



FOR SALE

15 Brentwood Ave, Tonka Bay, MN 55331



OVERVIEW

RARE opportunity to own a contractor's dream building with multiple boat slips on the shores of Lake Minnetonka! First time this site has been available in over 40 years! The site offers small bay warehouse units, outside fenced storage, access to the Lake Minnetonka Regional Trail and multiple boat slips with access to Gideon Bay on Lake Minnetonka!



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Tom Bissen

c. 763.381.4991

tom@copperwoodmn.com

Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



A Division of Copperwood Investments, LLC



FOR SALE

15 Brentwood Ave, Tonka Bay, MN 55331

SPECS

- 7,269 total square feet
- 1,322 square feet of office
- Multiple small bays
- 12' ceilings in shop
- Fenced in outdoor storage
- Great exposure to CR 19
- 200 amps – 3 phase power
- Zoning: C-2 General Commercial/R-1B
- 1.43 Acre Lot
- Includes multiple boat slips Lake Minnetonka
- Potential for redevelopment
- **Sale Price:** \$1,900,000
- **2025 RE Tax:** \$27,668.85



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Tom Bissen

c. 763.381.4991

tom@copperwoodmn.com

Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



A Division of Copperwood Investments, LLC

FOR SALE

15 Brentwood Ave, Tonka Bay, MN 55331

SPECS

sq ft

Office Space #O1	437
Office Space #O2	320
Office Space #O3	445
Shared Bathroom HVAC	120
Total Office Space	1,322
Shop Space #S1	1,762
Shop Space #S2	1,309
Shop Space #S3	1,332
Shop Space #S4	1,124
Storage Space #T1	420
Caged Outdoor Storage with Shed #T2	640
Boat Slip #D1 - 14.5'x41'	
Boat Slip #D2 - 13.5'x41'	
Boat Slip #D3 - 12.25'x41'	
Total Office Space	1,322
Total Shop Space	5,527
Total Enclosed Storage	1,060
Total Boat Slips	-
Total Caged Storage West	8,310
Total Caged Storage East	10,057

Boat Slips



*All measurements deemed reliable, Buyer to confirm all measurements

www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Tom Bissen

c. 763.381.4991

tom@copperwoodmn.com

Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



A Division of Copperwood Investments, LLC

FOR SALE

15 Brentwood Ave, Tonka Bay, MN 55331

SPECS

PID	Acres
3311723120006	0.46
3311723120046	0.26
3311723120001	0.25
3311723110018	0.46
	1.43
3311723120039	0.01
3311723120038	0.01
	0.02



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Tom Bissen

c. 763.381.4991

tom@copperwoodmn.com

Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



A Division of Copperwood Investments, LLC



FOR SALE

15 Brentwood Ave, Tonka Bay, MN 55331



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 – Excelsior, MN 55331

Tom Bissen

c. 763.381.4991

tom@copperwoodmn.com

Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



A Division of Copperwood Investments, LLC



FOR SALE

15 Brentwood Ave, Tonka Bay, MN 55331



www.copperwoodmn.com

684 Excelsior Blvd. – Suite 210 Excelsior, MN 55331

Tom Bissen

c. 763.381.4991

tom@copperwoodmn.com

Justin Stueve

o. 952.392.1310 | c. 612.360.8104

justin@copperwoodmn.com



A Division of Copperwood Investments, LLC