

# Reduced Price

# For Sale



9100 49th Avenue N  
New Hope, MN

## Property Highlights

- 17,050 SF
- Well-located single-story flex opportunity
- Near amenities including Lifetime Fitness, Hy-Vee, Caribou Coffee
- Modern "open office" finishes
- Significant parking



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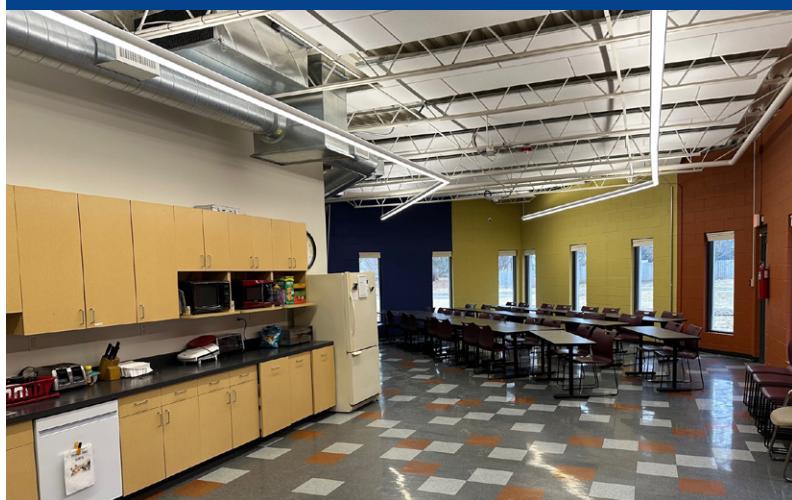
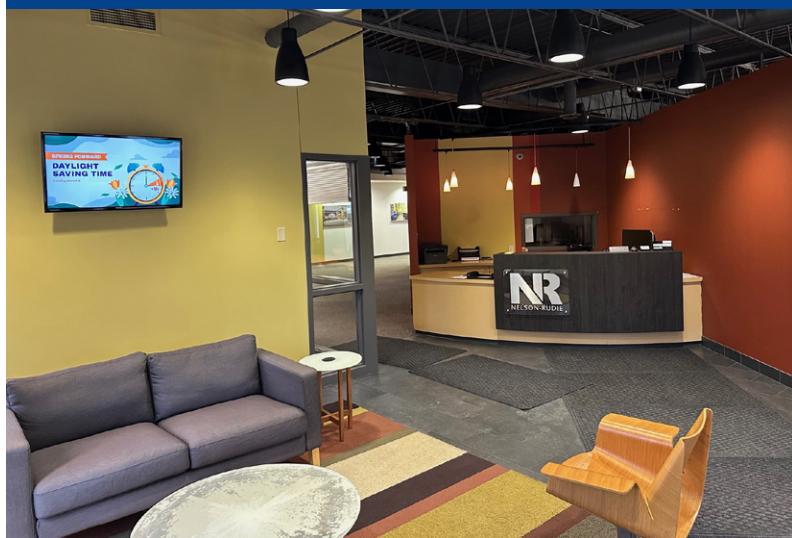
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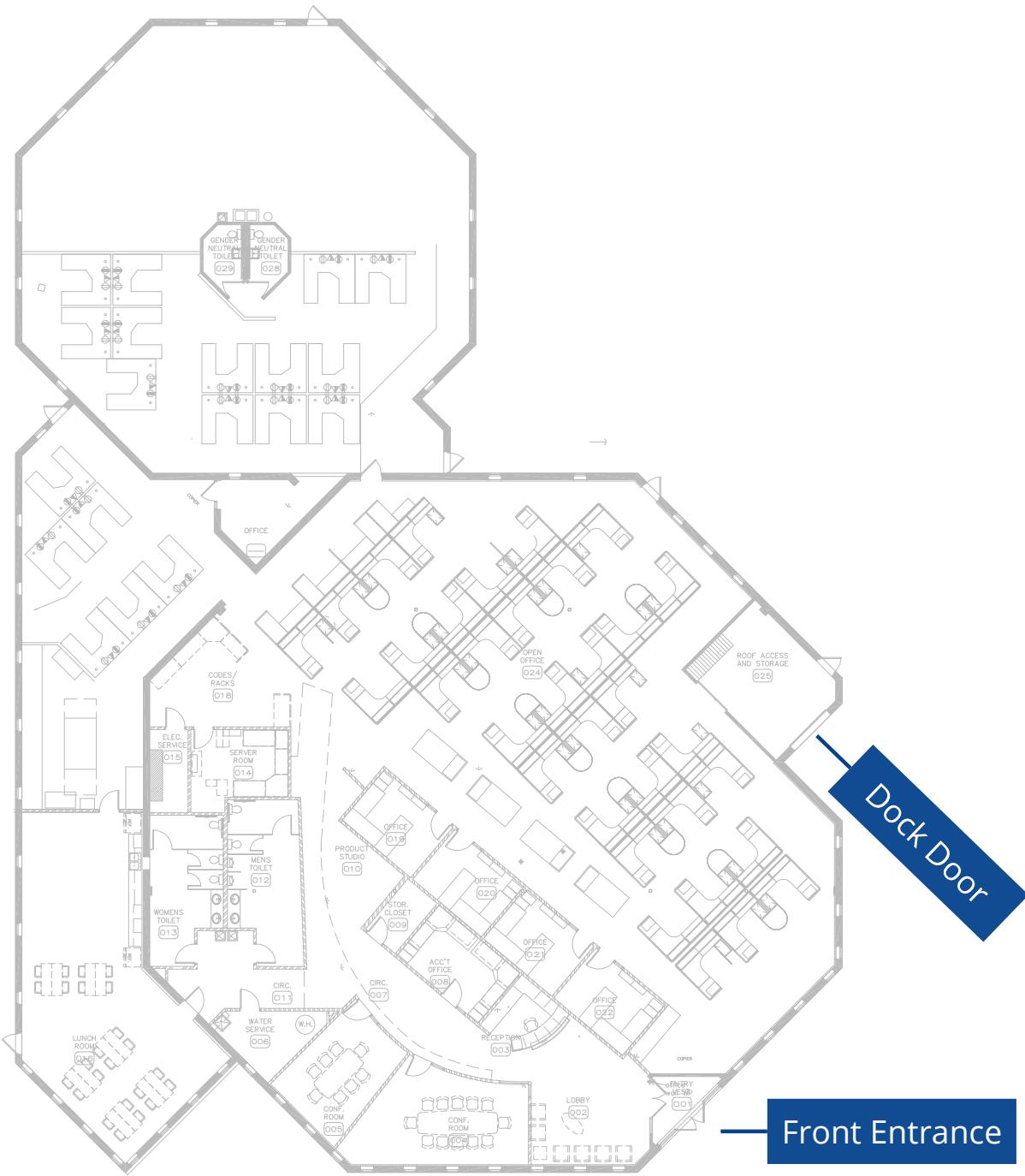
# Property Overview

Colliers is pleased to present 9100 49th Avenue N available for sale in New Hope, Minnesota. This single-tenant industrial/flex building is well-located in the northwest metro and features approximately 17,050 square feet near a nature setting.

Address	9100 49th Avenue N, New Hope, MN
Year Built	1984
Building PID	0711821230018
Area	2.26 acres
Building Area	17,050 SF
Clear Height	11' – 13' *Approximate
Parking	67 stalls
Real Estate Taxes	\$52,600.12 (2025)
Roof	Replaced in 2011
Loading	One (1) dock door Potential to add drive-in
HVAC	Electrostatic air quality

Price: ~~\$2,450,000 (\$143.70 PSF)~~  
**\$2,250,000 (\$131.96 PSF)**

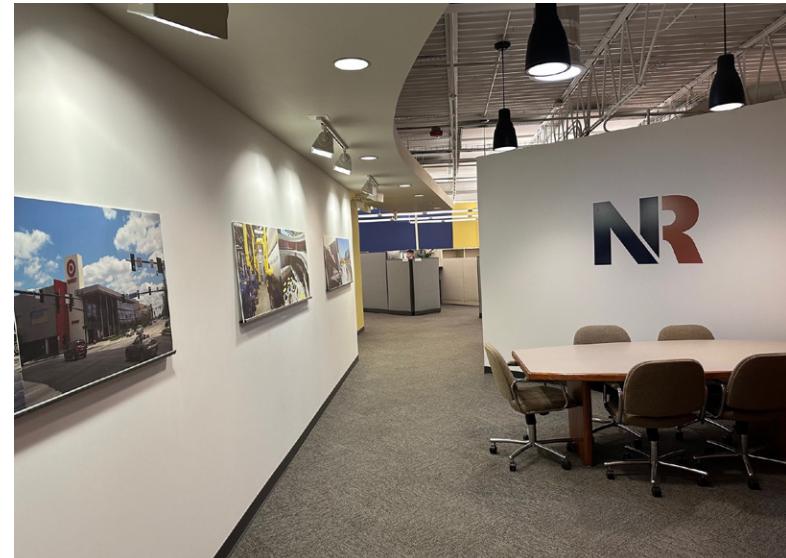




# Floor Plan

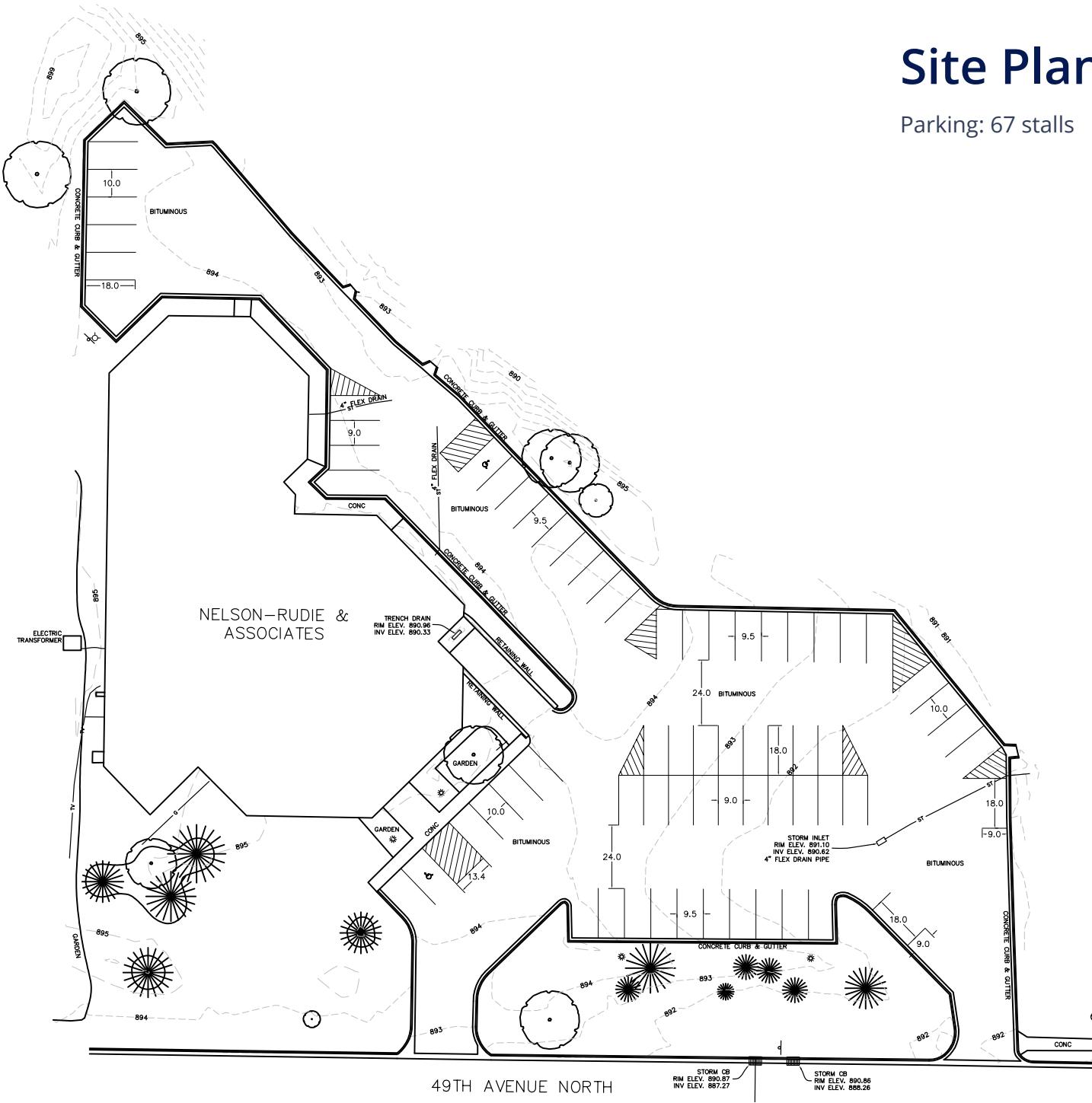
Total Square Footage: 17,050

One (1) dock door



# Site Plan

Parking: 67 stalls



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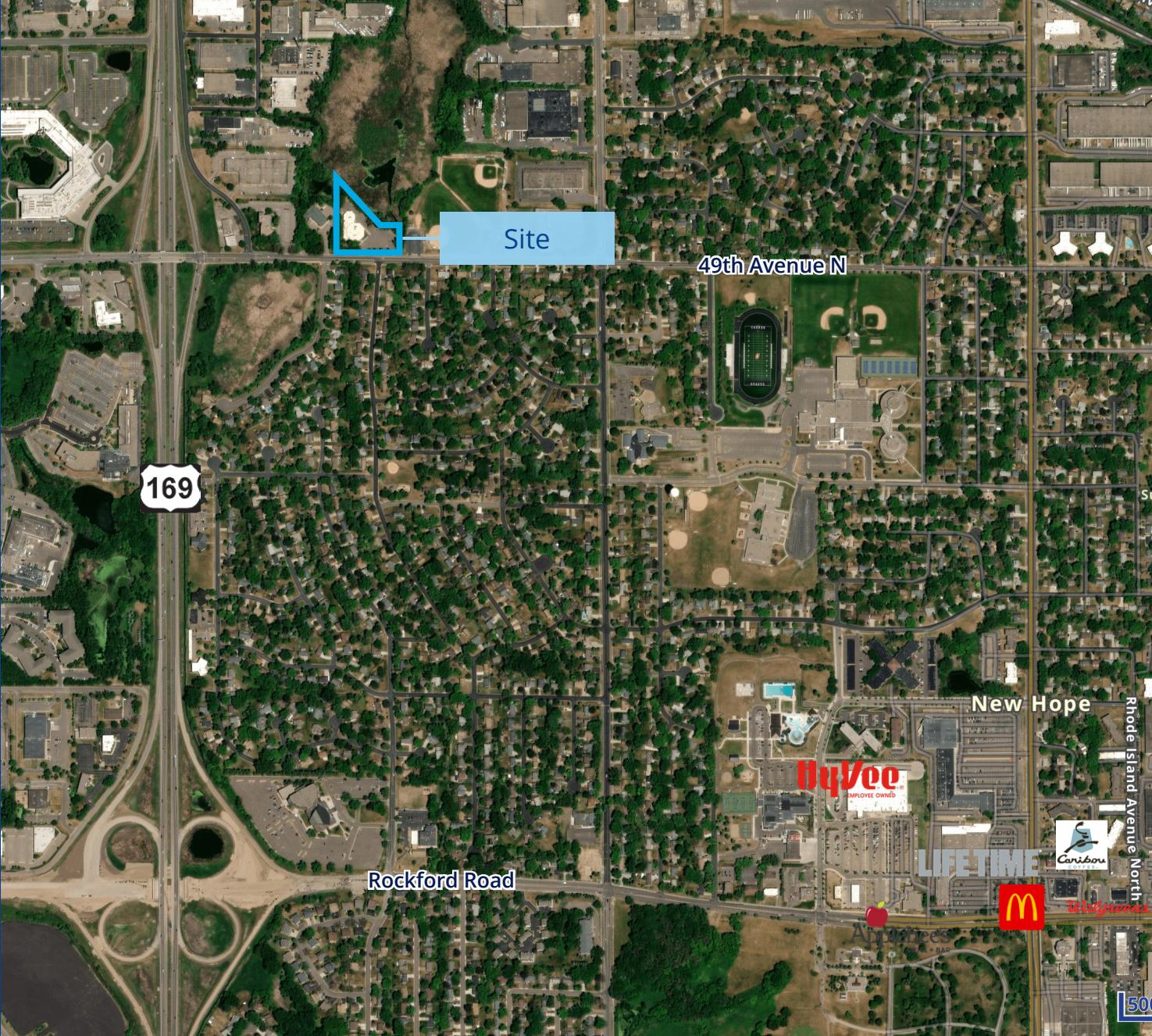
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