

Executive Hangar for Sale

Flying Cloud Airport

14895 Pioneer Trail

Eden Prairie, MN 55347

New Reduced Asking Price:

~~\$4,200,000~~ \$3,750,000



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Accelerating success.

Property Information

Building Size

Hangar 17,900 SF

1st Floor Lounge 1,005 SF

1st Floor Garage 7,183 SF

2nd Floor Executive Office 2,267 SF

Total Size: 28,355 SF

**All Square Footages approximate and shall be verified by Buyer*



14895 Pioneer Trail, Eden Prairie

Hangar Specifications

- Built in 1997
- Approximately 125' x 145'
- Currently holds three large private jets
- Jet Door: 85' w x 20' 4" h
- Tail Door Height: 27'
- One (1) 9' 11" w x 10' h drive-in
- One (1) 9' 11" w x 9' 11" h drive-in
- Radiant Heat
- Rapid 8500-Series Industrial Air Handler
- Not sprinklered

Garage Specifications

- Built in 2021
- 17 Parking spaces
- 8' 10" - 10' 6" clear height
- Two (2) 10' w x 8' h drive-in doors (drive through)
- Gas fired Hanging heating units
- Sprinklered

Office/Lounge Specifications

- Built in 2021
- Rooftop HVAC
- Luxurious finishes
- Bar/kitchenette on each level
- Restroom on each level
- Sprinklered

Location

RJL Aviation

Flying Cloud Airport - Lot 74

14895 Pioneer Trail, Eden Prairie, MN 55347

Metropolitan Airport Commission Lease

- Lot 74
 - Approximately 56,853 SF land area
 - Commercial Lease through 2/28/39
 - One (1) ten (10) year renewal
 - Lease Expense - \$2,108 per month*
- *See QR code/link for more details*

[Click Here](#)



2024 Personal Property Taxes

- \$16,092 (\$0.57/SF)

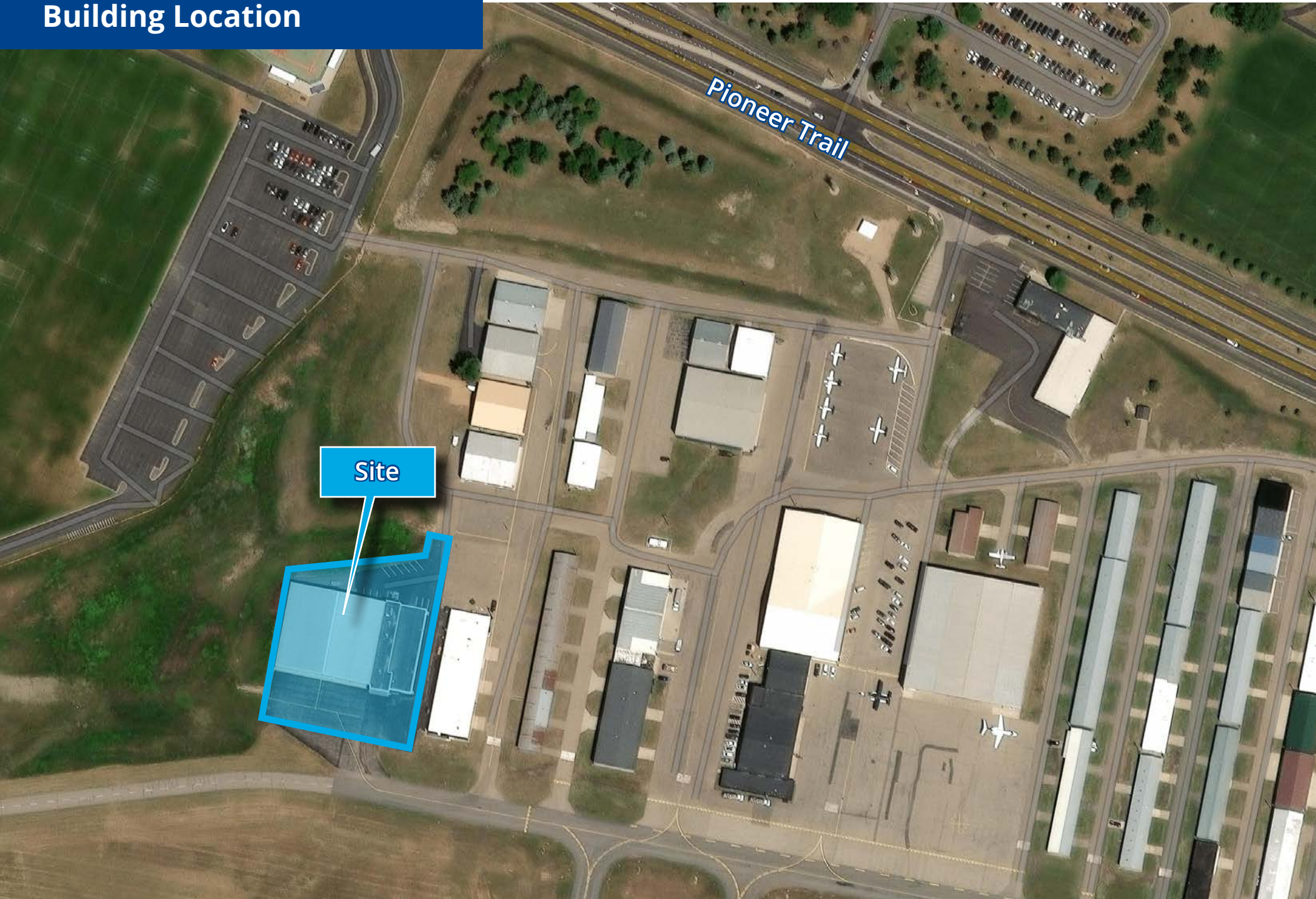
Current Utility Providers

- Gas: CenterPoint Energy
- Electric: Xcel Energy
- Water: City of Eden Prairie
- Internet: Comcast

Additional Information

- Key card and punch code security system throughout with cameras
- Current short term Hangar and Office tenants can remain for lease income
- Nearby fuel station
- Large tarmac area
- Approximately 28 parking spaces (17 inside & 11 outside)

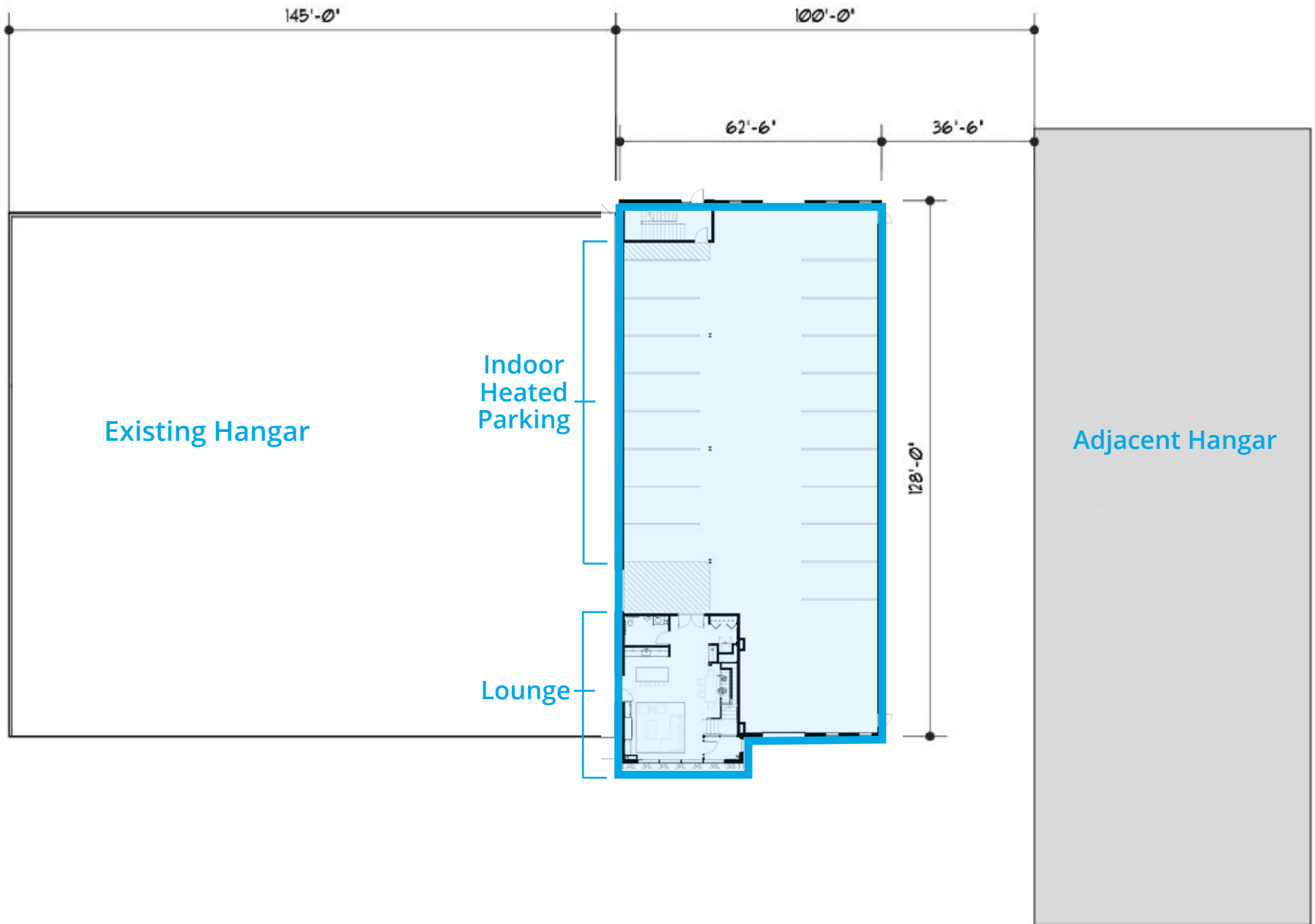
Building Location



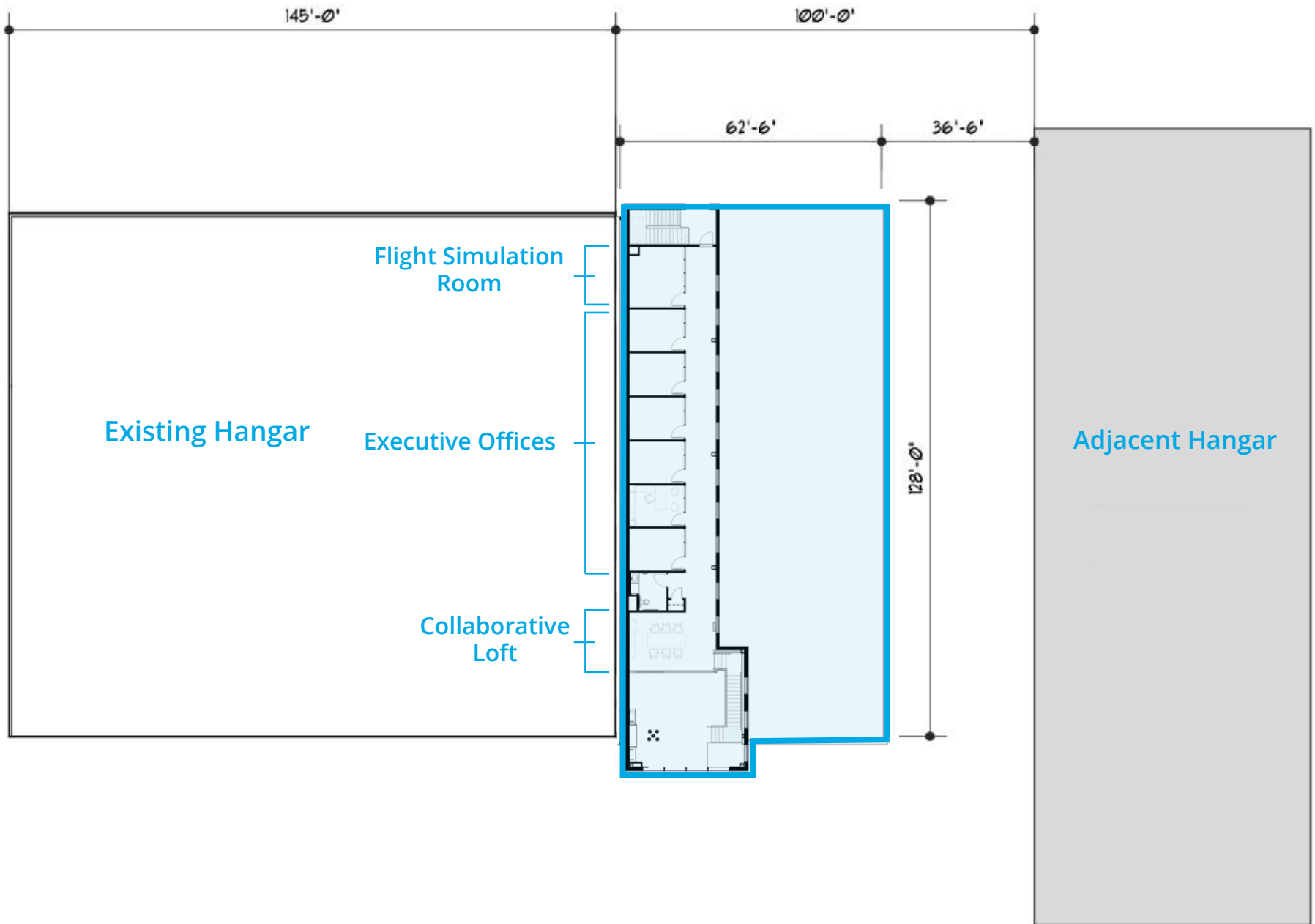
Site

Pioneer Trail

First Floor Plan



Second Floor Plan





BRUEGGER'S BAKED FRESH, DQ, STARBUCKS COFFEE, Caribou COFFEE, SUBWAY, Pizza Hut

ASIA MALL, COSTCO WHOLESALE, OLD CHICAGO PIZZA & TAPROOM, SCHEELS, pizza LUCE, Walmart

MENARDS, FAIRFIELD INN Marriott, BAKER'S RIBS, KOHL'S, BEST BUY, RED STONE, L&B, BARNES & NOBLE

PATINA

TAVERN 4 & 5

BEST BUY

Bucar di BEPPO

ZUPAS CAFE

9 ROUND 30 MIN KICKBOX FITNESS, CLUB PILATES, FAT PANTS BREWING CO., CRISP & GREEN

Indio Spice

Orangetheory FITNESS, Bowlero, KYOTO, CRAVE FOOD & DRINK, AMC THEATRES



Dominos Pizza

UNITED STATES POSTAL SERVICE

Red Rock Lake Park

GREEK GRILL FRY CO.

ALDI

HomeGoods

Walgreens

KONA GRILL, Applebee's GRILL + BAR, crumbl cookies, FIVE GUYS BURGERS and FRIES, Chick-fil-2, Arby's, THE Original PANCAKE HOUSE

Bearpath Golf and Country Club



Staring Lake Park

Olympic Hills Country Club

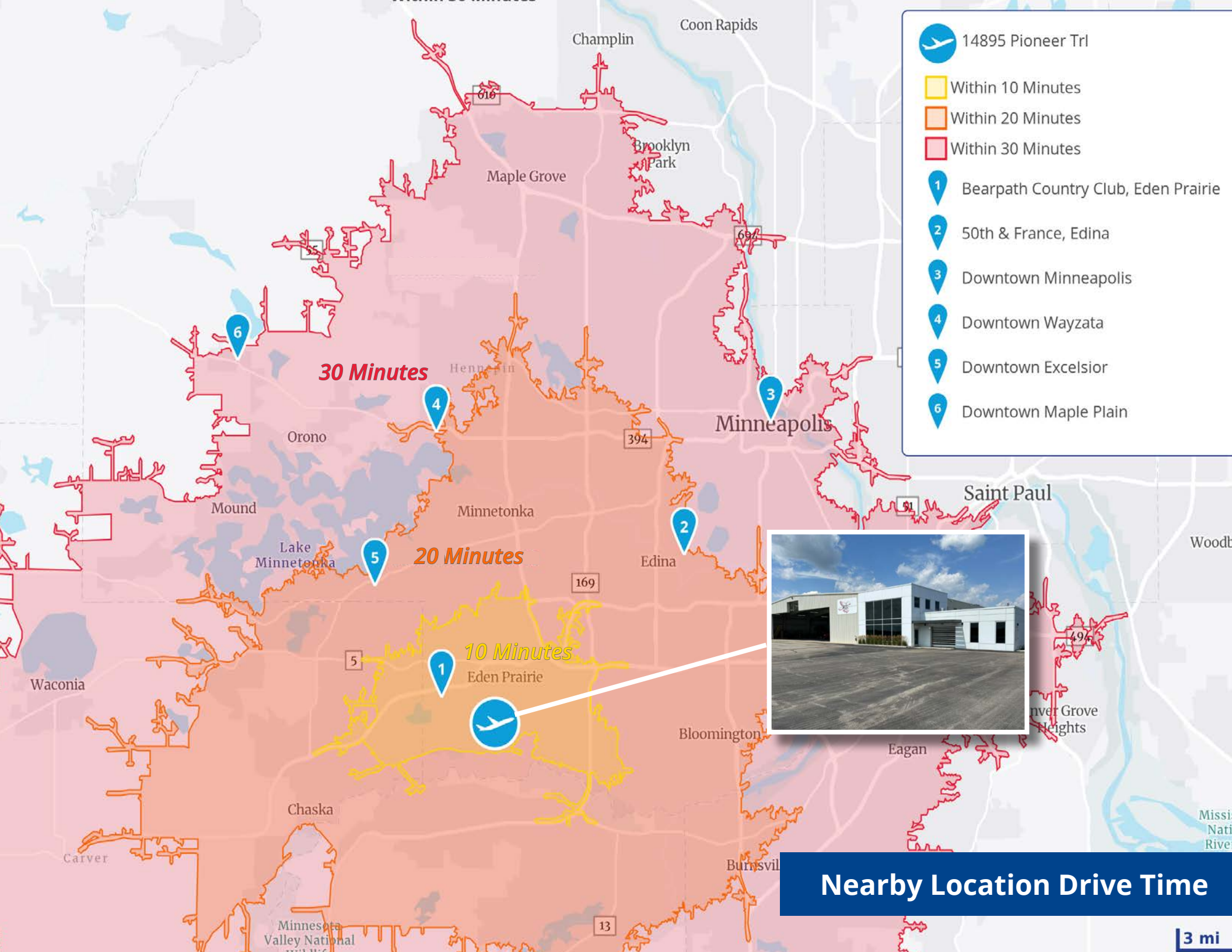












Flying Cloud Airport

EL LORO MEXICAN RESTAURANT

Papa Murphy's TAKE 'N BAKE PIZZA

Nearby Amenities



-  14895 Pioneer Trl
-  Within 10 Minutes
-  Within 20 Minutes
-  Within 30 Minutes
-  1 Bearpath Country Club, Eden Prairie
-  2 50th & France, Edina
-  3 Downtown Minneapolis
-  4 Downtown Wayzata
-  5 Downtown Excelsior
-  6 Downtown Maple Plain



Nearby Location Drive Time

3 mi

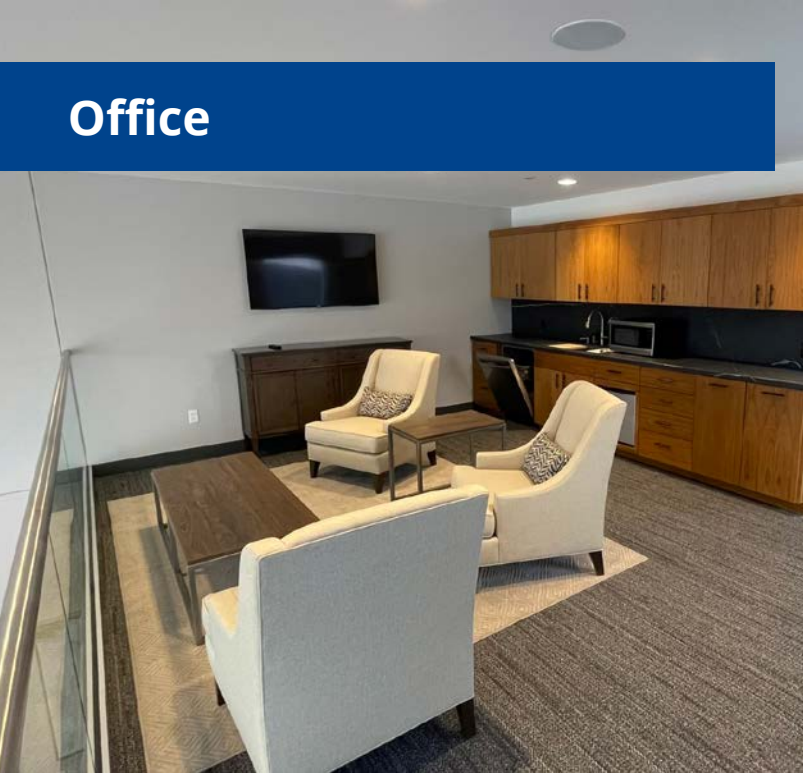
Exterior



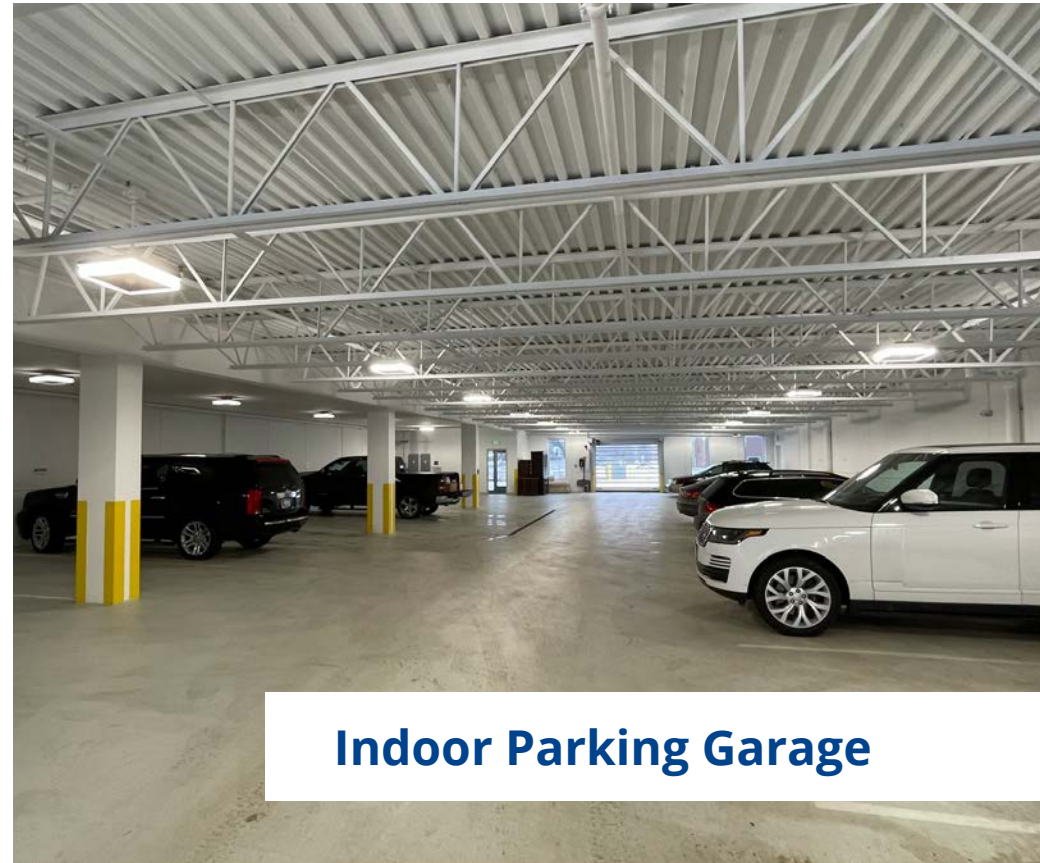
Lounge



Office



Airplane Hangar



Indoor Parking Garage



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