



# Chanhassen Multi-Use Portfolio

6397/6411 Bretton Way  
Chanhassen, MN 55317

**FOR SALE - 1.45 Acres Total**



## FEATURES:

- 6411 Bretton Way: 5,488 SF Building on 1.15 Acres
- 6397 Bretton Way: 1,544 SF Building on 0.30 Acres
- Great opportunity for a Business Owner or Developer
- Located just a few minutes from Excelsior in Curry Farms neighborhood
- Currently zoned Commercial, Use 2 is Single Family Residential

**Sale Price \$445,000**



**Trevor Morlock**  
763.913.2734  
tmorlock@arrowcos.com



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com

## Contact

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**AERIAL IMAGES**

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### PROPERTY FACTS

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<b>BUILDING SIZE</b>	6411 Bretton Way: 5,488 SF 6397 Bretton Way: 1,544 SF
<b>YEAR BUILT</b>	1952 & 1940
<b>LOT SIZE</b>	1.45 Acres
<b>PID #</b>	25.66940050 & 25.6820030
<b>ZONING</b>	Business/Commercial or SFR
<b>2018 REAL ESTATE TAXES</b>	\$2,284 & \$1,918

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