

FOR SALE



# CLASSIC COLLISION

7701 COMMERCE WAY  
EDEN PRAIRIE, MN

# PROPERTY INFORMATION

- A NEW 15 YEAR LONG TERM NNN LEASE SIGNED IN OCTOBER 2024
- NEWLY REFURBISHED BUILDING
- CLASSIC COLLISION IS A PROMINENT AUTO BODY SHOP HEADQUARTED IN ATLANTA, GEORGIA

**Address** 7701 Commerce Way, Eden Prairie, MN

**Tenant** Classic Collision

**Building Size** 12,880 SF

**Sale Price** \$3,264,000

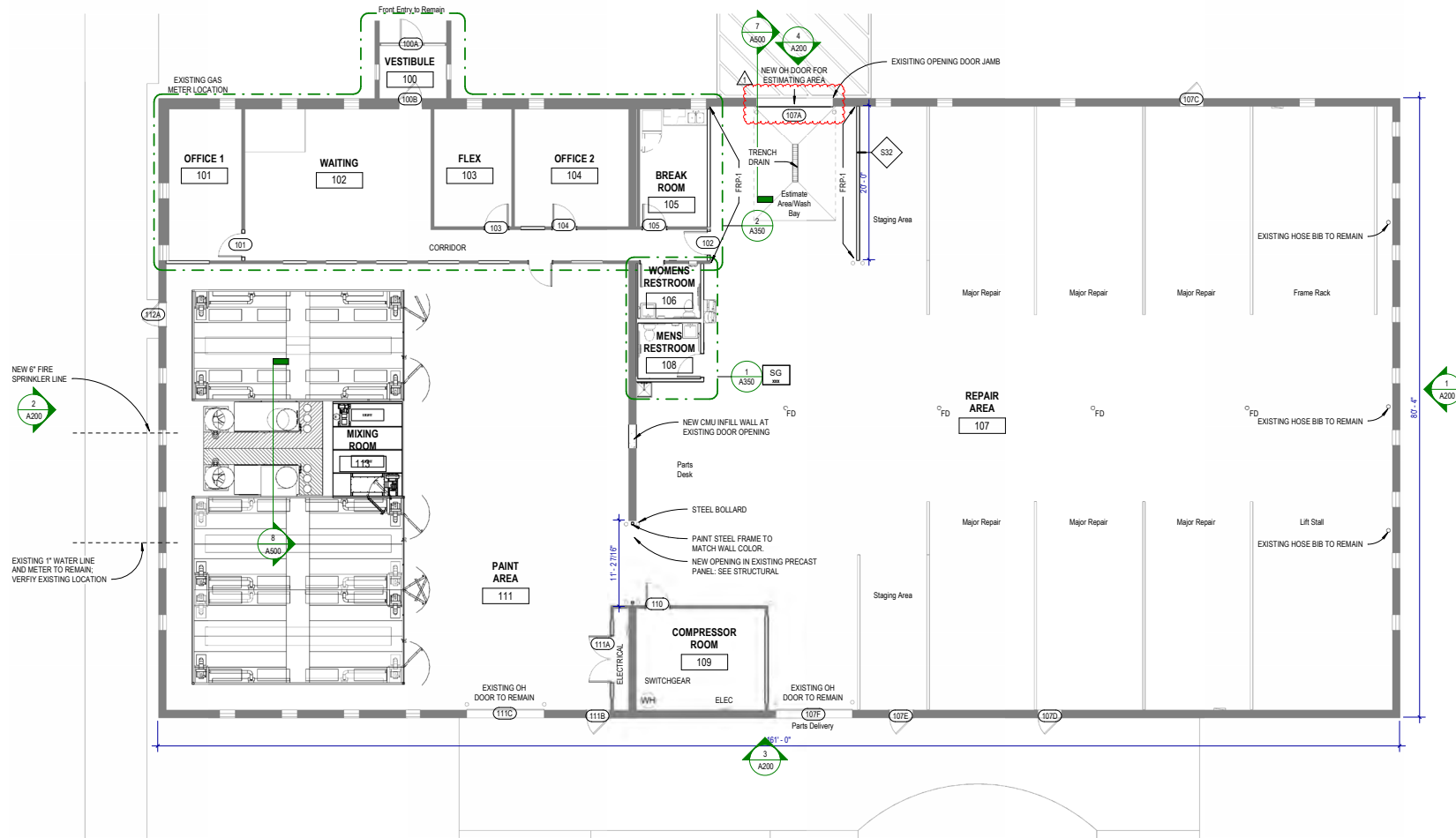
**NOI** \$204,000

**CAP Rate** 6.25%

**Lease Term** Oct 2024 - Oct 2039



# FLOORPLAN



# INTERIOR PHOTOS





21 MINUTES  
SOUTHWEST OF  
DOWNTOWN  
MINNEAPOLIS



MEDIUM HOUSEHOLD  
INCOME  
\$110,437



3 MILE RADIUS  
POPULATION OF  
56,948

MTS Systems  
Corporation

# CONTACT



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