

OWNER-USER OFFICE BUILDING FOR SALE & LEASE WITH RENTAL INCOME IN PLACE!

**3368 BUNKER LAKE BLVD. NW, ANDOVER, MN 55304**

3368 BUNKER LAKE BOULEVARD NORTHWEST, ANDOVER, MN 55304



**OWNER-USER OFFICE BUILDING WITH RENTAL INCOME  
FOR SALE & LEASE**

**KW COMMERCIAL - LAKE MINNETONKA**

13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## EXECUTIVE SUMMARY

3368 BUNKER LAKE BOULEVARD NORTHWEST



### Offering Summary:

Price:	\$475,000
Building Size:	4,500 sq. ft (2,250 sf on main level; 2,250 sf on garden level)
Sale Price Per Sq. Ft.	\$105.5/SF
Units Available for Lease	Unit #3: 285 RSF (\$570/mo.)
Lease Price Per Sq. Ft.	\$24/SF/YR
Year Built:	1999
Zoning:	NB- Neighborhood Business
Property Taxes:	\$9,864 per year (2025)

### Property Overview

- 2-story office condo, formerly a chiropractic office, located in the heart of Andover.
- The Main Level is split into 3 Units:
- Unit #1: Approx. 1,572 sq. ft. to be occupied by Buyer- 6 private offices, (1) office with lead walls, reception and waiting room, storage room with lead walls, a break room with sink, and an in-unit restroom.
- Unit #2: Leased to Farmer's Insurance- (2) private offices with a reception/open area. Landlord has option to terminate lease with 90-days written notice.
- Unit #3: (1) large private office with sink and cabinetry. Could be leased out, or occupied by buyer.
- Garden-Level Layout: Currently unfinished and used for storage. Has restroom and a washer & dryer. Office expansion potential, or additional storage for Buyer!

### Property Highlights

- Monument signage facing Bunker Lake Blvd. with 19,202 traffic counts per day!
- Roof replaced in Dec. 2007. (2) furnaces & A/C units
- No association dues. Costs of sewer, water, trash, lawn & insurance are split between the 2 units in the association. Snow & Parking lot share of maintenance is 14%. Each unit owner is responsible for its own unit maintenance. Large Capital Improvements split 50/50 between units.
- Contract for Deed Financing Available- Below market interest rates!

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota



## PROPERTY PHOTOS

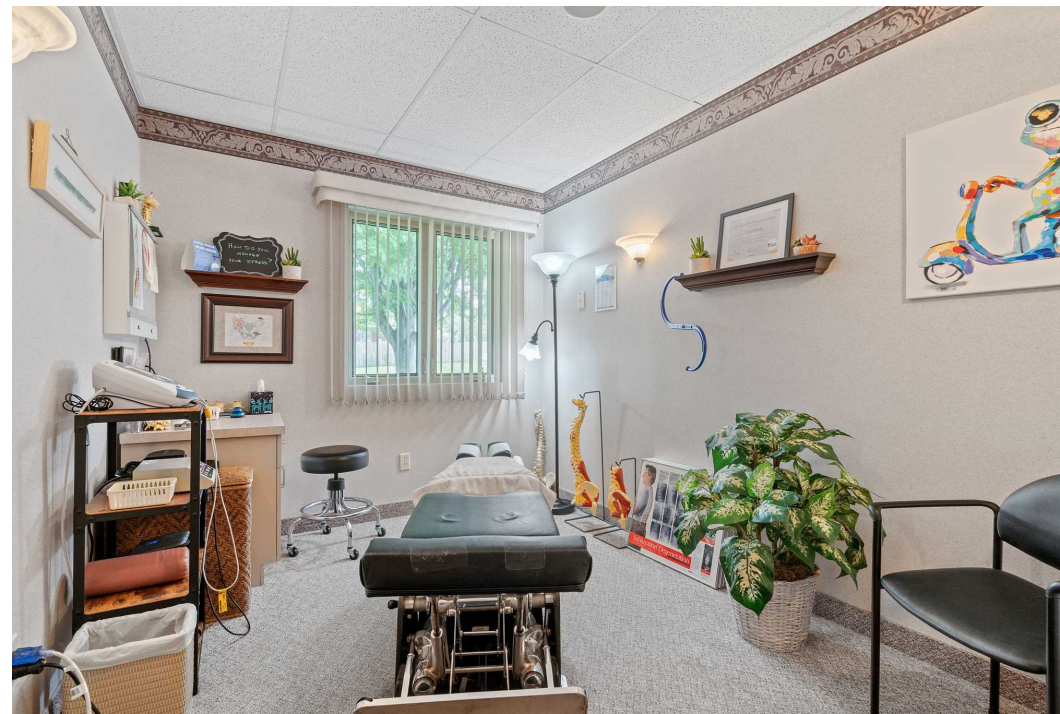
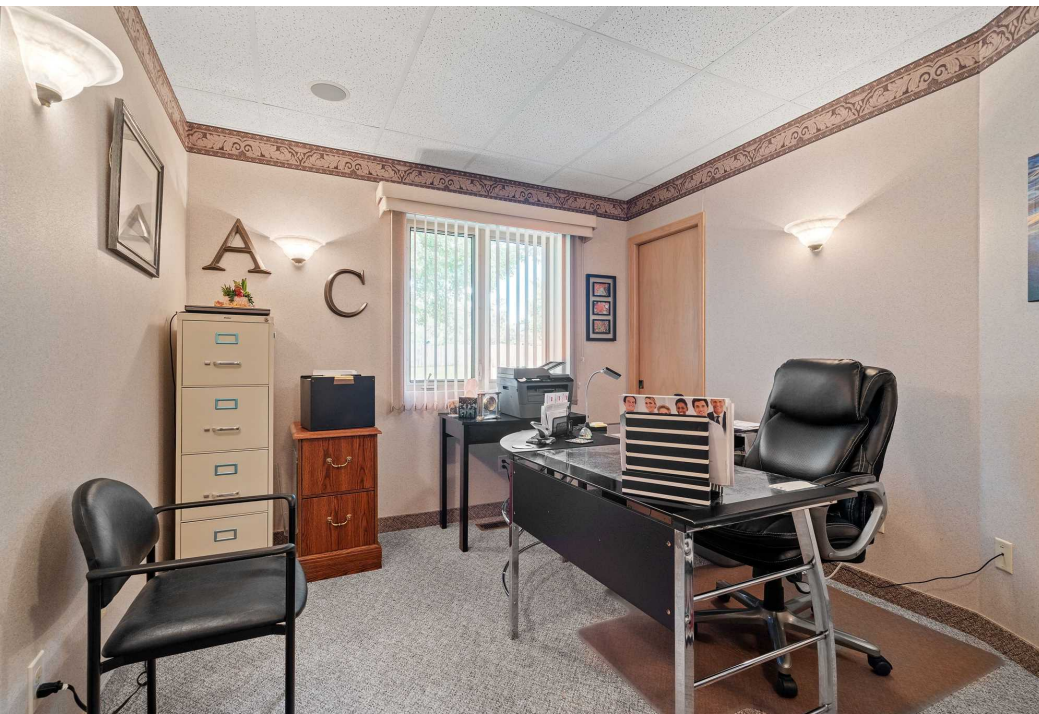
3368 BUNKER LAKE BOULEVARD NORTHWEST





## PROPERTY PHOTOS

3368 BUNKER LAKE BOULEVARD NORTHWEST





## PROPERTY PHOTOS

3368 BUNKER LAKE BOULEVARD NORTHWEST





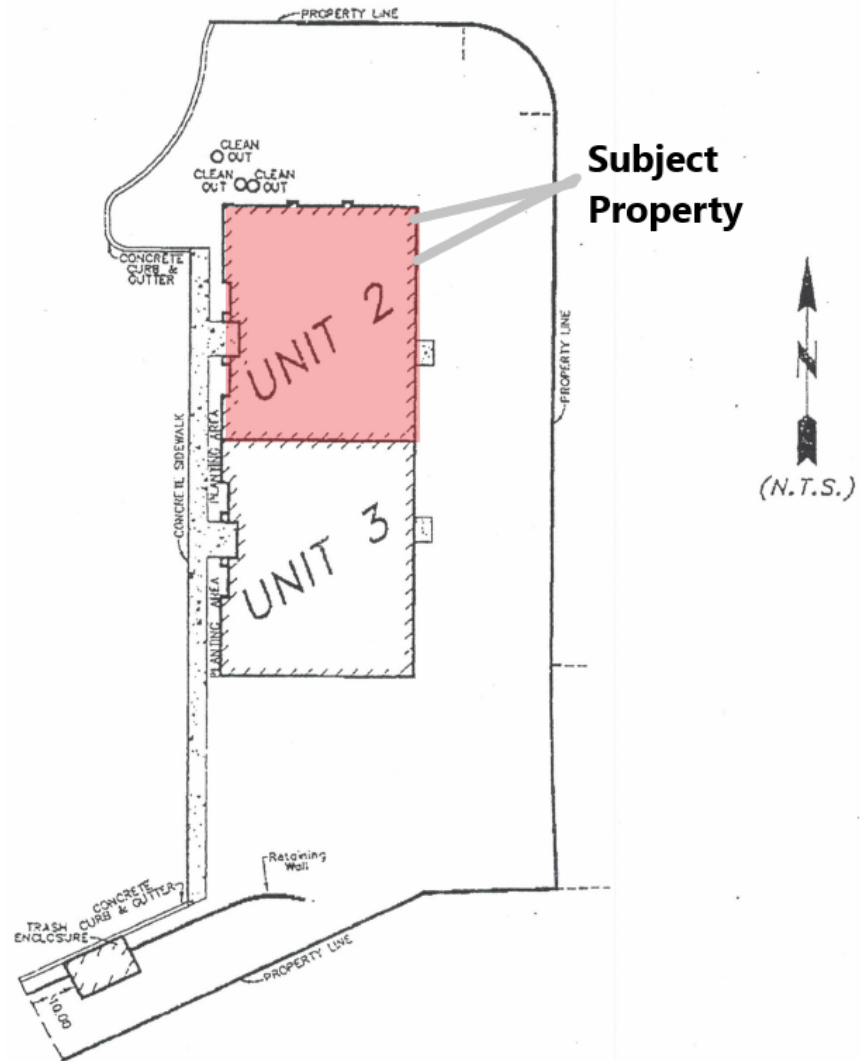
## PROPERTY PHOTOS

3368 BUNKER LAKE BOULEVARD NORTHWEST



## SITE PLAN

3368 BUNKER LAKE BOULEVARD NORTHWEST



**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

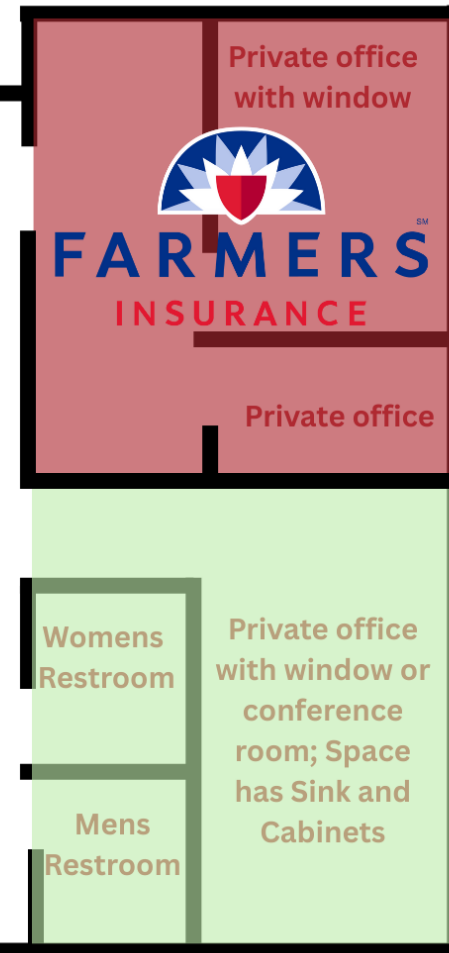
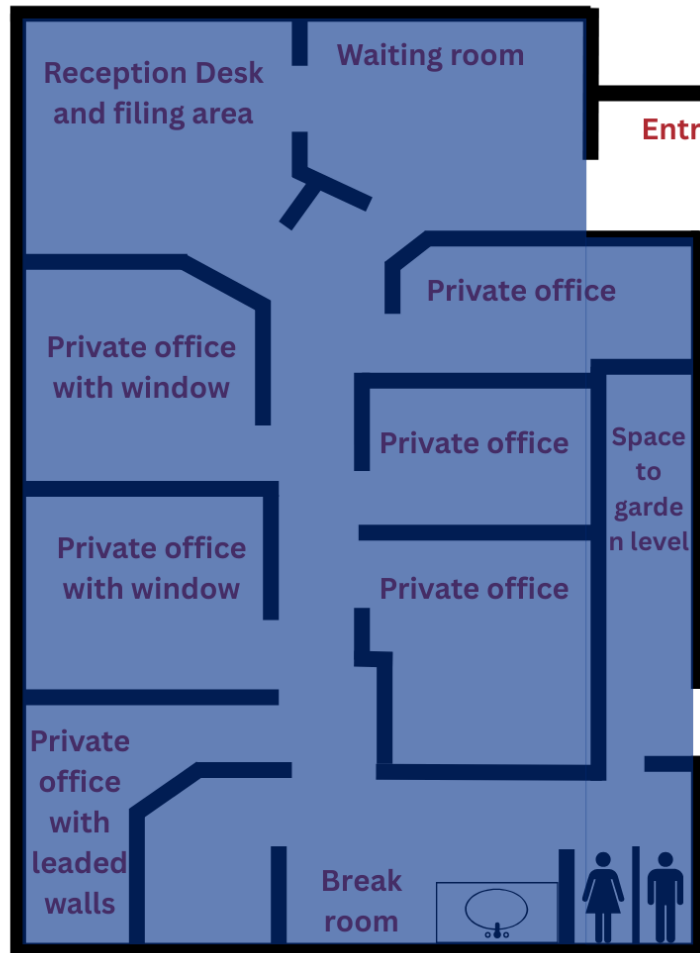
**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

## MAIN LEVEL FLOOR PLAN

3368 BUNKER LAKE BOULEVARD NORTHWEST



**Unit #1**  
Available  
for Buyer  
1572 Sf



**LEASED**

**Unit #3**  
285 Sf  
\$570/M

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota



# OPERATING EXPENSE SUMMARY

3368 BUNKER LAKE BOULEVARD NORTHWEST



## Operating Expense Summary

**3368 Bunker Lake Boulevard, Andover, MN**

Building Operating Expenses	\$/SF/Yr.	Monthly Expense	Annual Expense
Property Taxes	\$ 1.38	\$ 822.00	\$ 9,864.00
Property Insurance	\$ 0.27	\$ 102.83	\$ 1,234.00
Utilities (Water, Gas, Electric)	\$ 0.84	\$ 315.67	\$ 3,788.00
Lawn/Snow	\$ 1.17	\$ 438.25	\$ 5,259.00
Security	\$ 0.09	\$ 34.25	\$ 411.00
<b>Total</b>	<b>\$ 4.25</b>	<b>\$ 1,713.00</b>	<b>\$ 20,556.00</b>

### KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

### ROYCE DURHMAN, CCIM

Commercial Real Estate Agent

O: (651) 492-2201

C: (651) 492-2201

royce.durhman@kw.com

40409468, Minnesota



# ZONING PERMITTED USES

3368 BUNKER LAKE BOULEVARD NORTHWEST



## Zoning Permitted Uses

**NB Neighborhood Business District:** This district is used for retail sales and services in such scale as to serve the surrounding neighborhood needs. Locations for Neighborhood Business districts are typically small plots in close proximity to or surrounded by residential areas. NB zoning districts do not require frontage on an arterial roadway and can be served by local and collector streets. However, this district shall not be served exclusively by local streets. This district's location shall provide sufficient space for buffering from less intense uses. (Amended Ord. 314 10-4- 2005)

### Permitted Uses:

- Barbershops and beauty salons
- Commercial recreation, indoors
- Daycare centers
- Financial institutions
- Medical and dental clinics
- Professional studios
- Repair services
- Retail trade and services
- Public utility uses for local service
- Continuation operation of a business
- Offices
- Publicly owned and operated property

#### KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

#### ROYCE DURHMAN, CCIM

Commercial Real Estate Agent

O: (651) 492-2201

C: (651) 492-2201

royce.durhman@kw.com

40409468, Minnesota



## BUSINESS MAP

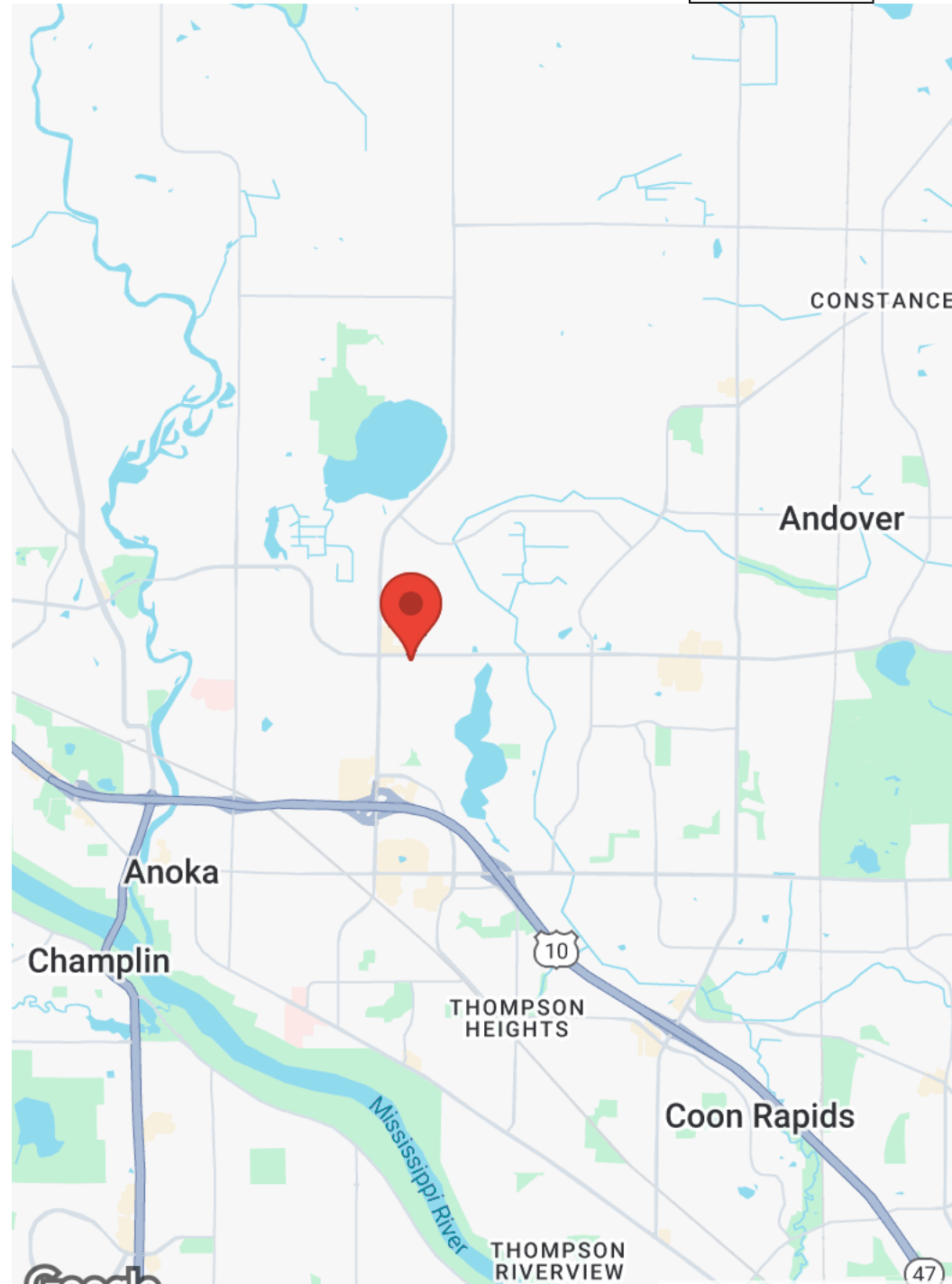
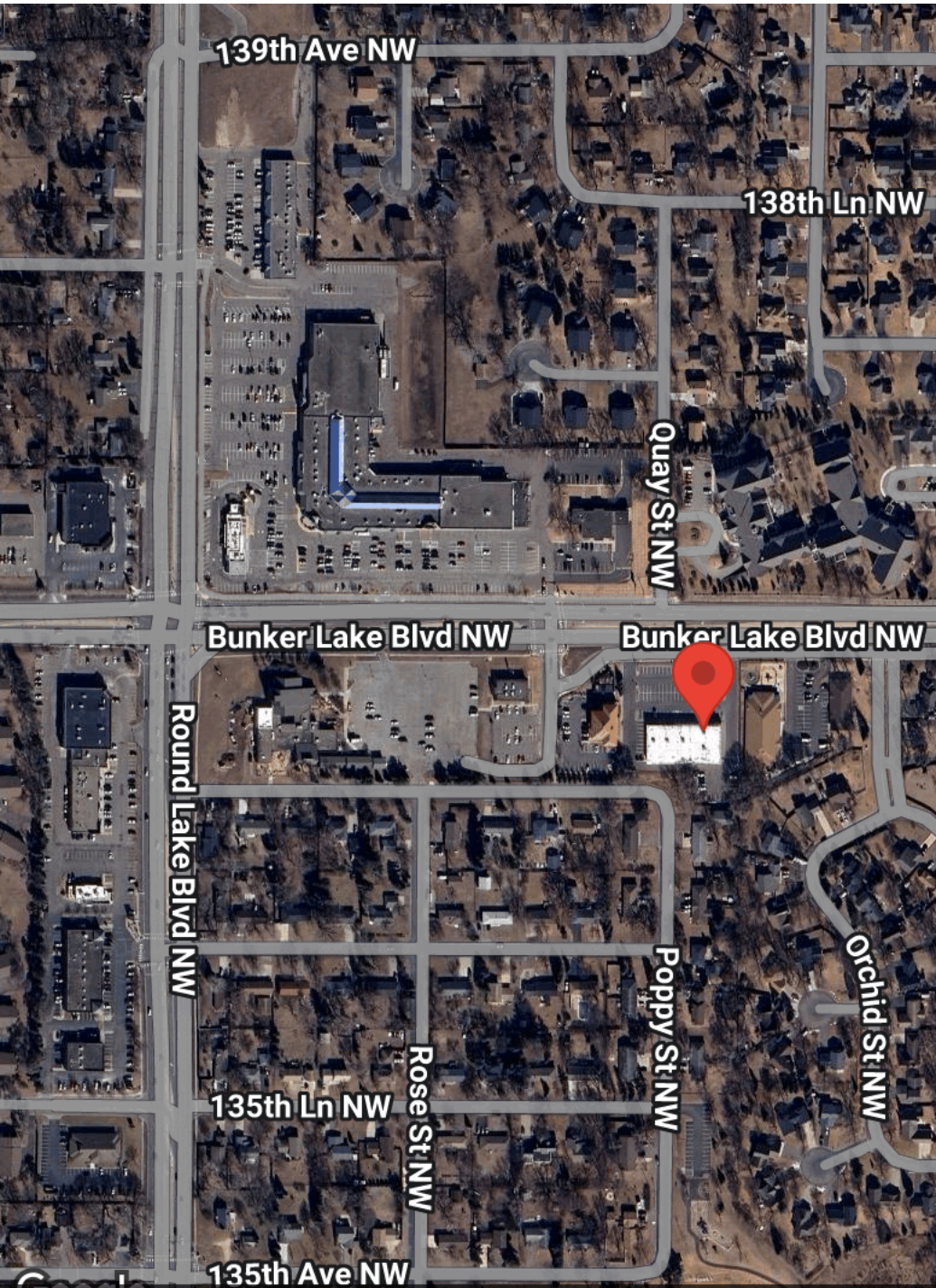
3368 BUNKER LAKE BOULEVARD NORTHWEST





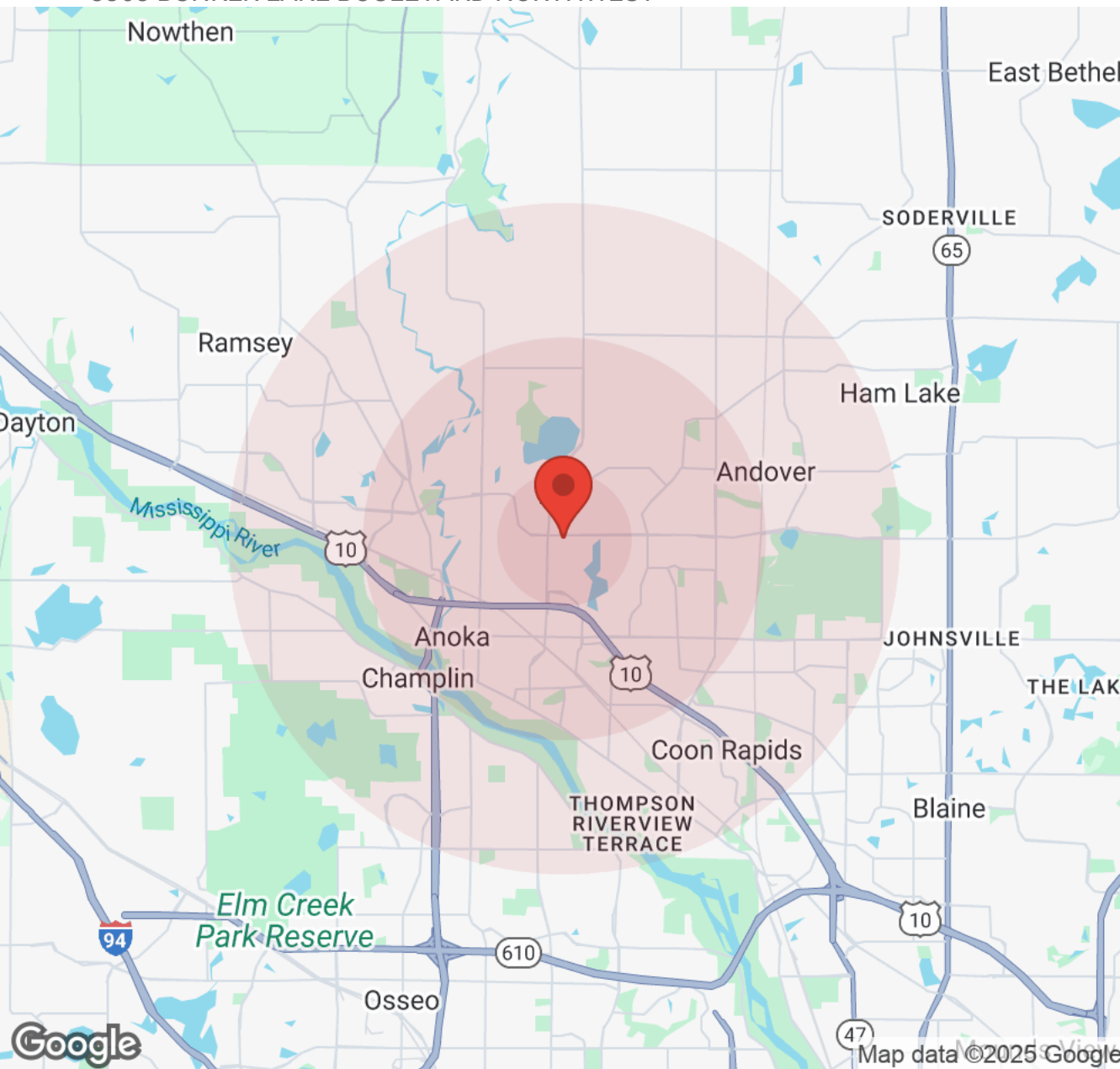
# LOCATION MAPS

3368 BUNKER LAKE BOULEVARD NORTHWEST



# DEMOGRAPHICS

3368 BUNKER LAKE BOULEVARD NORTHWEST



Population	1 Mile	3 Miles	5 Miles
Male	3,208	29,864	70,870
Female	3,331	30,197	71,558
Total Population	6,539	60,061	142,428

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,153	12,256	29,106
Ages 15-24	933	8,930	21,433
Ages 25-54	2,660	24,719	58,086
Ages 55-64	875	7,146	17,314
Ages 65+	918	7,010	16,489

Race	1 Mile	3 Miles	5 Miles
White	6,230	55,140	130,817
Black	109	1,951	4,680
Am In/AK Nat	2	41	88
Hawaiian	N/A	3	3
Hispanic	82	1,293	2,937
Multi-Racial	288	3,486	7,980

Income	1 Mile	3 Miles	5 Miles
Median	\$69,149	\$70,925	\$73,227
< \$15,000	89	1,507	2,955
\$15,000-\$24,999	131	1,254	3,259
\$25,000-\$34,999	154	1,813	3,674
\$35,000-\$49,999	271	2,855	6,168
\$50,000-\$74,999	578	4,586	11,288
\$75,000-\$99,999	522	3,812	9,595
\$100,000-\$149,999	611	4,102	10,247
\$150,000-\$199,999	102	1,214	2,711
> \$200,000	43	723	1,627

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,643	23,044	53,987
Occupied	2,544	22,058	51,988
Owner Occupied	2,170	17,029	42,158
Renter Occupied	374	5,029	9,830
Vacant	99	986	1,999

**KW COMMERCIAL - LAKE MINNETONKA**  
13100 Wayzata Boulevard, Suite 400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**ROYCE DURHMAN, CCIM**  
Commercial Real Estate Agent  
O: (651) 492-2201  
C: (651) 492-2201  
royce.durhman@kw.com  
40409468, Minnesota

Map data ©2025 Google



# DISCLAIMER

3368 BUNKER LAKE BOULEVARD NORTHWEST



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400

Minnetonka, MN 55305



Each Office Independently Owned and Operated

## PRESENTED BY:

### ROYCE DURHMAN, CCIM

Commercial Real Estate Agent

O: (651) 492-2201

C: (651) 492-2201

royce.durhman@kw.com

40409468, Minnesota

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.