

FOR SALE



Professional Office Building

13770 Frontier Court,
Burnsville, MN 55337

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Property Details & Highlights

13770 Frontier Ct, Burnsville, MN 55337

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Property Type	Professional Office
Sale Price	\$1,000,000
APN	024760001002
Building Size	7,918 SF
Lot Size	177,965 SF
Building Class	B
Year Built	1998
Number of Buildings	1

Located in the McAndrews Commons business park just off I-35E, this one-story office building offers a rare opportunity for owner-user or investor alike. Constructed in 1998, the property offers a versatile floor plan that can accommodate a single user or be divided into multiple tenant suites.

Highlights include ample surface parking, strong signage exposure from major corridors, and a professional yet approachable suburban setting. Enjoy immediate cash flow from a fully occupied property while maintaining the flexibility to adjust lease terms or reposition tenants in the near future. Ideal for investors seeking both stability and growth potential.

Whether you're seeking a headquarters location with easy metro access, or an investment with flexibility and tenant-divisibility built in, this building delivers.



- Professional Office Building – Flexible layout ideal for a single user or multiple tenants.
- Prime Burnsville Location – Conveniently situated just off I-35E with quick access to major Twin Cities corridors.
- Strong Visibility & Signage – Prominent exposure within the McAndrews Commons business park.
- Ample Surface Parking – Easy access for employees and visitors with generous on-site parking.
- Modern Construction – Well-maintained building offering updated finishes and efficient systems
- Investment Opportunity - offering income potential and long-term value.

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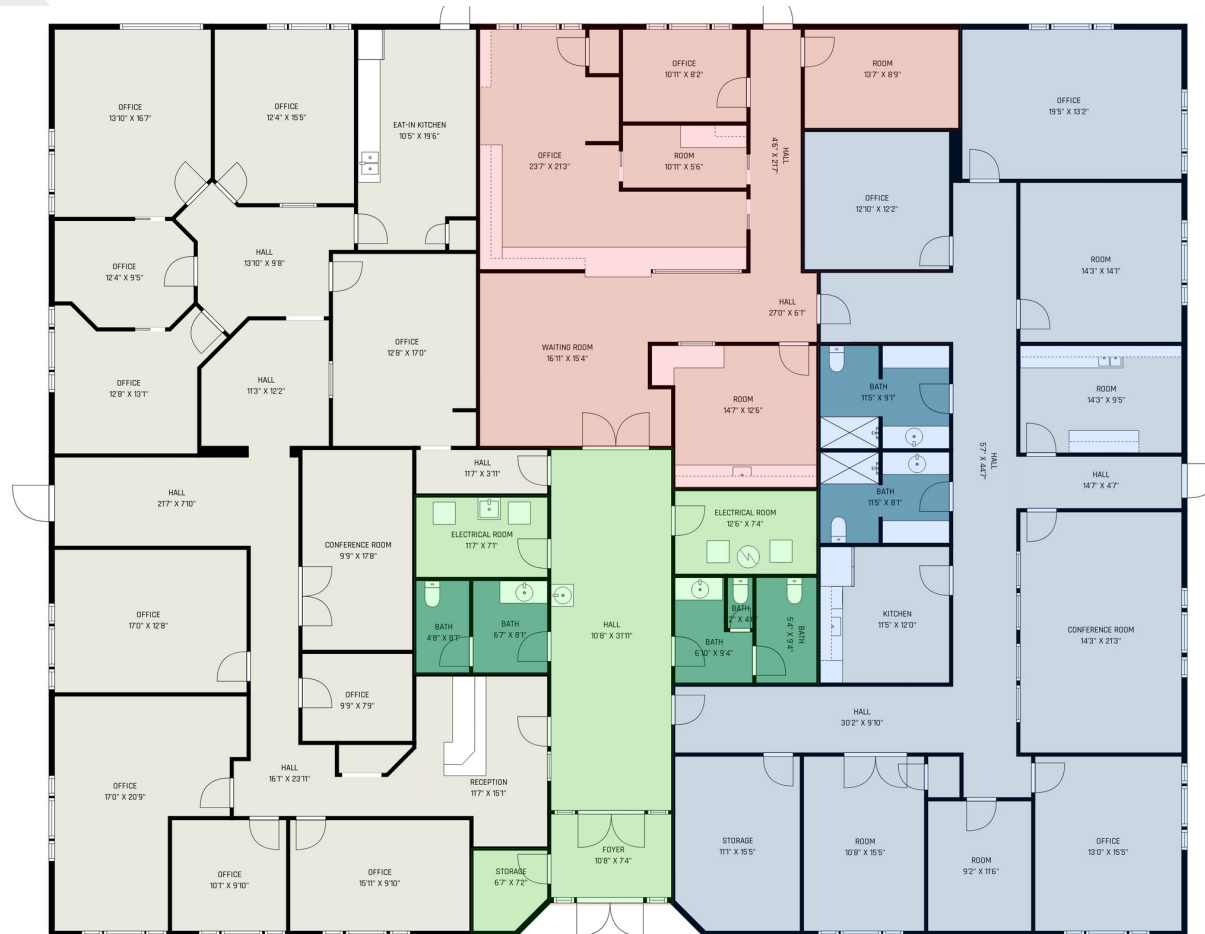


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Floor Plans

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Total: 7,918 Sq. Ft.

Tan Area: 3,034 Sq. Ft. Red Area: 1,248 Sq. Ft. Green Area: 882 Sq. Ft. Blue Area: 2,754 Sq. Ft.

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Location Map

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