

**OFFICE SPACE  
FOR SALE**

# 8969 AZTEC DRIVE

Eden Prairie, MN 55347



**CHAD ANVARY | 612.359.1642**



**TRANSWESTERN**

REAL ESTATE  
SERVICES



# PROPERTY HIGHLIGHTS



## SITE OVERVIEW

- × Location: 8969 Aztec Drive  
Eden Prairie, MN 55347
- × Building Size: 2,580 sq. ft.
- × Year Built: 2001



## SALE PRICE

- × \$415,000

## ASSOCIATION DUES

- × \$500/month

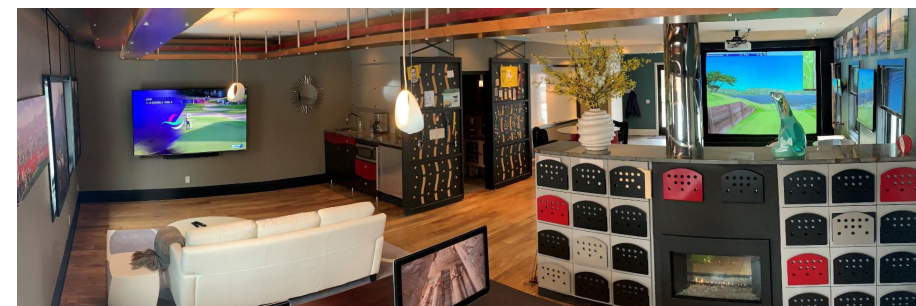
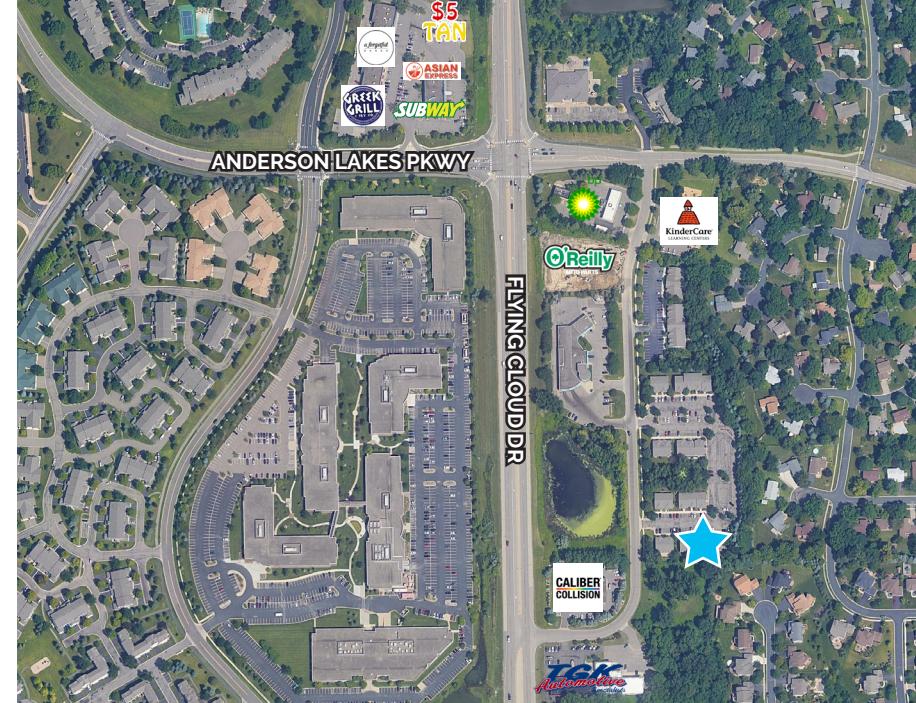
## PROPERTY TAXES

- × \$8,803



## HIGHLIGHTS

- × Remodelers spring showcase 2013
- × New roof 2013
- × New siding 2022
- × Southern corner lot with windows on 3 sides
- × Office overlooks 1 acre of wooded area
- × ADT security system
- × Open layout
- × Walnut floors
- × Fireplace with 24 drawer filing cabinets
- × Granite countertops
- × Steel barn doors and sliding steel window panels
- × Custom kitchen  
(granite, microwave, sink, refrigerator, ice maker)
- × Custom bathroom vanity
- × Drop ceiling wood racetrack detail
- × 5' x 12' built-in whiteboard
- × Lower-level shower, bathroom, kichenette
- × Lower-level side access door



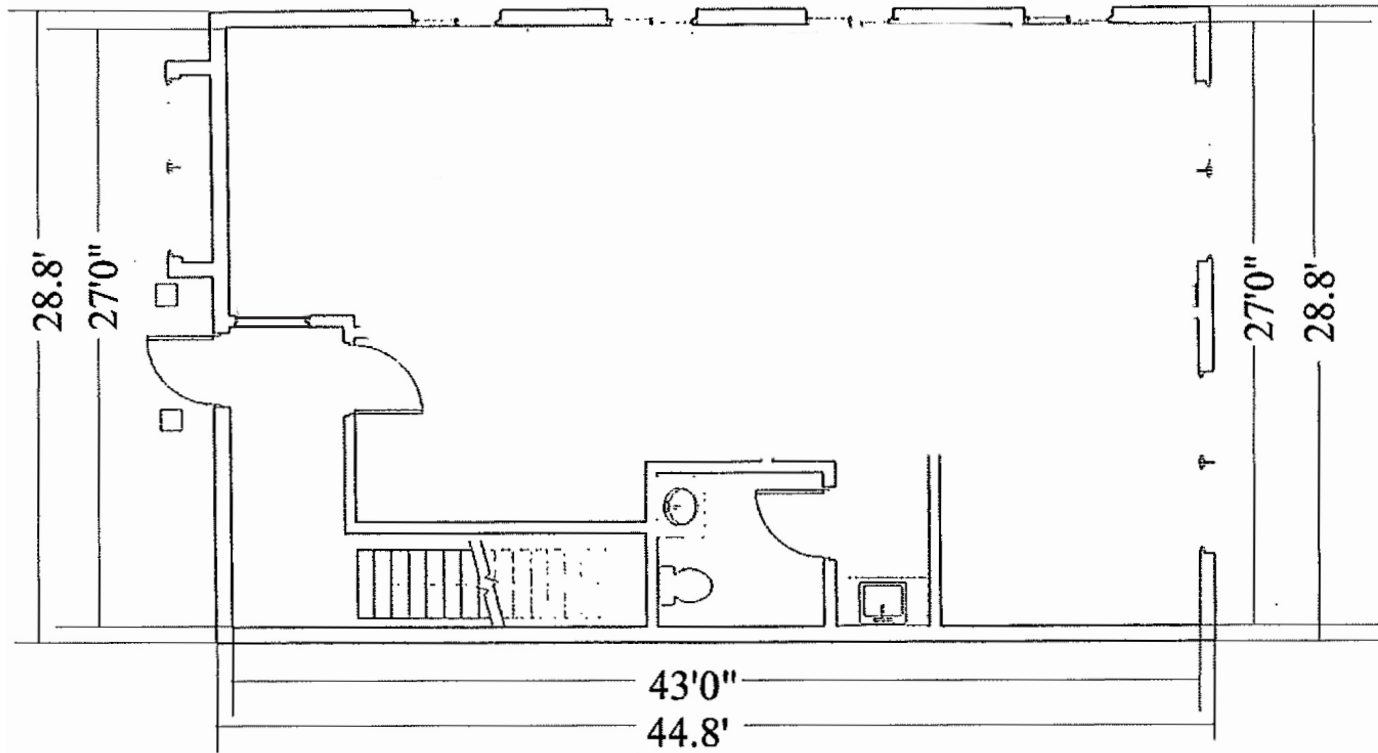
## AVAILABLE

- × Full Swing golf simulator w/ range  
50 courses, showdown games, Swing Catalyst golf cameras, balance plate, teaching analytics  
(\$85,000 new)
- × Furniture: couch, 2 custom pendant lights, rug,  
desk, credenza, Herman Miller chair, 2 bar stools/  
table, 2 armchairs, 2 cubes, 3 seat belt conf chars,  
conf table (\$15,000 new)

## CONTACT INFO:

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# FLOOR PLAN | 1ST FLOOR



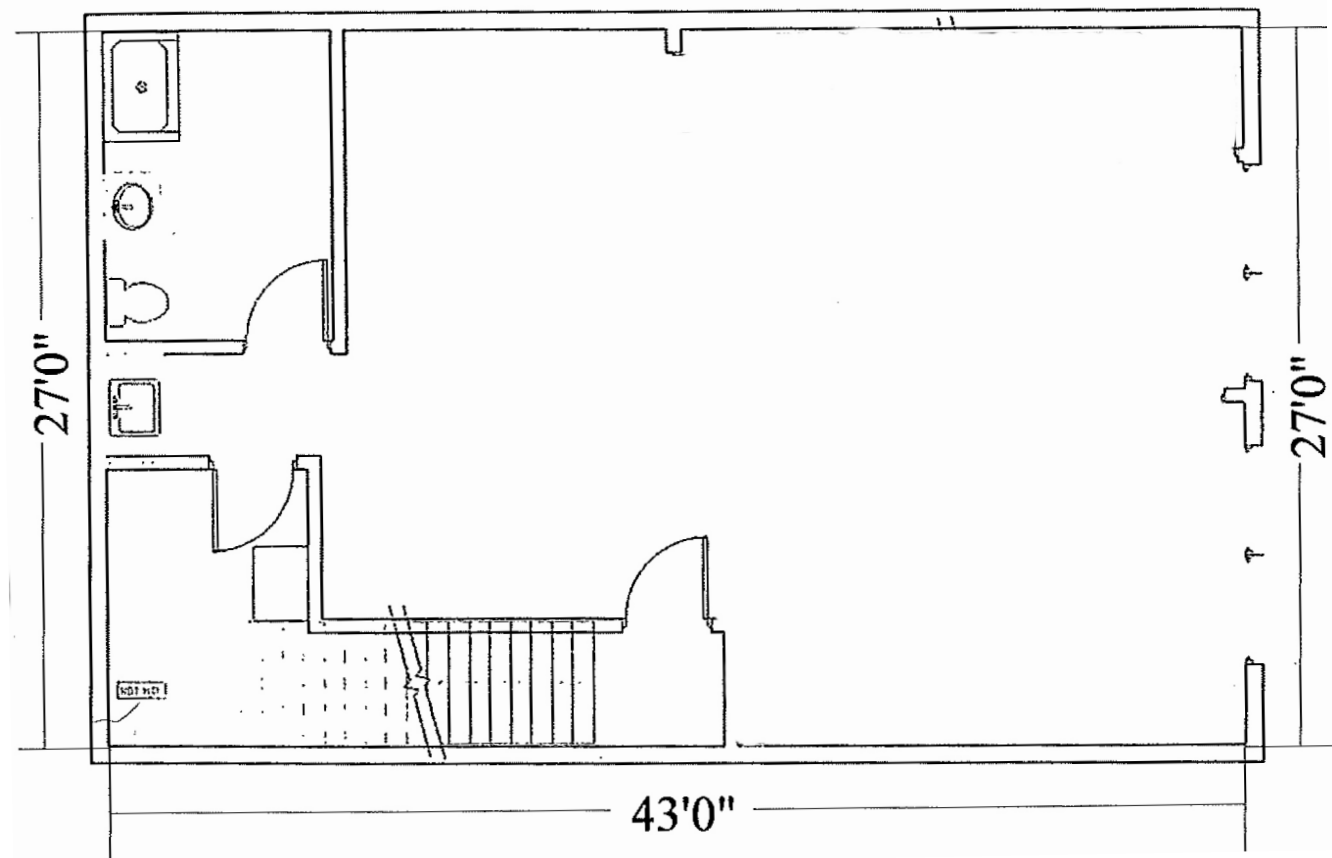
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# FLOOR PLAN | LOWER LEVEL



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# 1<sup>ST</sup> FLOOR | PHOTOS



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