21,050 SF MIXED USE BUILDING

12425 River Ridge Boulevard, Burnsville, MN 55337

FOR SALE

Office / Medical / Flex / Education

21,050 Square Feet on 2 Levels

Intersection of I-35W and Highway 13

EFH REALTY ADVISORS INC.

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River Ridge Commerce Center

Property Overview
Strategically located at the intersection of MN-13 and I-35W, this versatile 21,050 square foot property offers exceptional accessibility in a high-traffic area. Previously utilized as a medical office and educational facility, the building is well suited for a variety of uses.

The property shares common elements with the neighboring Grand Slam facility, including recently replaced retaining walls, attractive and mature landscaping, and durable, low-maintenance exterior finishes. A small, fenced outdoor area adds flexibility.

Interior Features
The building's layout is thoughtfully designed with functionality in mind. The main and upper floors feature multiple large meeting, conference, or classrooms, private offices, and a generous breakroom. Numerous plumbing fixtures are distributed throughout both levels, supporting a variety of potential uses. A spacious reception area greets visitors upon entry and connects to both an open staircase and an elevator for seamless access to the lower level. The lower-level benefits from natural light thanks to several large windows and includes multiple points of egress to the north side of the property—ideal for safety, code compliance, and tenant flexibility.

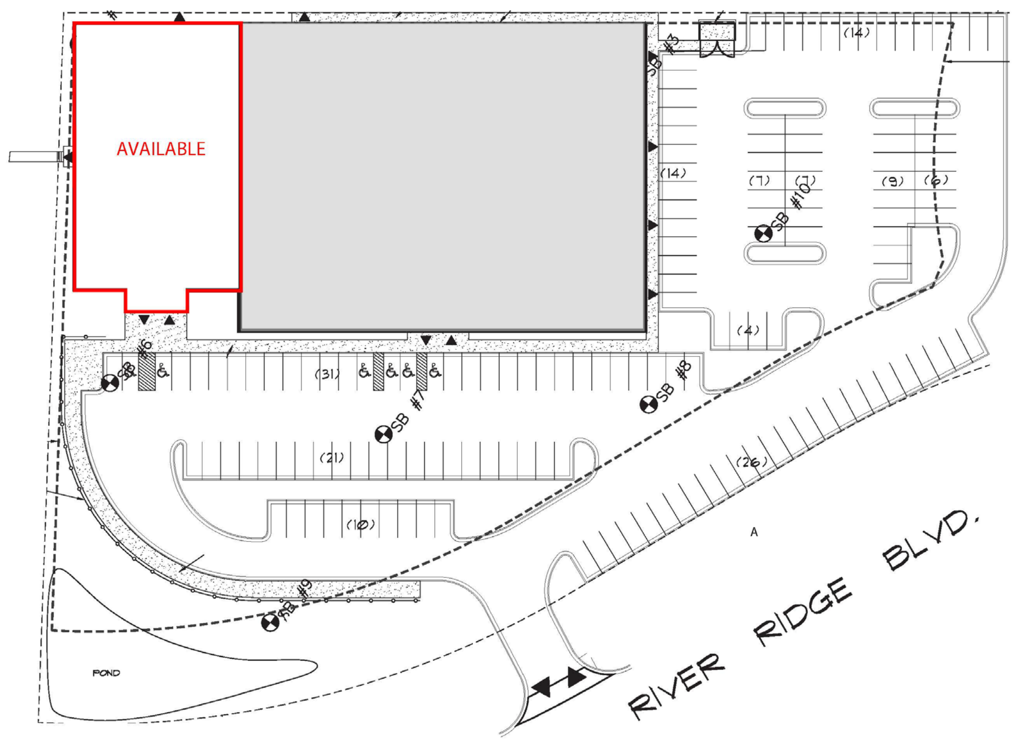
Additional Highlights
•Multiple restroom groupings to support high-occupancy or multi-tenant configurations
•Strong potential for adaptive reuse (e.g., medical, educational, nonprofit, wellness, or creative office space)
•Convenient proximity to major highways, public transit, retail, dining, and other services
•Ample on-site and shared parking options
•Recently replaced retaining walls

This well-maintained property presents a rare opportunity for an owner-user, investor, or developer to reimagine a space with strong bones and limitless potential in a sought-after commercial corridor.

Key Facts

Year Built:	2007
Total Land Area: (Common)	2.62 Acres
Taxes:	$65,780 (2025)
Operating Exp.: (2024 Est.)	$4.07/sf
Parking:	149 Spaces (Common)
Accessibility:	Elevator
Life Safety:	Fully sprinkled Security system
Construction:	Precast wall panels Built-up roof
HVAC:	Rooftop HVAC Units
Utilities:	Xcel Energy Centerpoint Energy Comcast Century Link
Power Capacity:	800A 120/208V
Signage:	Opportunity for building signage

Site Improvements:	Landscape irrigation system LED parking lot lighting Exterior trash enclosure
Area Amenities:	Burnsville Transit Station Heart of the City
Local Retailers:	Cub Foods Walmart



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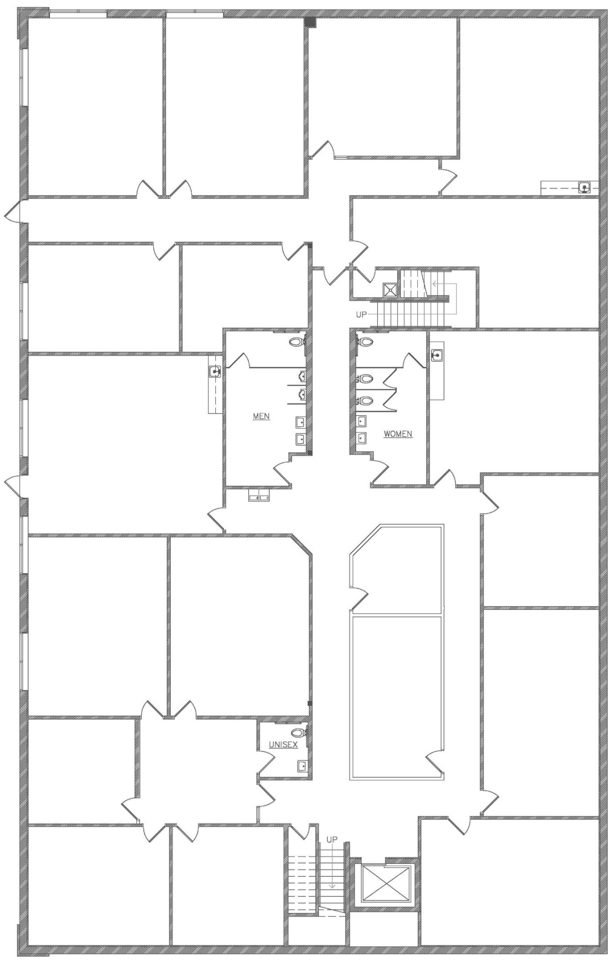
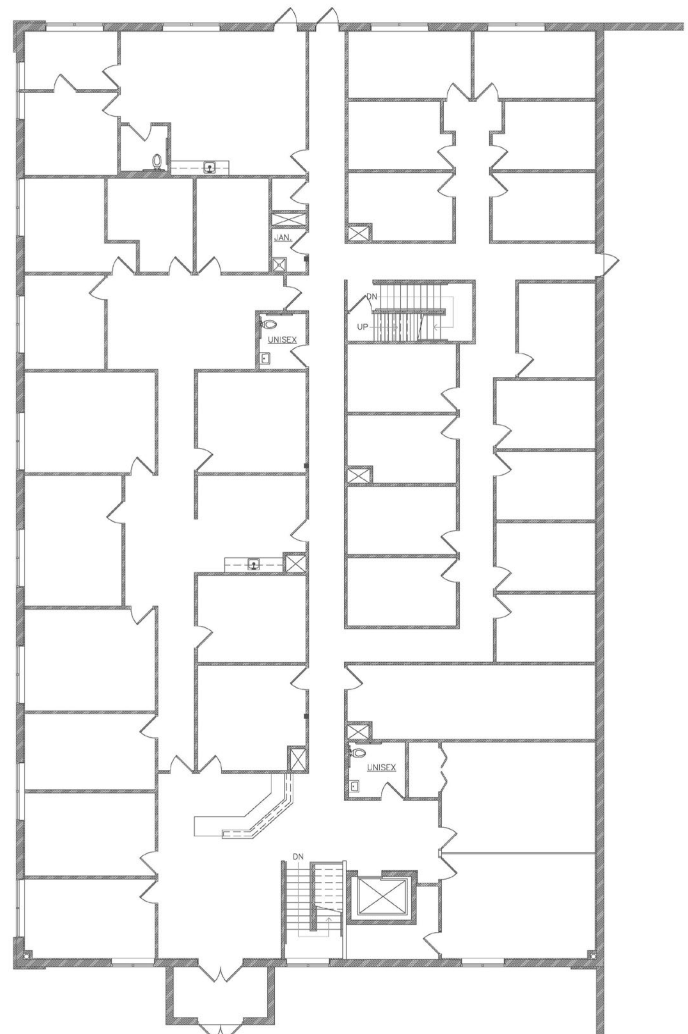
Floor Plans

Lower Level



Upper Level



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Aerial Imagery

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Demographics

Location Facts & Demographics

Catylist Research

Demographics are determined by a 10 minute drive from 12425 River Ridge Blvd, Burnsville, MN 55337

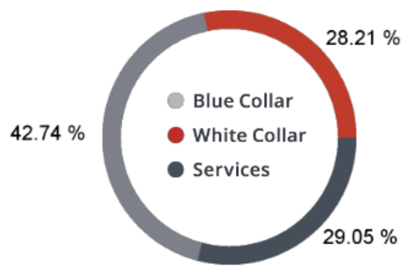
CITY, STATE
Burnsville, MN

POPULATION
84,769

AVG. HH SIZE
2.46

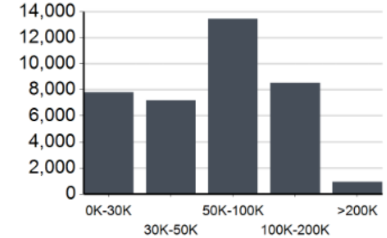
MEDIAN HH INCOME
$67,834

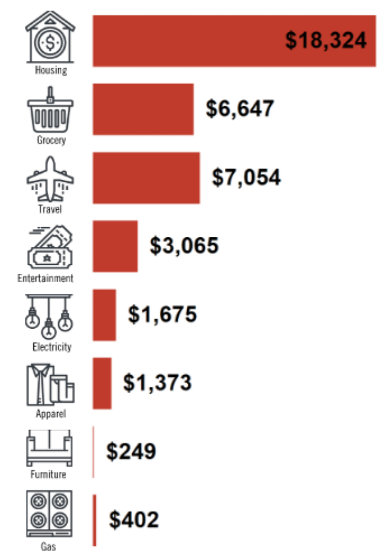
HOME OWNERSHIP


EMPLOYMENT


EDUCATION

High School Grad:	23.90 %
Some College:	25.80 %
Associates:	8.55 %
Bachelors:	37.76 %

INCOME BY HOUSEHOLD


HH SPENDING


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