



Colliers

COMPASS  
COMMERCIAL



FOR SALE

**Sale Price**  
**\$3,500,000**

**Contact us:**

**Lisa Christianson**

Senior Vice President  
+1 952 393 1212  
lisa.christianson@colliers.com

**Laura Hotvet**

Broker  
+1 612 816 7537  
laura.hotvet@compass.com

**Colliers**

1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com/msp

**The Lakes Team Compass**

37 Water Street  
Excelsior, MN 55331  
P: +1 952 283 0644  
compass.com

# 925 Boone Avenue N Golden Valley, MN 55427

## 19,478 Office/Warehouse Building Owner/User/Investment Opportunity

925 Boone Avenue North presents a compelling opportunity for both owner-users and investors seeking well-located industrial real estate in a tight market. The property is currently 49% occupied, creating immediate upside for an owner-user looking to occupy a significant portion of the building while benefiting from in-place income.

For investors, the asset offers strong fundamentals. Low industrial vacancy rates in the market support leasing demand, rental rate growth, and long-term stability. The existing tenancy provides a baseline income stream, while the available space allows for lease-up at market rates or strategic repositioning.

Whether the objective is to secure space for an operating business or to acquire an industrial asset with built-in flexibility and upside, 925 Boone Avenue North stands out as a rare opportunity in a supply-constrained industrial environment.

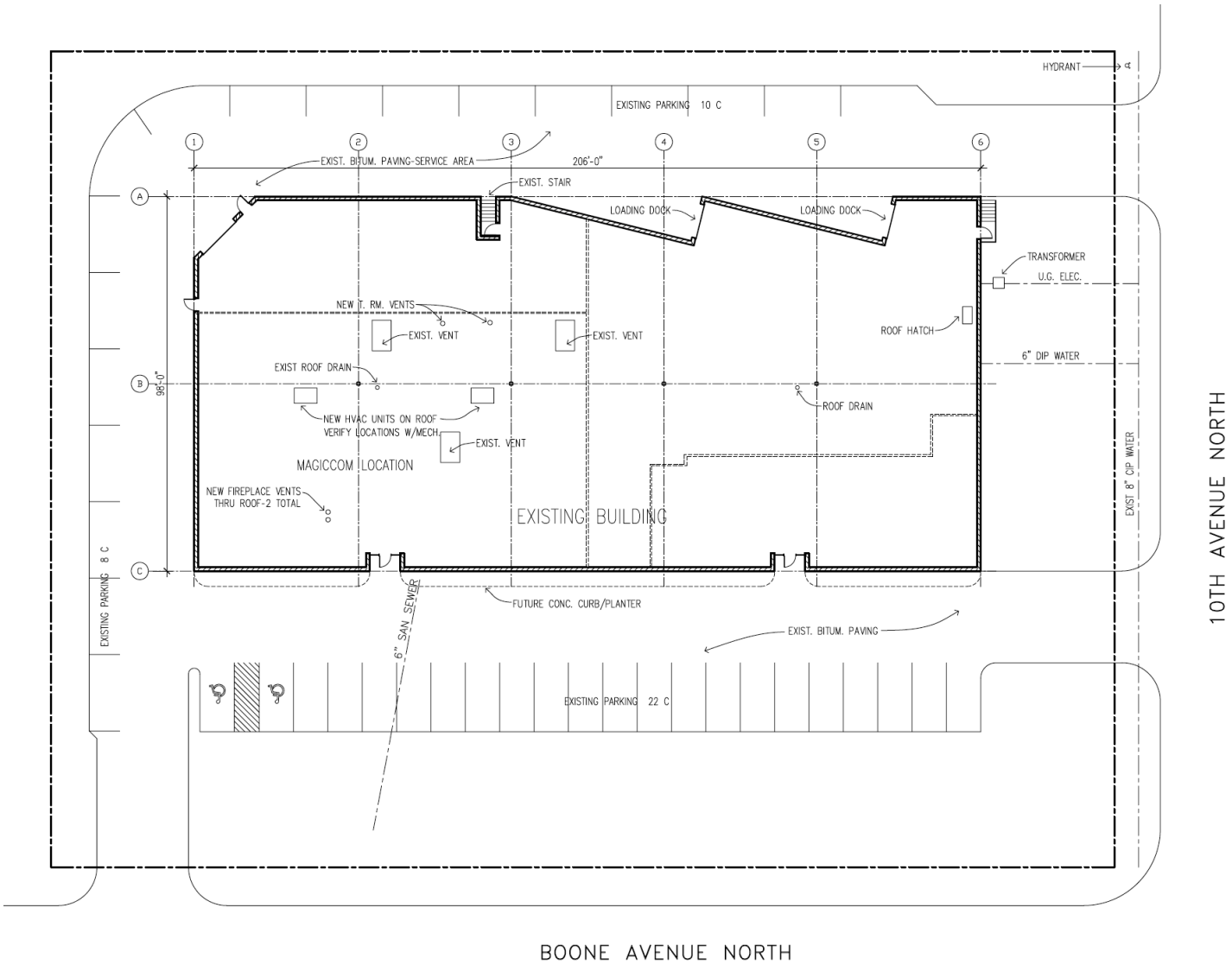
Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Accelerating success.

# PROPERTY OVERVIEW

Address	925 Boone Avenue North   Golden Valley, MN 55427
Building SF	19,478
Vacant SF	9,917
Current Tenant	Monkey Wrench
Current Tenant SF	9,561
Current Tenant Lease Expiration	8/31/2027
Land Area	1.36 Acres (59,259 SF)
PID	31-118-21-24-0001
Year Built	1996
Occupancy Type	Multi-tenant
Occupancy	49%
County	Hennepin
Zoning	Industrial
Dock Doors	2 dock doors (1 ramped) and 1 drive-in door
Cross Streets	10th Avenue North and Boone Avenue North
2025 Tax	\$81,858.18
2026 Proposed Tax	\$84,526.65
Sale Price	\$3,500,000.00

# BUILDING PLAN





# LOCATION OVERVIEW

## DEMOGRAPHICS

### Average Household Population

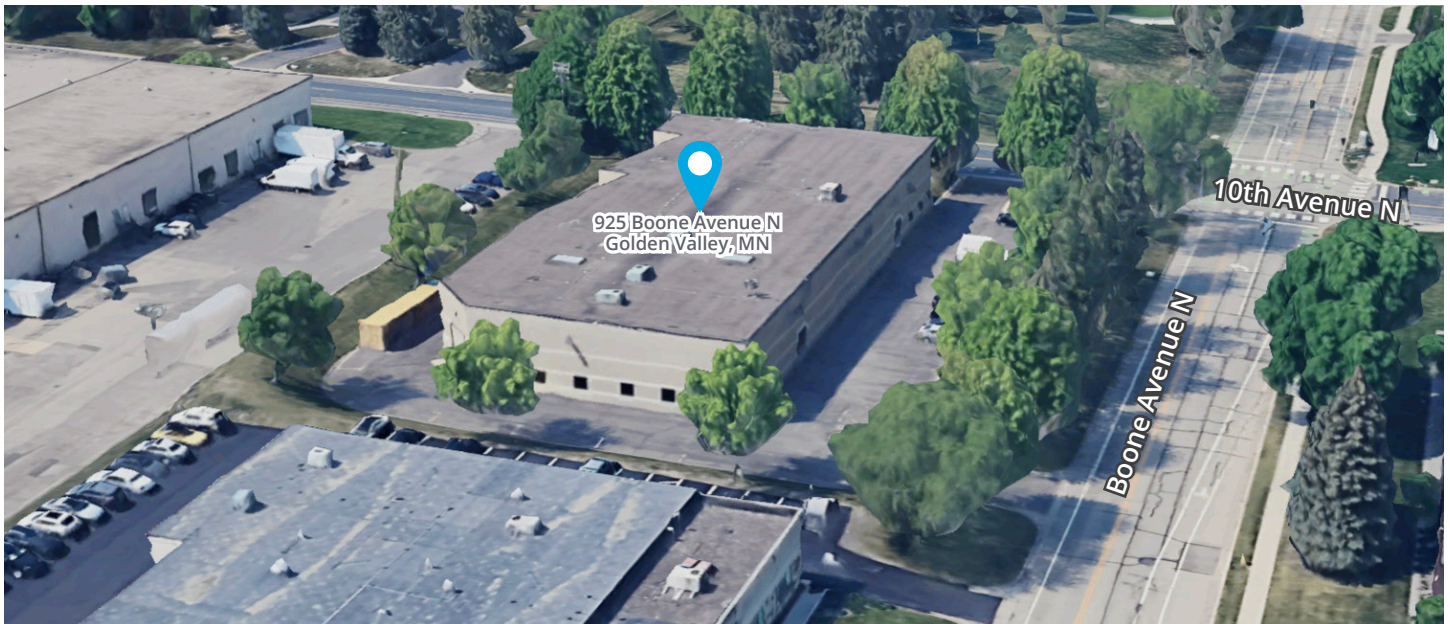
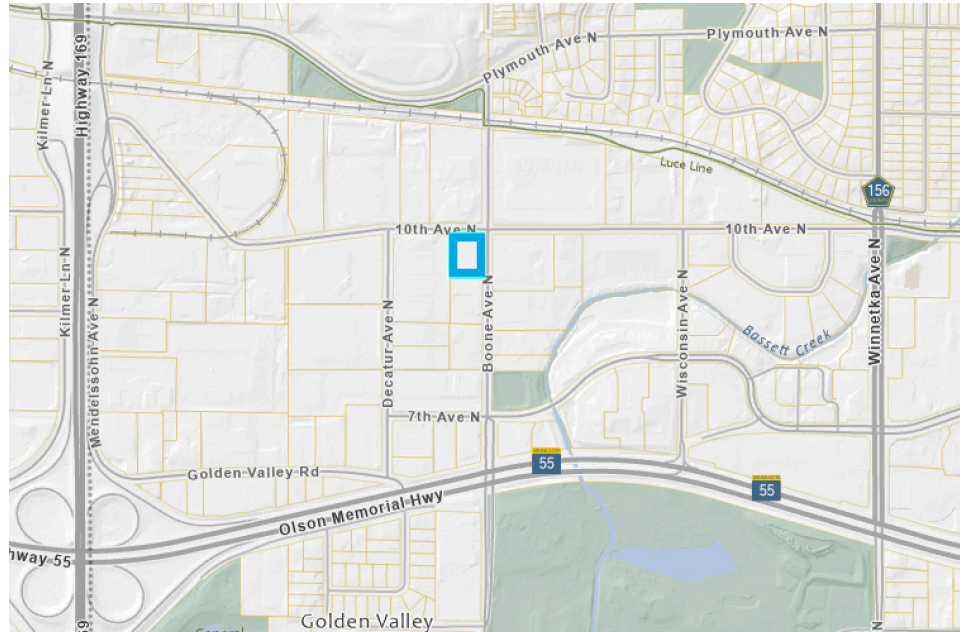
1 Mile	2,992
3 Miles	39,096
5 Miles	117,668

### Average Household Income

1 Mile	\$86,804
3 Miles	\$85,120
5 Miles	\$80,316

## TRAFFIC COUNTS

- Boone Avenue N: 7,494 vpd
- Hwy 55: 34,177 - vpd



1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700

COMPASS  
COMMERCIAL

37 Water Street  
Excelsior, MN 55331  
P: +1 952 283 0644

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.