

# FOR SALE

## 8,040 SF OFFICE BUILDING



TRANSWESTERN

REAL ESTATE  
SERVICES



# 6026 BLUE CIRCLE DR

MINNETONKA, MN 55343

# PROPERTY HIGHLIGHTS



**Rare** owner/user opportunity



Desirable, **highly sought after** location



**3 minutes** to *US-169* and **5 minutes** to *MN-62*



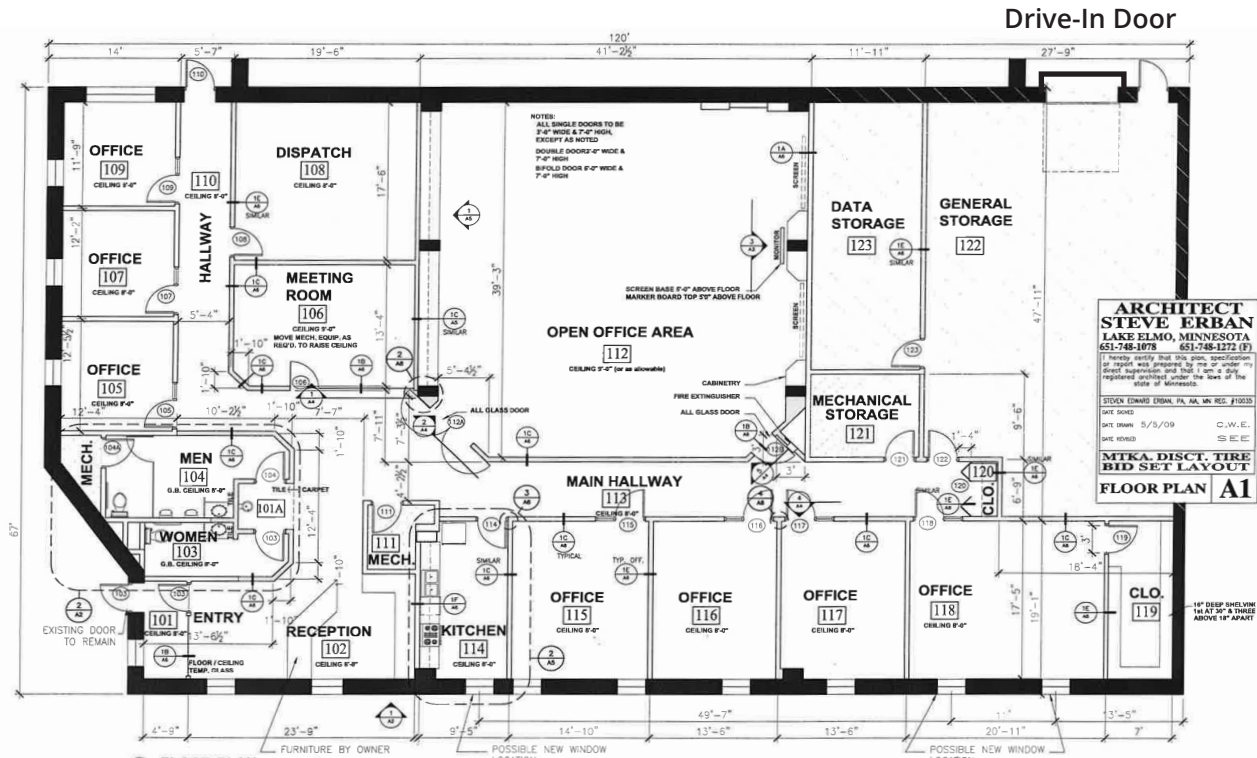
**Rare** office building with a **drive-in door**

## PROPERTY SPECS

<b>Sale Price:</b>	\$1,200,000 (\$149 PSF)	<b>Class:</b>	B
<b>Building Size:</b>	8,040 SF	<b>Land Area:</b>	0.18 AC
<b>Year Built:</b>	1975	<b>Parking:</b>	30 stalls
<b>% Leased:</b>	0%	<b>Zoning:</b>	I-1
<b>Stories:</b>	1	<b>Parcels:</b>	36-117-22-44-0010
<b>Loading:</b>	1 Drive-In Door	<b>2024 Property Taxes:</b>	\$29,350.42 (\$3.67 PSF)



# FLOOR PLAN





**TRANSWESTERN**

REAL ESTATE  
SERVICES



# THINKING BEYOND THE OBVIOUS

---

**REED CHRISTIANSON**

612.359.1610

[reed.christianson@transwestern.com](mailto:reed.christianson@transwestern.com)