

Colliers

COMPASS
COMMERCIAL



FOR SALE

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

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**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.

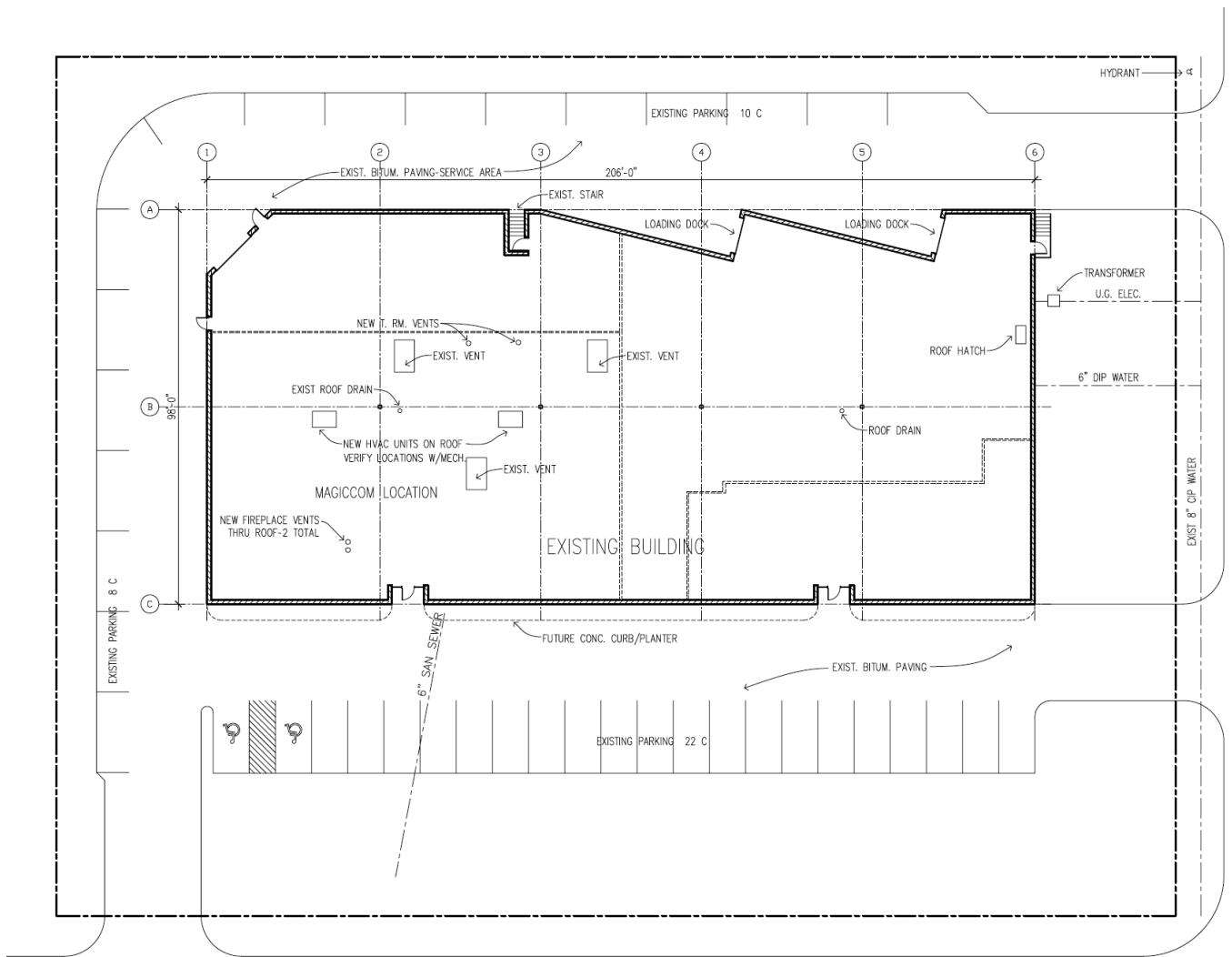
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Accelerating success.

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



BOONE AVENUE NORTH

10TH AVENUE NORTH

LOCATION OVERVIEW

DEMOGRAPHICS

Average Household Population

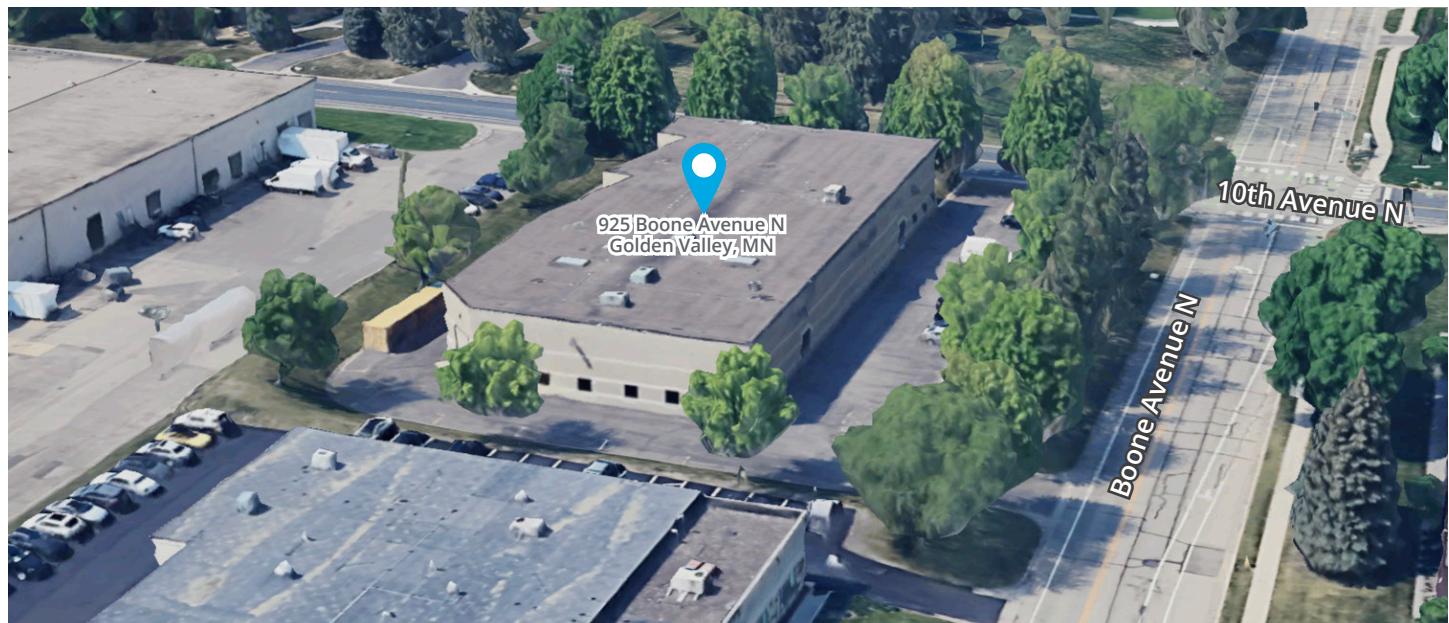
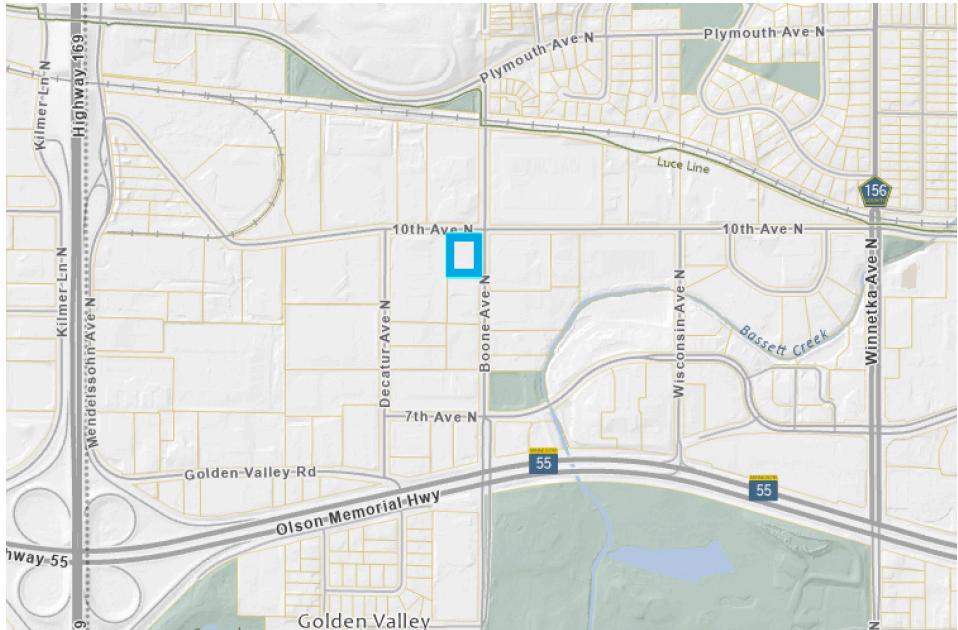
1 Mile	2,992
3 Miles	39,096
5 Miles	117,668

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



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