



**Edina Realty®**

**REAL ESTATE AUCTION**

# 17833 HUTCHINS DRIVE

MINNETONKA, MINNESOTA 55345

**FREESTANDING 1,451 SF COMMERCIAL OFFICE | 7 HI OFFICE CAMPUS**

**1,451 SF**

**BUILDING AREA**

Single-story freestanding building

**ONSITE**

**PARKING LOT**

Convenient paved parking

**1987**

**YEAR BUILT**

Business / Commercial zoning



**BIDDING OPENED AUGUST 5, 2026 | CLOSES AUGUST 26, 2026 AT 1:00 PM CT**

Online reserve auction | 9% buyer's premium | Seller confirmation required

**OFFERING  
MEMORANDUM**

# EXECUTIVE SUMMARY

A manageable owner-user opportunity in Minnetonka

17833 HUTCHINS DR  
MINNETONKA, MN

## Freestanding commercial building with flexibility and abundant natural light

This online real estate auction presents a freestanding 1,451-square-foot commercial office building in Minnetonka. Previously operated as a dental laboratory, the single-story property offers a functional mix of office and work areas, abundant windows, and substantial natural light throughout the space.

Located in the established 7 Hi Office Campus near Highway 7 and County Road 101, the property combines a private entrance, wooded surroundings, a paved on-site parking lot and convenient access across Minnetonka and the western Twin Cities. The manageable building size may appeal to an owner-user seeking greater identity and control than a traditional multi-tenant office suite.

|                                                                                                                       |                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER-USER SCALE</b><br>Approximately 1,451 SF - a practical size for a business seeking to own rather than lease. | <b>WINDOWS + NATURAL LIGHT</b><br>Large windows on multiple sides bring abundant daylight into the office and work areas. |
| <b>FREESTANDING IDENTITY</b><br>Private entrance and standalone building format within an established office campus.  | <b>ACCESS + PARKING</b><br>Paved on-site parking lot near Highway 7 and County Road 101 in Minnetonka.                    |

## Auction at a glance

|                           |                                                                                                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Auction format</b>     | Online reserve auction; sale subject to Seller confirmation                                                                                                      |
| <b>Bidding opened</b>     | Wednesday, August 5, 2026                                                                                                                                        |
| <b>Auction closes</b>     | Wednesday, August 26, 2026 at 1:00 PM CT, with extended bidding                                                                                                  |
| <b>Buyer's premium</b>    | 9% added to the high bid to determine total purchase price                                                                                                       |
| <b>Bidder approval</b>    | Register with Auction Masters and contact Emily Christian at 612-483-9690 or emilychristian@edinarealty.com for bidder approval at least 24 hours before bidding |
| <b>Property condition</b> | Sold as-is, where-is; buyer due diligence is required                                                                                                            |

# PROPERTY OVERVIEW

Reported property specifications - buyer to verify

17833 HUTCHINS DR  
MINNETONKA, MN

## Property facts

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Property address  | 17833 Hutchins Drive, Minnetonka, MN 55345                                |
| Property type     | Freestanding commercial office / professional service building            |
| Building area     | Approximately 1,451 finished SF                                           |
| Year built        | 1987                                                                      |
| Stories           | 1                                                                         |
| Site area         | Approximately 0.04 acres / 1,742 SF                                       |
| Parking           | Paved on-site parking lot; guest / open parking                           |
| Parcel ID         | 3011722410059                                                             |
| 2025 property tax | \$7,256; no pending or remaining assessment balance reported              |
| Zoning            | Business / Commercial                                                     |
| Association       | 7 Hi Office Campus; association fee reported at \$750 per quarter         |
| Current use       | Office / Professional Service; previously operated as a dental laboratory |

## Building and site highlights

- Functional office and work-area layout with extensive built-in counters/cabinetry from prior laboratory use.
- Central air conditioning; forced-air natural-gas heat.
- City water and city sewer connected.
- Brick/stone and fiber-board exterior
- Private entrance and wooded surroundings.
- Abundant windows and natural light throughout much of the interior.
- Accessibility features reported by MLS include no internal stairs and a wheelchair ramp.
- Security system / security lighting and in-ground sprinkler reported in MLS marketing information.

# OPPORTUNITY

Potential uses subject to zoning, association requirements and governmental approval

17833 HUTCHINS DR  
MINNETONKA, MN

## A flexible small-building format for an owner-user

The freestanding format, manageable size, and existing work areas could support a range of business concepts. The examples below are marketing concepts only and are not representations that a particular use is currently permitted.

|                                                                                                                                                 |                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROFESSIONAL OFFICE</b><br>Accounting, consulting, design, legal, financial, real estate or other professional-service occupancy.            | <b>MEDICAL-RELATED</b><br>Small medical, therapy, wellness or clinical-related concept, subject to applicable approvals and building requirements.             |
| <b>LABORATORY / TECHNICAL</b><br>Laboratory, testing, technical or specialty work use that can benefit from existing counters and workstations. | <b>LIGHT INDUSTRIAL / SHOP</b><br>Light fabrication, repair, production, maker or specialty shop concept, subject to permitted use and occupancy requirements. |
| <b>SPECIALTY BUSINESS</b><br>Creative studio, showroom, training, service business or other owner-user concept.                                 | <b>OFFICE + WORK AREA</b><br>Hybrid administrative office and hands-on work / production configuration for a small business.                                   |

### Important use and association notice

Potential uses are subject to City approval and any applicable association requirements. Buyers and buyers' agents should independently verify zoning, permitted use, association documents, accessibility, code, parking, licensing and other requirements before bidding.

# LOCATION & POSITIONING

7 Hi Office Campus | Minnetonka, Minnesota

17833 HUTCHINS DR  
MINNETONKA, MN

## Convenient western Twin Cities access in an established office setting

The property is located in the established 7 Hi Office Campus near the accessible Highway 7 and County Road 101 area. The location provides convenient connections throughout Minnetonka and the western Twin Cities and is near residential neighborhoods, schools, healthcare providers, restaurants, retail and other professional services.

|                                                                                                                        |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>HIGHWAY ACCESS</b><br>Near Highway 7 and County Road 101, with convenient access throughout Minnetonka.             | <b>ESTABLISHED CAMPUS</b><br>Freestanding building within the 7 Hi Office Campus.                                        |
| <b>WOODED SETTING</b><br>Mature trees and a private-feeling setting that is unusual for a smaller commercial property. | <b>EMPLOYEE + CLIENT CONVENIENCE</b><br>Nearby services, residential areas, healthcare, schools, restaurants and retail. |



*Wooded surroundings and abundant windows contribute to a bright, private-feeling work environment.*

# AUCTION TERMS

Summary only - complete auction terms and final Purchase Agreement control

17833 HUTCHINS DR  
MINNETONKA, MN

## Online real estate auction

|                               |                                                                                                                                                                                     |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bidding opened</b>         | Wednesday, August 5, 2026                                                                                                                                                           |
| <b>Bidding begins closing</b> | Wednesday, August 26, 2026 at 1:00 PM CT                                                                                                                                            |
| <b>Extended bidding</b>       | Yes. A bid placed in the final two minutes extends bidding by two minutes; this continues until there is no bidding activity for two consecutive minutes.                           |
| <b>Auction type</b>           | Reserve auction subject to Seller confirmation                                                                                                                                      |
| <b>Published minimum bid</b>  | None published. This is a reserve auction subject to seller confirmation.                                                                                                           |
| <b>Buyer's premium</b>        | 9% added to the high bid to determine total purchase price                                                                                                                          |
| <b>Earnest money</b>          | If Seller accepts the high bid, earnest money equal to 9% of the Buyer's Premium or \$2,500, whichever is greater, is due within 2 business days unless otherwise agreed in writing |
| <b>Financing</b>              | Sale is not contingent upon buyer obtaining financing unless Seller expressly agrees to a financing contingency in the final written Purchase Agreement                             |
| <b>Property condition</b>     | Sold as-is, where-is; inspections and due diligence are the buyer's responsibility                                                                                                  |

### Seller confirmation

The high bid is treated as an offer, not a completed sale. Seller reserves the right to accept or reject any bid within 72 hours of the conclusion of the auction, as stated in the MLS auction information.

## Scheduled open house

**SATURDAY | AUGUST 8, 2026 | 11:00 AM - 1:00 PM**

**Inspections are also available by appointment. Additional open houses will be announced.**

## How to register to bid

### 1. Register with Auction Masters

Create or log into your bidder account at AuctionMasters.com. You will be asked to provide your full legal name, physical address, phone number, and email address. Already have an Auction Masters account? You can move to Step 2.

### 2. Contact Emily Christian

Contact Emily Christian to get approved for bidding at 612-483-9690 or emilychristian@edinarealty.com.

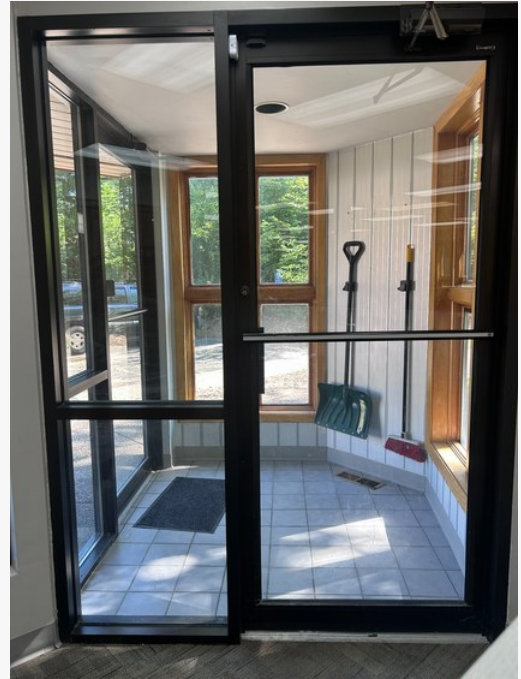
### Important bidder-approval deadline

Registration and bidder approval must be completed at least 24 hours before bidding. Buyers are strongly encouraged to inspect the property and complete all due diligence before placing a bid.

# PHOTO GALLERY

Property photography - page 1 of 3

17833 HUTCHINS DR  
MINNETONKA, MN

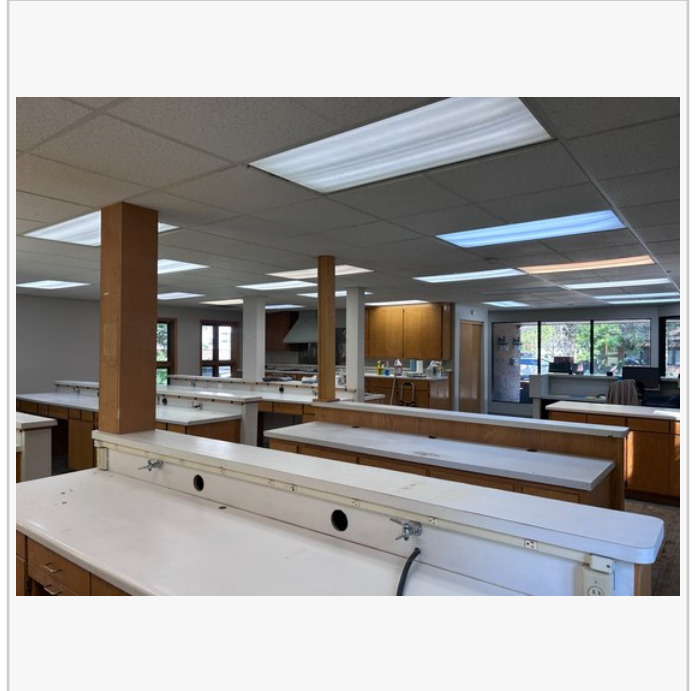
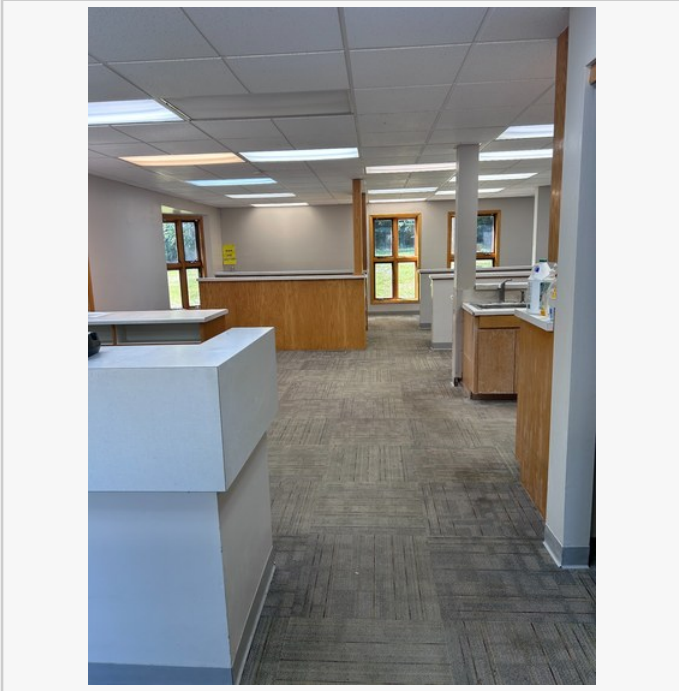


Property photographs are shown for marketing reference.

# PHOTO GALLERY

Property photography - page 2 of 3

17833 HUTCHINS DR  
MINNETONKA, MN



Property photographs are shown for marketing reference.

# PHOTO GALLERY

Property photography - page 3 of 3

17833 HUTCHINS DR  
MINNETONKA, MN



Property photographs are shown for marketing reference.

# CONTACT & DISCLAIMER

Direct all auction and broker-participation questions to the listing agent

17833 HUTCHINS DR  
MINNETONKA, MN

## EMILY CHRISTIAN

**REALTOR® | Licensed Auctioneer | Accredited Auctioneer of Real Estate**

Edina Realty | Auction Masters

612-483-9690

emilychristian@edinarealty.com

Auctioneer License: AUC2720260023



## AUCTION DETAILS

Online bidding through Auction Masters

Bidding closes August 26, 2026 at 1:00 PM CT

9% buyer's premium

Reserve auction | Seller confirmation required

## Important disclaimer

This Offering Memorandum has been prepared for marketing purposes from information supplied in the MLS listing, auction information and property photographs. Neither Seller, Auction Masters, Edina Realty nor their agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information. All square footage, dimensions, acreage, parking configuration, taxes, condition, systems, utilities, zoning, association requirements, permitted uses and future-use concepts are approximate or subject to independent verification. Prospective buyers must conduct their own inspections and due diligence and consult appropriate legal, financial, tax, land-use, architectural, engineering, environmental and other advisers. The property is offered as-is, where-is and subject to Seller confirmation. The complete online auction terms and the final written Purchase Agreement control in the event of any conflict with this memorandum.

Prepared August 2026