

OFFICE CONDO FOR SALE

14577 GRAND AVE. S., BURNSVILLE, MN 55306

2,016 SQ. FT. OFFICE



OFFICE CONDO-FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

ROYCE DURHMAN, CCIM

Commercial Real Estate Agent
O: (651) 492-2201
C: (651) 492-2201
royce.durhman@kw.com
40409468, Minnesota

JOSE HILARIO

Commercial Real Estate Agent
O: 952-465-2275
JoseHilario@kw.com

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PROPERTY OVERVIEW

14577 GRAND AVENUE, BURNSVILLE, MN 55306



Property Overview

A versatile, 2,016 sq. ft. office condo in a highly convenient Burnsville location with excellent access to I-35W, I-35E, and County Road 42. The multi-level layout offers flexibility for an owner occupant, growing business, or potential 2-3 tenant configuration

- Main Level: Welcoming entry, private office, and storage room with abundant natural light
- Upper Level: Vaulted wood ceilings, fireplace, two window-lined private offices with skylights, and front reception area
- Lower Level (1): Spacious open work area with kitchenette/sink — ideal for collaborative space or cubicle — plus direct access to a private deck
- Lower Level (2): ~12' x 20' flex room, well-suited for a boardroom, conference room, or additional office space

Property Details:

Building SF:	2,016 SF
Price:	\$225,000
Year Built:	1986
Price Per SF:	\$111.61 per SF
Parking:	45 parking stalls
Zoning:	B1- Office Business
Association Dues (2026):	\$577.90 per month
Property Taxes (2026):	\$3,472 per year

Property Highlights

- Walkout deck- great for company grillouts and happy hours!
- HVAC unit replaced in 2025
- Recent Association Improvements- New roof and parking lot installed over the last year
- Cozy fireplace and vaulted wood ceilings in the upper level office unit
- Business signage in front of the condo exterior
- Ample off-street parking
- Located minutes from the Burnsville Shopping Center and several other retail and restaurant destinations
- Located seconds from I-35W, I-35E, and County Road 42!

PROPERTY PHOTOS

14577 GRAND AVENUE, BURNSVILLE, MN 55306



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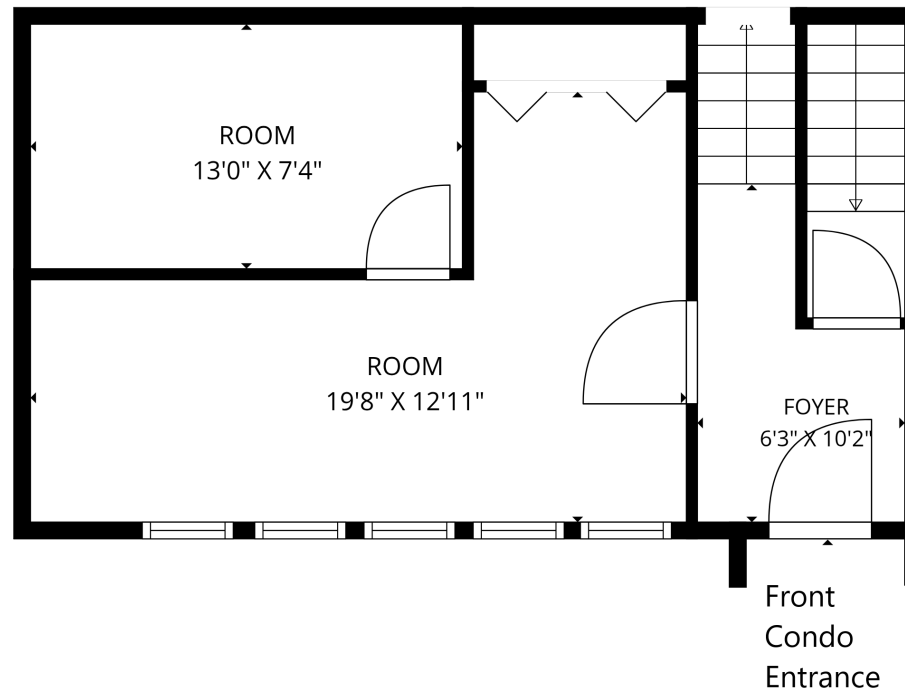
PROPERTY PHOTOS

14577 GRAND AVENUE



MAIN LEVEL FLOOR PLAN

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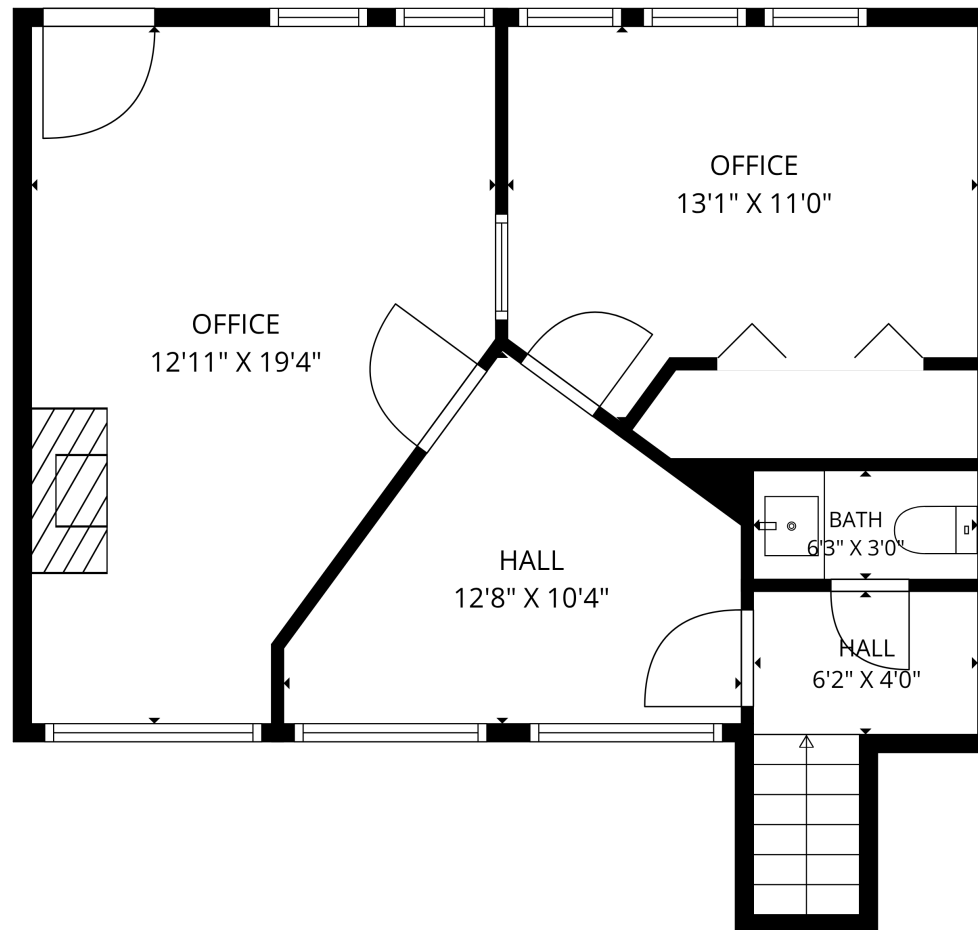


Total GLA: 1957 sq. ft | Total: 2225 sq. ft
1st floor: 353 sq. ft (Excluded areas 82 sq. ft)
2nd floor: 593 sq. ft (Excluded areas 100 sq. ft)
3rd floor: 435 sq. ft (Excluded areas 86 sq. ft)
4th floor: 576 sq. ft

Measurements Deemed Highly Reliable But Not Guaranteed

UPPER LEVEL FLOOR PLAN

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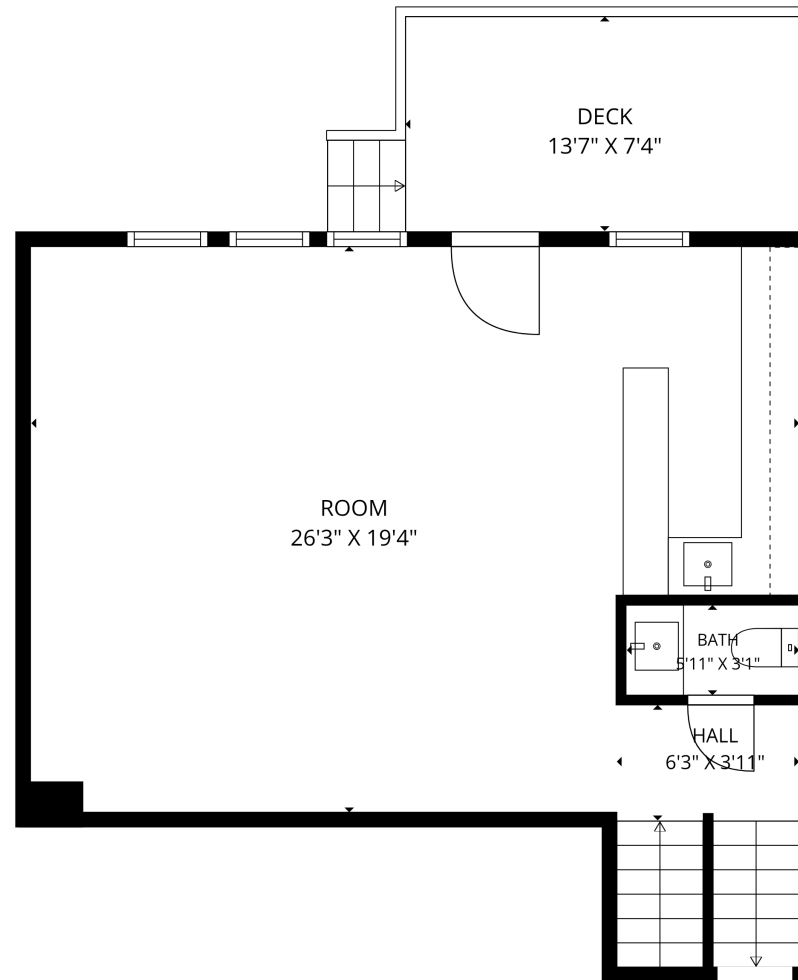


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LOWER LEVEL (1)-FLOOR PLAN

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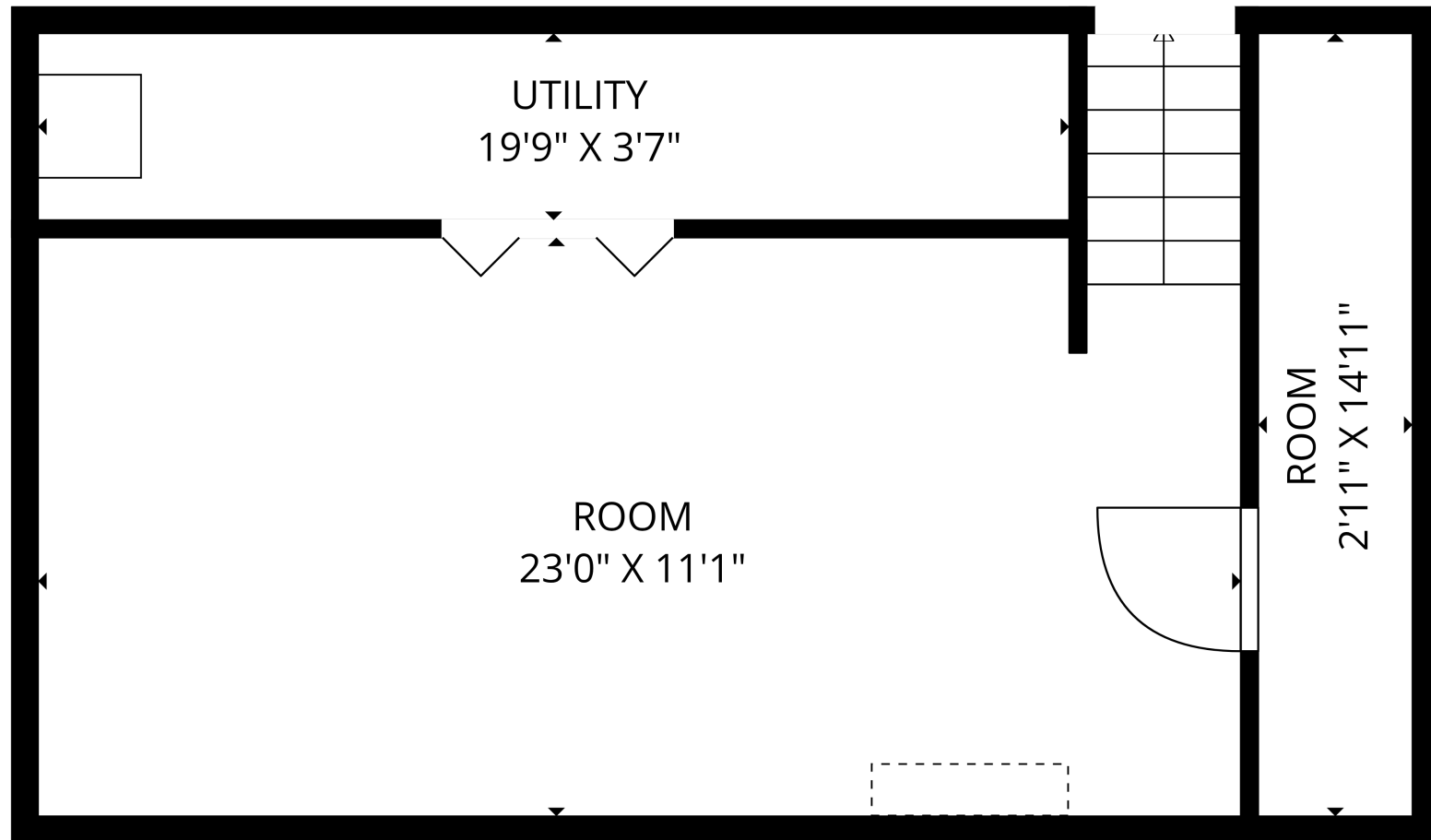


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LOWER LEVEL (2)- FLOOR PLAN

14577 GRAND AVENUE, BURNSVILLE, MN 55306

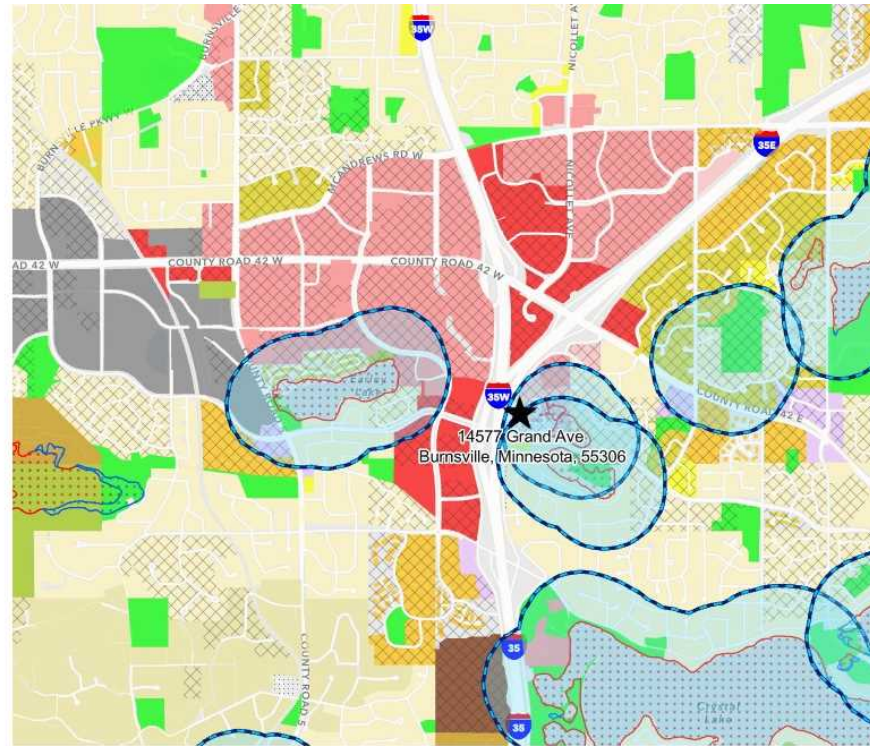


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ZONING

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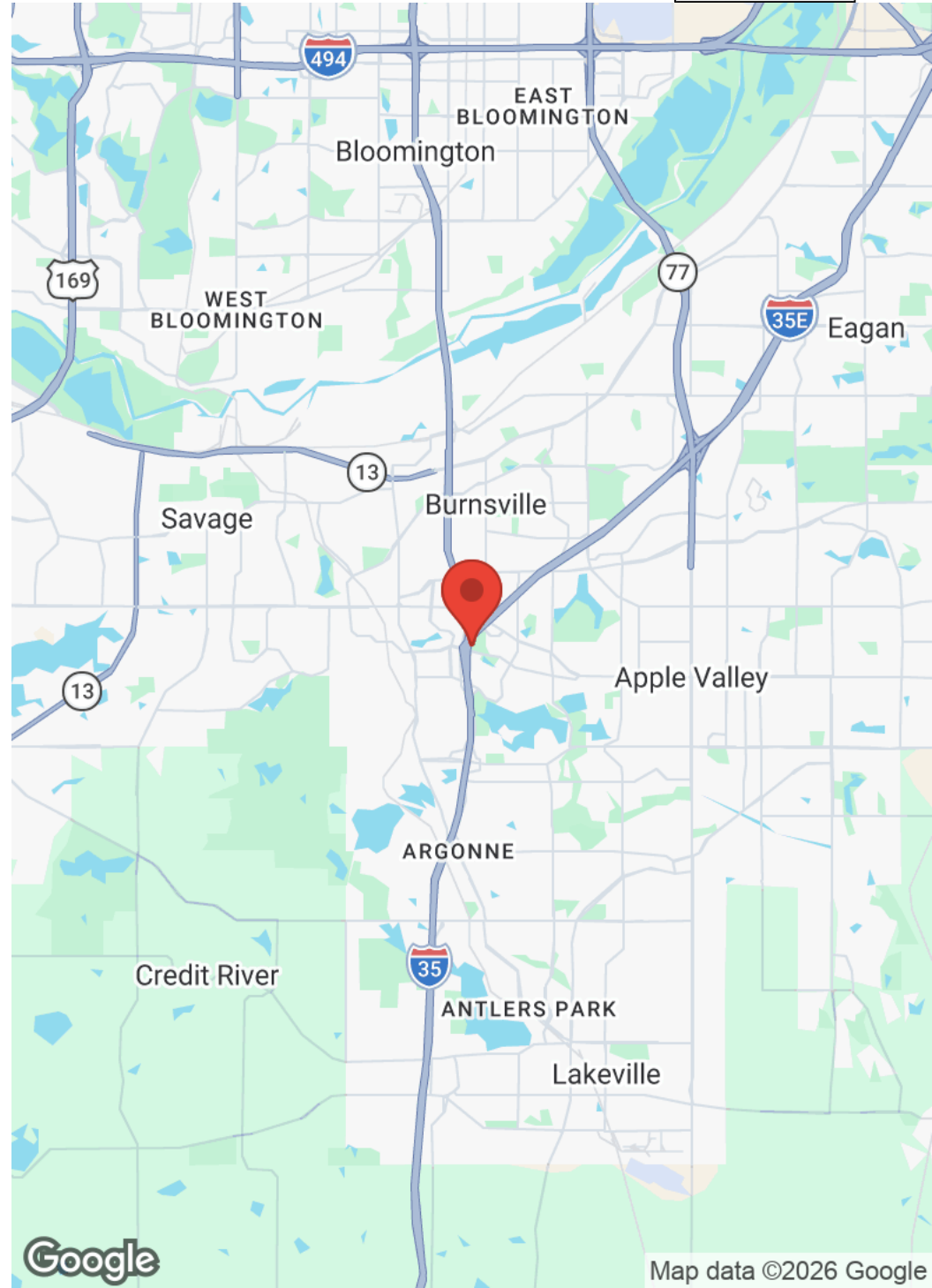
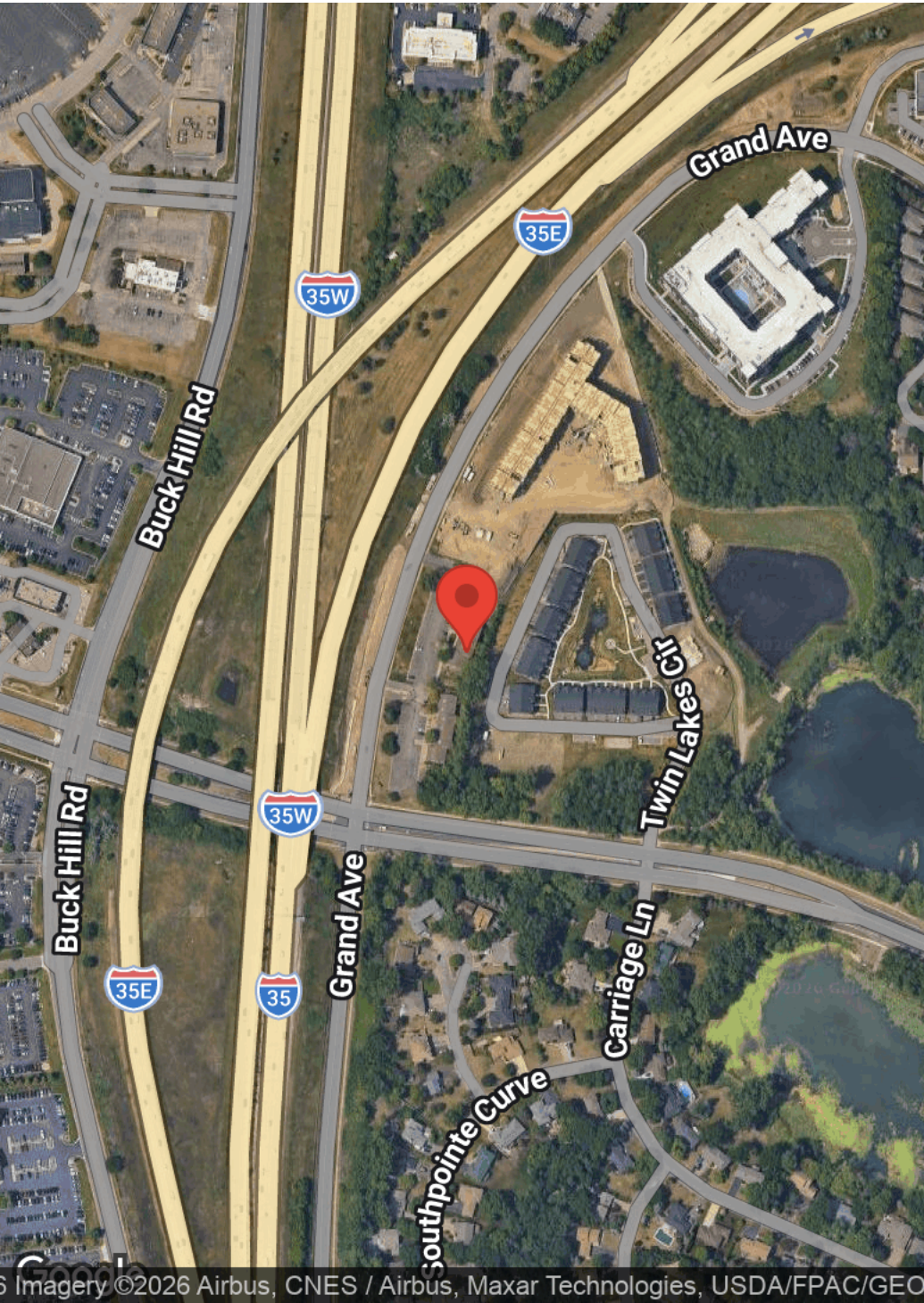


B-1 Office Business District Permitted Uses

- Daycare Center.
- Essential service.
- Government office use.
- Health club.
- Medical services or clinic.
- Office.
- Research centers and development including laboratories (i.e. medical, software, communications, scientific, etc.).
- Schools.
- Studio, artist, or instructional service.
- Therapeutic massage businesses pursuant to Title 3, Chapter 3 of this Code.

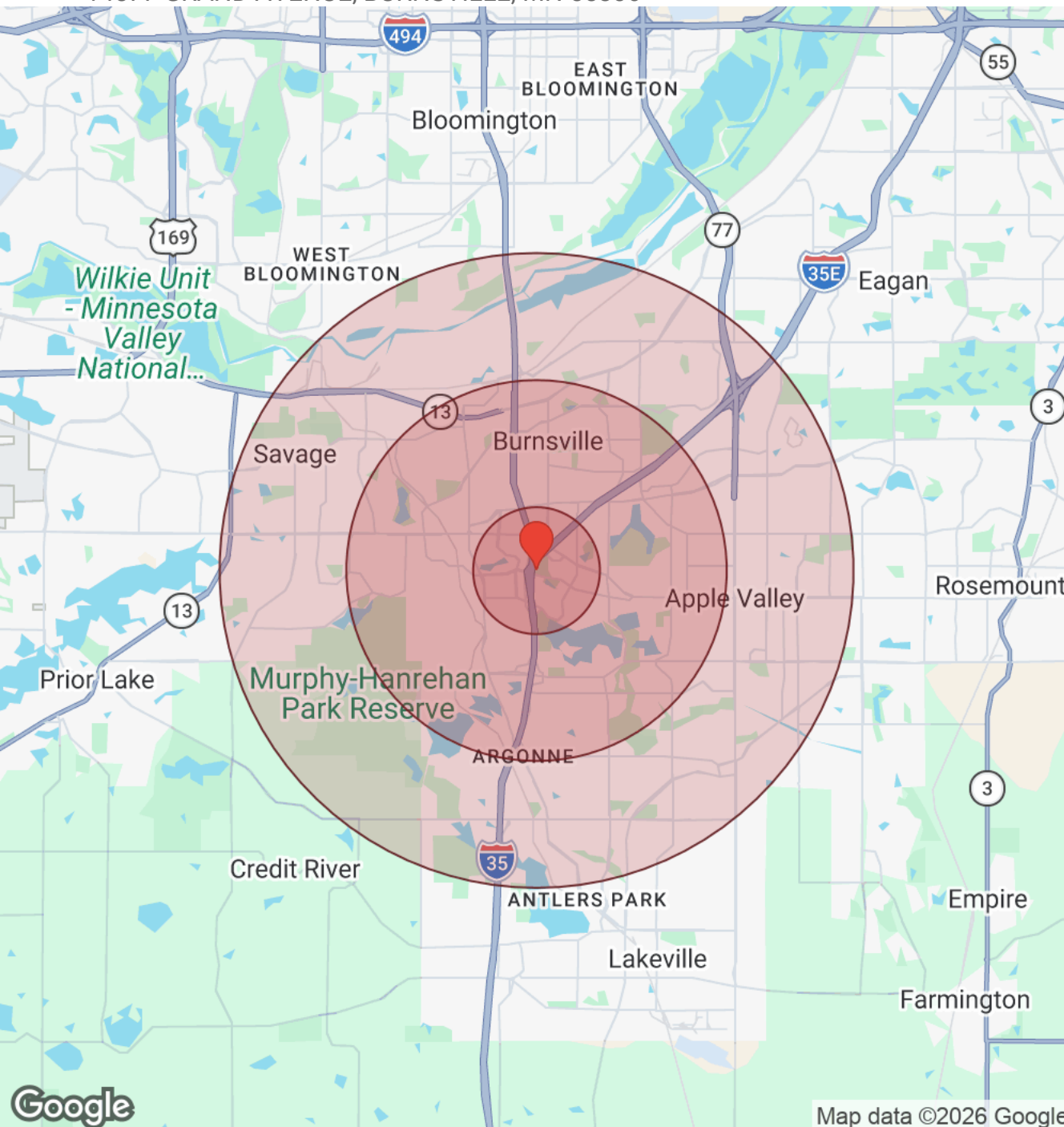
LOCATION MAPS

14577 GRAND AVENUE



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,404	39,083	89,741
Female	5,595	39,860	91,524
Total Population	10,999	78,943	181,265

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,872	51,613	123,260
Black	1,755	11,620	23,637
Am In/AK Nat	19	166	381
Hawaiian	3	32	54
Hispanic	1,189	8,352	16,078
Asian	690	4,539	12,254
Multiracial	428	2,479	5,384
Other	42	142	218

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,045	32,628	73,306
Occupied	4,788	31,117	69,983
Owner Occupied	2,542	21,330	49,971
Renter Occupied	2,246	9,787	20,012
Vacant	257	1,512	3,323

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,159	15,284	35,536
Ages 15 - 24	1,530	10,358	23,348
Ages 25 - 54	4,273	30,285	71,128
Ages 55 - 64	1,130	9,666	22,475
Ages 65+	1,908	13,351	28,778

Income	1 Mile	3 Miles	5 Miles
Median	\$89,378	\$97,661	\$104,693
Under \$15k	134	1,303	3,095
\$15k - \$25k	318	1,244	2,285
\$25k - \$35k	293	1,761	3,084
\$35k - \$50k	519	2,774	5,459
\$50k - \$75k	661	4,797	10,474
\$75k - \$100k	817	4,059	8,937
\$100k - \$150k	1,198	7,206	15,468
\$150k - \$200k	376	3,467	8,169
Over \$200k	473	4,506	13,012

Distance: 1 Mile 3 Miles 5 Miles

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