



## Weaver Lake Office Park

11322 86th Ave. N.

Maple Grove, MN 55369

**FOR SALE**  
**3,584 SF Office Condo**



### FEATURES:

- 3,584 SF Office Condo includes two levels.
- 1,792 SF Main Level includes 5 Offices, Conf. Room, Work Room & Reception Area.
- 1,792 SF Lower Level includes 5 Offices, Conf. Room, 2 Bathrooms & Storage Room.
- Walkout area to quiet & scenic pond / nature area
- Perfect for any small company looking to own!

**Sale Price:**  
**\$475,000**



### FACTS:

- ▲ Many high end finishes throughout!
- ▲ Convenient Location off Zachery Lane & Weaver Lake Rd minutes away from 694
- ▲ Many restaurants & retail in close proximity
- ▲ Association Dues: \$638 per month.

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### Contact

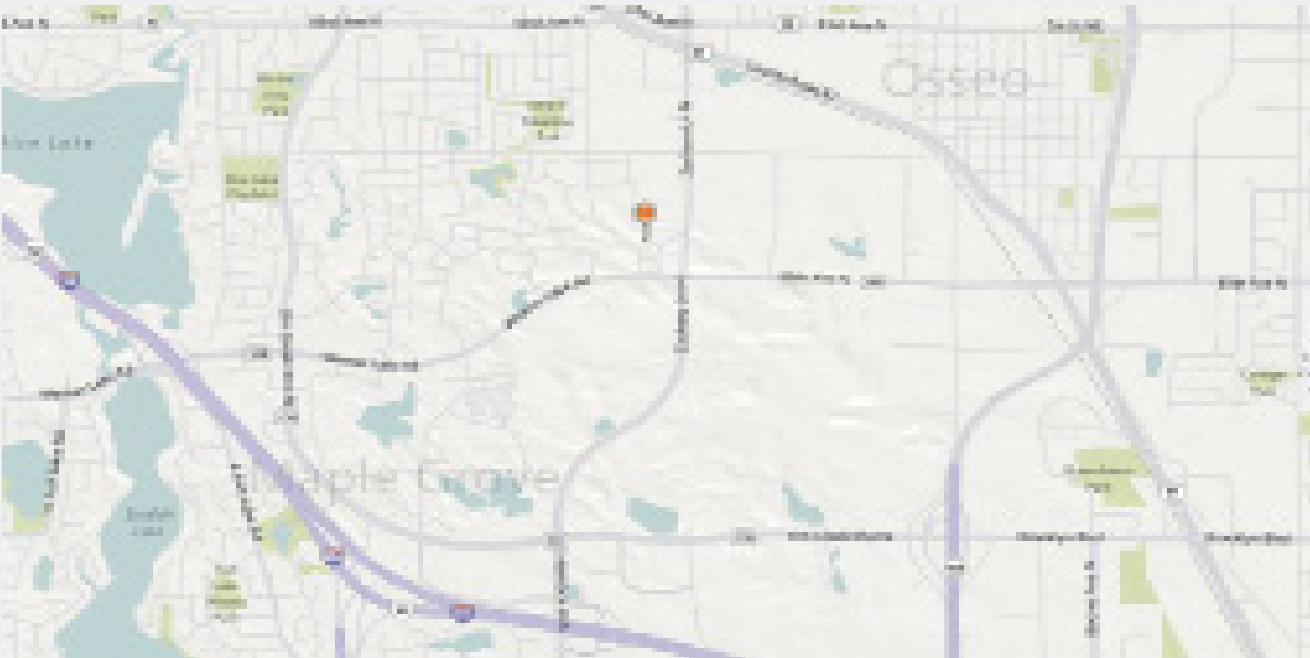
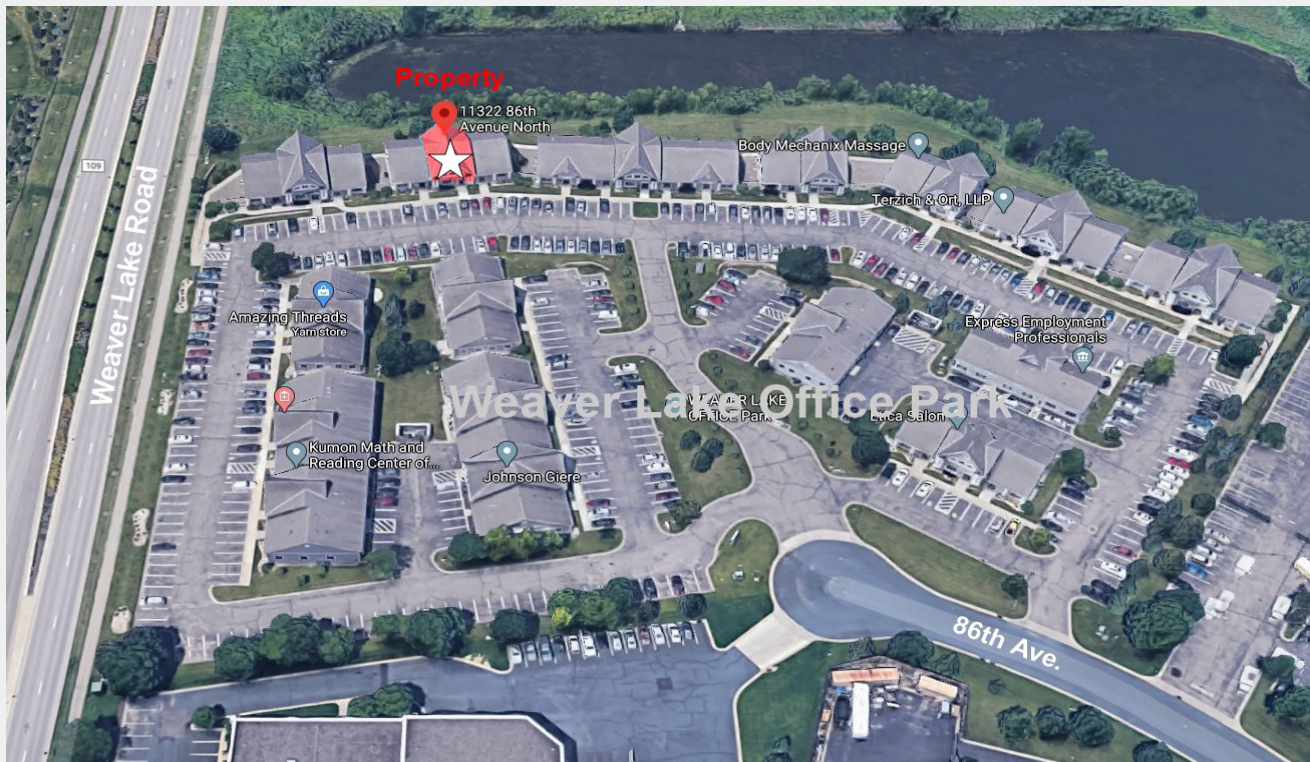
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Arrow Companies  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

AERIAL & MAP

FOR SALE  
3,584 SF Office Condo



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### PROPERTY FACTS

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**3,584 SF Office Condo**

BUILDING SIZE	1,792 SF - Main Level <u>1,792 SF - Lower Level</u> 3,584 Total SF
YEAR BUILT	2003
ASSOCIATION	Weaver Lake Office Park
PID #	14-119-22-44-0081
ZONING	Commercial Preferred
CONSTRUCTION	Wood Framed with Brick
ASSOCIATION DUES	\$638 per month
2020 REAL ESTATE TAXES	\$12,579.96

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PHOTO GALLERY

**FOR SALE**  
**3,584 SF Office Condo**



**11322 86th Ave.**  
**(3,584 SF)**

**FLOOR PLAN**

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PHOTO GALLERY

FOR SALE  
3,584 SF Office Condo



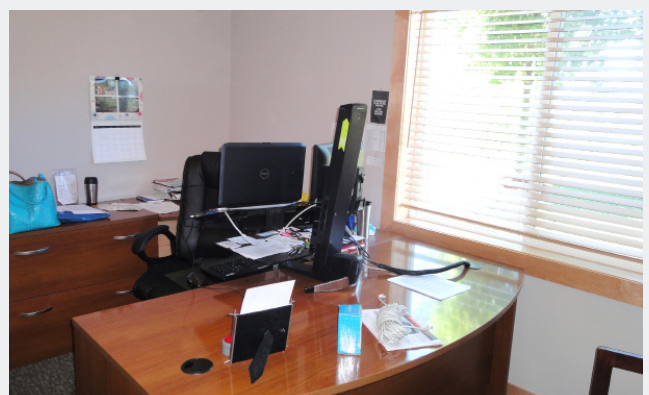
Reception Area



Conference Room



Office



Office



Office



Office

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OUTSIDE GALLERY

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