evenson  
952-882-1112**

**[Boblyngen@gonyealand.com](mailto:Boblyngen@gonyealand.com)  
[Tom@gonyealand.com](mailto:Tom@gonyealand.com)**



**Gonyea Land Company**  
*Land Is All We Sell!*

*211 South River Ridge Circle, #100  
Burnsville, MN 55337  
(ph) 952-882-1112 (fx) 952-882-1531*



## 37,897 Square feet Burnsville, MN

Site Acreage: .87 Acres ( 37,897 square feet )

Current Zoning: B-2 (Retail, Office, Service)

Access: High Visibility Corner

Property Information: Proposed building options on file.

For more information please contact:

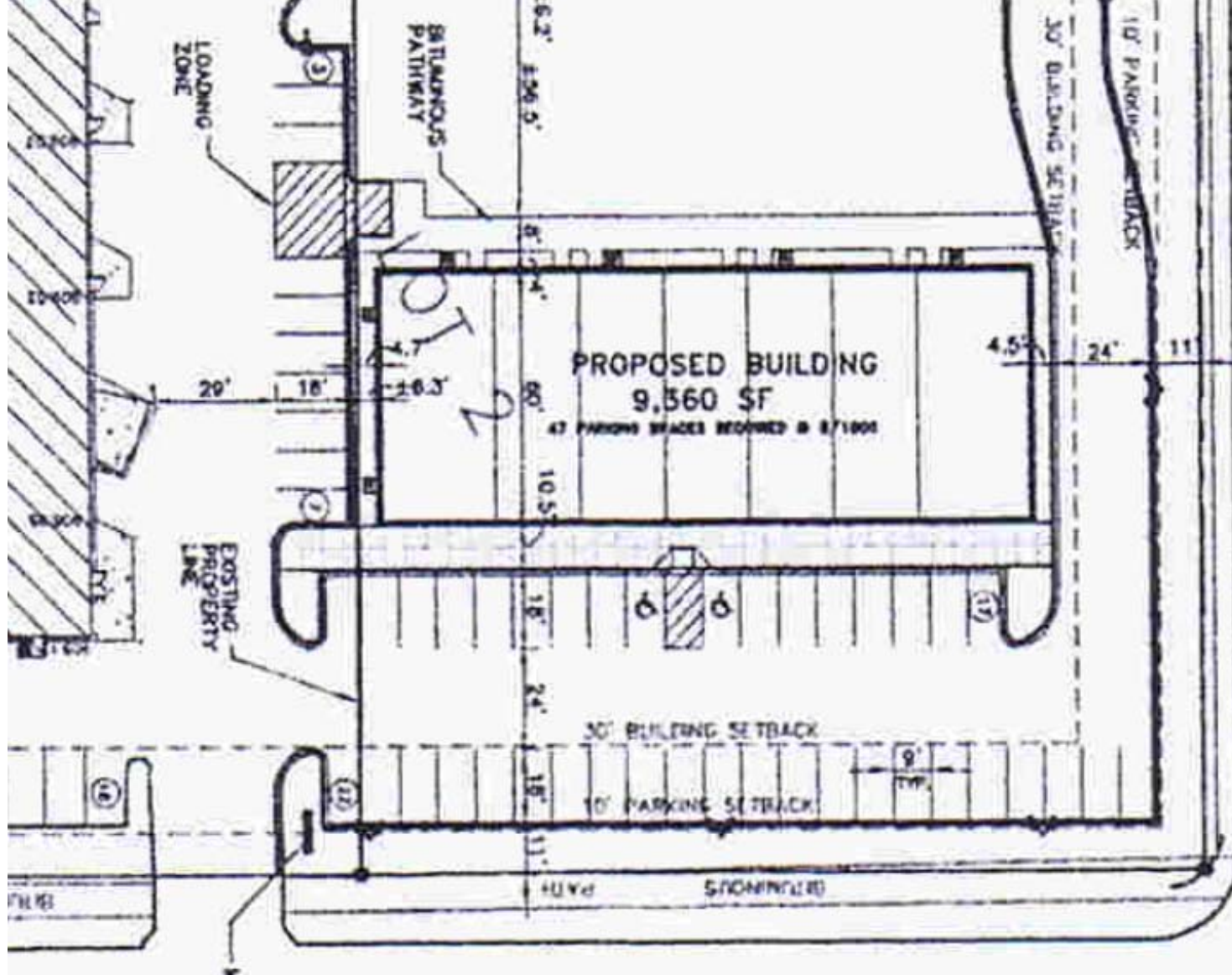
Bob Lyngen  
Tom Evenson  
952-882-1112

\* The information provided herein has been compiled from various sources. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective Purchaser should carefully verify all information contained herein and check with the various governmental authorities prior to final purchase.

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**Proposed Retail Building Option :**

9,560 Square foot Multi-tenant building  
 Zoned: B-2

For more information please contact:

Bob Lyngen  
 Tom Evenson

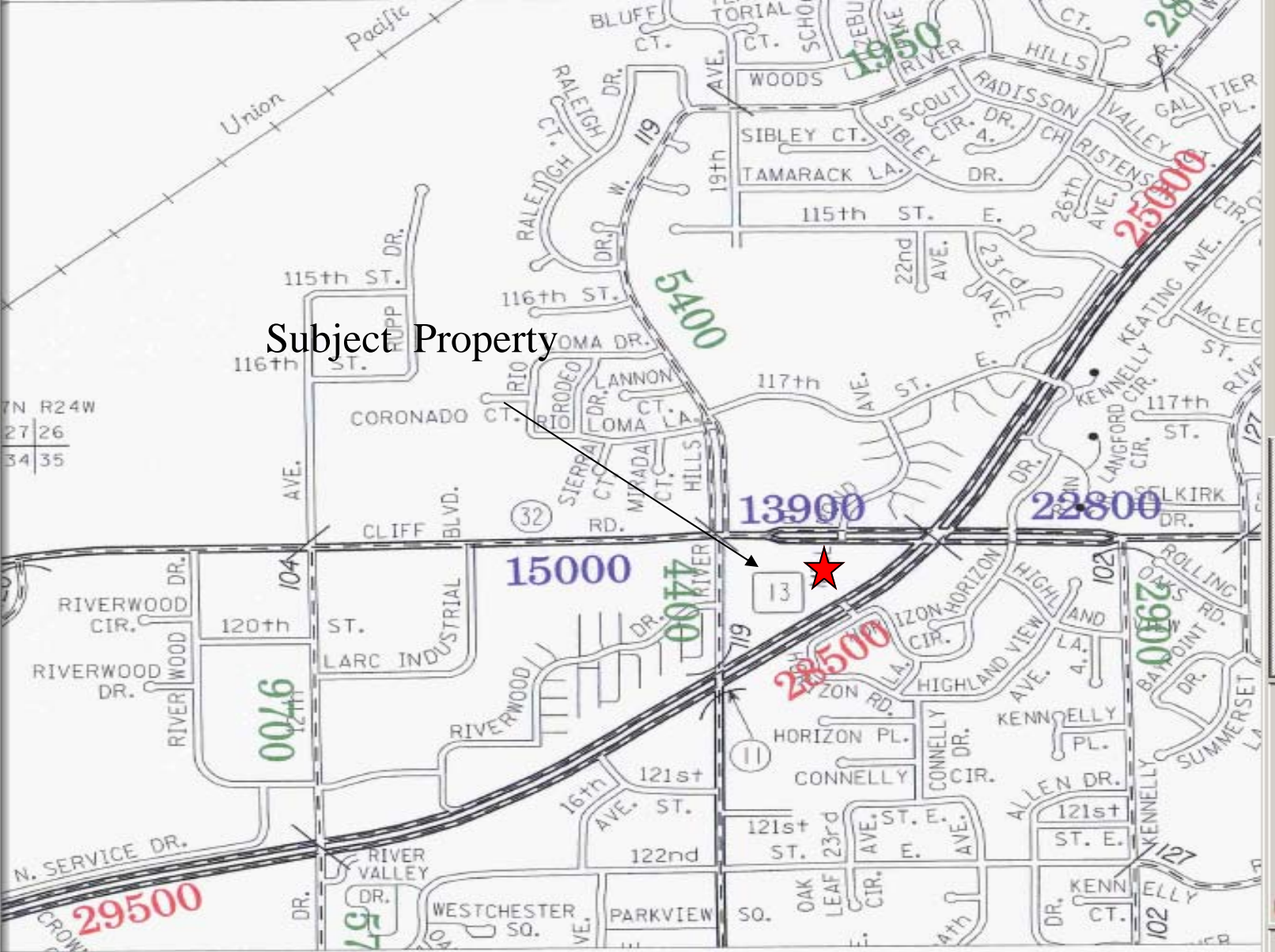
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Subject Property

**MNDOT 2007 Traffic Counts**

Hwy 13 28,500 ADT  
 Cliff Road 13,900 ADT

For more information please contact:

Bob Lyngen  
 Tom Evenson

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