

**View Summary for Completed eCRV ID 1579981**

**County:Hennepin Auditor ID:**

Submit Date: 09/14/2023 10:11 AM Accept Date: 09/14/2023 4:13 PM

**Buyers Information**

Organization name: **GBM Realty Southcross, LLC**  
Address: **3658 Prato Lane, Chaska, MN 55318 United States**  
Foreign address: **No**  
Phone number: **(952) 807-6370**  
Email:

\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\*

**Sellers Information**

Organization name: **Minnetonka West, L.L.C.**  
Address: **5125 County Road 101, Suite 300, Minnetonka, MN 55345 United States**  
Foreign address: **No**  
Phone number: **(952) 607-8142**  
Email:

\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\*

**Property Information**

County: **Hennepin**  
Legal description: **Outlot A, Edenvale 23rd Addition, Hennepin County, Minnesota**  
Deeded acres: **7.96**  
Will use as primary residence: **No**  
What is included in the sale: **Land and Buildings**  
New construction: **No**

**Property Location(s)**

Property location: **7700 Equitable Drive, Eden Prairie, 55344**

**Preliminary Parcel IDs**

Parcels to be split or combined: **No**  
Primary parcel ID: **10-116-22-33-0035**

Additional parcel ID(s):

**Use(s)**

Planned use: **Office / General office**  
Primary use: **Yes**

Sold: \$ 2,175,000  
Sept 2023



Prior use: **Office / General office**  
Rental buildings: **0** Rental units: **0**  
Square Footage: **19877**

### Sales Agreement Information

Deed Type: **Warranty Deed**  
Date of Deed or Contract: **09/12/2023**  
Purchase amount: **\$2,175,000.00**  
Downpayment amount: **\$860,000.00**  
Seller-paid points: **\$0.00**  
Delinquent Special Assessments  
and Delinquent Taxes Paid by  
Buyer: **\$0.00**  
Financing type: **New Mortgage**

✓ 7700 Equitake Dr.  
Eden Prairie

#### Personal Property

Personal property included: **No**

#### Sales Agreement Questions

Buyer leased before sale:	<b>No</b>	Lease option to buy:	<b>No</b>
Seller leased after sale:	<b>No</b>	Minimum rental income guaranteed:	<b>No</b>
Partial interest indicator:	<b>No</b>	Contract payoff or deed resale:	<b>No</b>
Received in trade:	<b>No</b>	Like exchange (IRS section 1031):	<b>Yes</b>
Purchase over two years old:	<b>No</b>		

### Supplementary Information

Buyer paid appraisal:	<b>Yes</b>	Appraisal value:	<b>\$0.00</b>
Seller paid appraisal:	<b>No</b>	Appraisal value:	<b>\$0.00</b>
Buyer and seller related:	<b>No</b>	Organization tax exempt:	<b>No</b>
Government sale:	<b>No</b>	Foreclosed, condemned or legal proceedings:	<b>No</b>
Gift or inheritance:	<b>No</b>	Name change:	<b>No</b>
Buyer owns adjacent property:	<b>No</b>		
Public promotion:	<b>Yes</b>		
Significant different price paid:	<b>No</b>		
Comment on price difference:			

### Submitter Information

Submit date: **09/14/2023 10:11:34 AM**  
Submitter: **Jeanne Pommier**  
Organization: **Guaranty Commercial Title, Inc.**  
Email: **jpommier@guarantytitle.net**  
Phone number: **(612) 746-0422**  
Comments:

This Property is no longer advertised on LoopNet.com.

# 7700 Equitable Dr Eden Prairie, MN 55344

Property For Lease

Commercial Real Estate Properties / Minnesota / Eden Prairie /  
7700 Equitable Dr, Eden Prairie, MN 55344



Martin Dr

Blvd 212

Mitchell Rd

Plaza Dr

Technology

Pond

Bicycle Storage

Fully Carpeted

Outdoor Seating

St. Andrew's Lutheran Church

Prairie Center Dr

Durgoton

## FEATURES AND AMENITIES

Signage

Central Heating

Partitioned Offices

Air Conditioning

## PROPERTY FACTS

Building Type	Office
Year Built	1997
Building Height	2 Stories
Building Size	19,868 SF
Building Class	B
Typical Floor Size	9,934 SF
Unfinished Ceiling Height	12'3"
Parking	103 Surface Parking Spaces

## ATTACHMENTS

[7700 Equitable Drive - brochure - 050124](#) ↓

Listing ID: 30078537

Date on Market: 11/16/2023

Last Updated:

Address: 7700 Equitable Dr, Eden Prairie, MN 55344

[More public record information on 7700 Equitable Dr, Eden Prairie, MN 55344](#)

The Office Property at 7700 Equitable Dr, **Eden Prairie**, MN **55344** is no longer being advertised on LoopNet.com. Contact the broker for information on availability.

8015-8025  
Glen Lane



Property location: **8013-8025 Glen Lane, Eden Prairie, 55344**

*Preliminary Parcel IDs*

Parcels to be split or combined: **No**  
Primary parcel ID: **14-116-22-13-0036**  
Additional parcel ID(s):

Sold: \$2,250,000  
Nov. 2023

*Use(s)*

Planned use: **Retail / General retail**  
Primary use: **Yes**  
Prior use: **Retail / General retail**  
Rental buildings: **0** Rental units: **0**  
Square Footage: **11233**

**Sales Agreement Information**

Deed Type: **Contract for Deed**  
Date of Deed or Contract: **11/22/2023**  
Purchase amount: **\$2,250,000.00**  
Downpayment amount: **\$550,000.00**  
Seller-paid points: **\$0.00**  
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**  
Financing type: **Contract for Deed**

*Finance Arrangements*

Mortgage or contract amount: **\$1,700,000.00**  
Payment type: **Monthly**  
Payment amount: **\$9,209.00**  
Payment is for: **Principal and Interest**  
Interest rate type: **Fixed**  
Interest rate: **6.5%**  
Number of payments: **60**  
Balloon payment amount: **\$1,684,302.00**  
Balloon payment date: **11/22/2028**

*Personal Property*

Personal property included: **No**

*Sales Agreement Questions*

Buyer leased before sale: **No** Lease option to buy: **No**  
Seller leased after sale: **No** Minimum rental income guaranteed: **No**  
Partial interest indicator: **No** Contract payoff or deed resale: **No**  
Received in trade: **No** Like exchange (IRS section 1031): **Yes**  
Purchase over two years old: **No**

**Supplementary Information**

This Property is no longer advertised on LoopNet.com.

# 8015-8025 Glen Ln Eden Prairie, MN 55344

Eden Glen · Property For Lease

Commercial Real Estate Properties / Minnesota / Eden Prairie /  
8015-8025 Glen Ln, Eden Prairie, MN 55344



## HIGHLIGHTS



Ample surface parking

Great Eden Prairie retail location

Building signage with strong visibility

LeeAnn chin anchor tenant in the 5 unit retail strip

## PROPERTY FACTS

Property Type	Retail
Property Subtype	Freestanding
Gross Leasable Area	11,011 SF
Year Built	1984
Parking Ratio	3.63/1,000 SF



## ABOUT THE PROPERTY

Retail end unit storefront with 2,525 SF available; zoned C Reg-Ser Regional Service Commercial. Join LeeAnn Chin, 9Round Kickboxing, Great Clips and Baker's Ribs in this prime retail location in Eden Prairie surrounded with major retail brands & restaurants.

Competitive net-lease

rate. Ample open parking with building signage. Space as dedicated unisex ADA compliant rest room. Excellent bright space with window exposure in entire space. Immediately adjacent to Bremer Bank and Edina Realty. Former tenant was a printing shop.

Bus Line

Pylon Sign

Signage

New construction: **No**

Property Location(s) ✓

Property location: **8280 Flying Cloud Drive, Eden Prairie, 55344**

Preliminary Parcel IDs

Parcels to be split or combined: **No**

Primary parcel ID: **14-116-22-31-0036**

Additional parcel ID(s):

Use(s)

Planned use: **Retail / Bank**

Primary use: **Yes**

Prior use: **Retail / General retail**

**Sales Agreement Information**

Deed Type: **Special Warranty Deed**

Date of Deed or Contract: **07/15/2025**

Purchase amount: **\$3,000,000.00**

Downpayment amount: **\$3,000,000.00**

Seller-paid points: **\$0.00**

Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**

Financing type: **Cash**

*Sold: \$3,000,000  
July 2025*

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale:	<b>No</b>	Lease option to buy:	<b>No</b>
Seller leased after sale:	<b>No</b>	Minimum rental income guaranteed:	<b>No</b>
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Comment on price difference:			



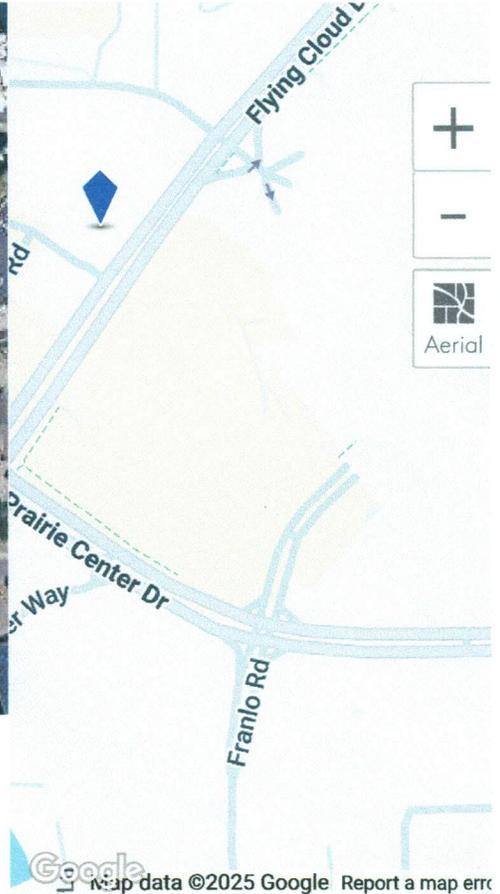
### PROPERTY RECORD

This page contains information about the property located at 8280 Flying Cloud Dr, Eden Prairie, MN, 55344.

# 8280 Flying Cloud Dr, Eden Prairie, MN 55344



8280 Flying Cloud Dr, Eden Prairie, MN Parcel Map



### PROPERTY DETAIL

Information for the property located at 8280 Flying Cloud Dr Eden Prairie, MN includes data gathered from Hennepin County tax records, public records data providers and LoopNet historical data records.

<b>Address</b>	8280 Flying Cloud Dr
<b>CBSA</b>	Minneapolis-St. Paul-Bloomington, MN-WI
<b>Subdivision Name</b>	The Preserve Commercial Park North 4

APN/Parcel ID

14-116-22-31-0036

Legal Description

LOT 001 BLOCK 001 A THE PRESERVE  
COMMERCIAL PARK NORTH 4 SUBJECT TO  
HWY IRREGULAR

*8200 Flying  
cloud Dr.  
Eden Pr.*

Land Use

Commercialnec

County

Hennepin

Zoning

X

State

Minnesota

Flood Zone

27053C0435F

Lot #

1

Tax Year

2024

Lot Size

0.77 AC

Assessed Year

2024

Submarket

I-494 Corridor

Census

026019

Market

Minneapolis/St Paul

TOTAL SIZE

5,415 SF

**DEMOGRAPHICS**

1 MILE

3 MILE

5 MILE