

Available

For Lease

2,500 - 8,279 Square Foot
Office Space

830 Boone Avenue
Golden Valley, MN



Property Highlights:

- Great location near Hwy 169 & Hwy 55
- Remodeled in 2001
- Free standing building with one additional tenant; separate entrances
- Attractive brick building
- Monument signage available
- Excellent corporate identity
- Ample parking (38 spaces)
- Lease Rate: \$8.00 PSF, gross
- Taxes (\$1.66 PSF) & CAM (\$2.40 PSF) = \$4.06

Exclusively Marketed by:

Bruce C. Bermel, SIOR
Bruce Bahneman
Peter Tanis

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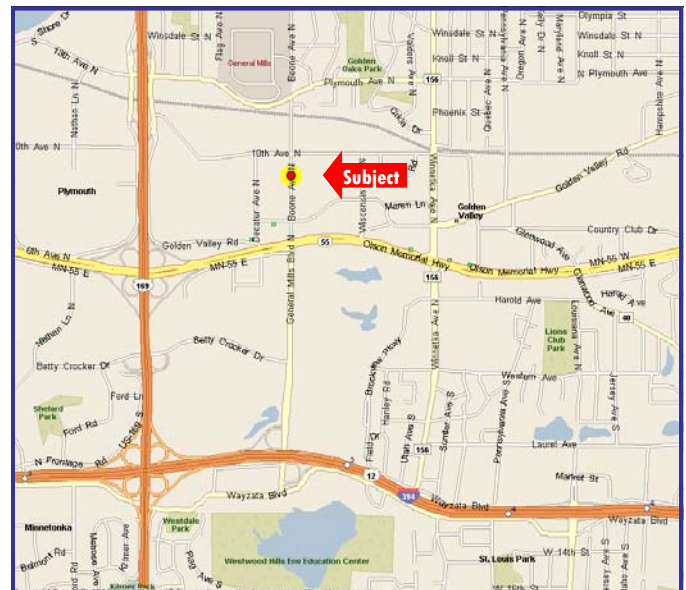
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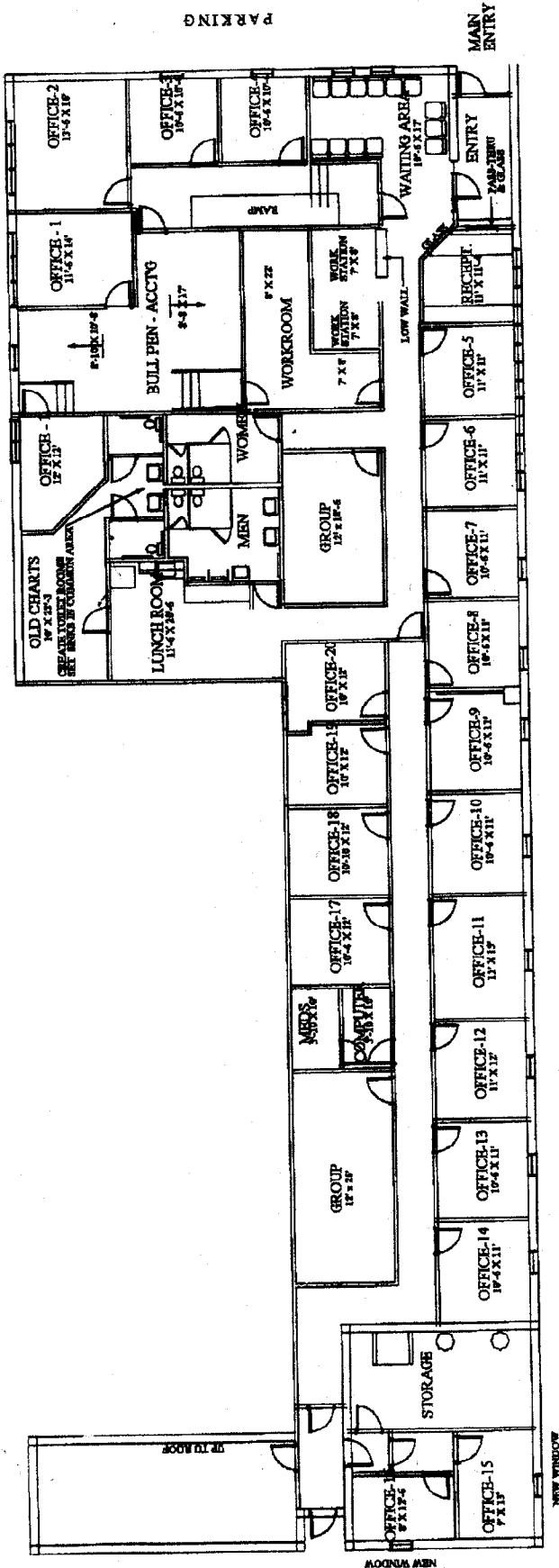
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The C. Chase Company
5353 Gamble Drive, Suite 310
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The C. Chase Company
CORFAC INTERNATIONAL



Schematic Floor Plan
1/8" = 1'-0"

Pyramid Counseling Center
Site: 430 Boone Avenue - Golden Valley

Owner: Inerbury Properties 651-631-0200 5-25-01
Architect: Howman Architects

- revised 5-25-01
 - revised 6-05-01
 - revised 6-13-01
 - revised 6-20-01
 - revised 6-22-01
- 2 new toilet rooms - adjust office
add door and exit to workroom
relocate 2 new toilet rooms into unisex
toilet rooms - move seats into comp. rm
move door and exit to workroom
move office walls adjacent to toilet room
show existing office back at the south by
placing a wall to divide men and women

MAN ENTRY

WAITING AREA 10'4" X 11'

ENTRY 7'6" X 10'4"

RECEIPT 11' X 11'

OFFICE-5 11' X 11'

OFFICE-6 11' X 11'

OFFICE-7 10'4" X 11'

OFFICE-8 10'4" X 11'

OFFICE-9 10'4" X 11'

OFFICE-10 10'4" X 11'

OFFICE-11 12' X 11'

OFFICE-12 11' X 11'

OFFICE-13 10'4" X 11'

OFFICE-14 10'4" X 11'

OFFICE-15 7' X 11'

OFFICE-16 11'6" X 11'

OFFICE-17 10'4" X 11'

OFFICE-18 10'4" X 11'

OFFICE-19 10'4" X 11'

OFFICE-20 10'4" X 11'

WORK ROOM 7' X 7'

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Parcel Data for Taxes Payable 2008

Property ID:	31-118-21-13-0002		
Address:	830 BOONE AVE N		
Municipality:	GOLDEN VALLEY		
School Dist:	270	Construction year:	1972
Watershed:	7	Approx. Parcel Size:	375.15 X 408.81
Sewer Dist:	01		
Owner Name:	INTERKEY PROPERTIES LLC		
Taxpayer Name & Address:	INTERKEY PROPERTIES LLC SUITE 1000 5101 OLSON MEMORIAL HWY GOLDEN VALLEY MN 55422		

Most Current Sales Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

Addition Name:	BUSCHS GOLDEN VALLEY ACRES
Lot:	009
Block:	
Metes & Bounds:	N 375 15/100 FT OF LOT 9 LYING W OF E 186 69/100 FT THOF

Abstract or Torrens:	ABSTRACT
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Value and Tax Summary for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

Estimated Market Value:	\$1,868,000
Limited Market Value:	\$1,868,000
Taxable Market Value:	\$1,868,000
Total Improvement Amount:	
Total Net Tax:	\$60,022.71
Total Special Assessments:	
Solid Waste Fee:	\$295.89
Total Tax:	\$60,318.60

Property Information Detail for Taxes Payable 2008 Values Established by Assessor as of January 2, 2007

Values:	
Land Market	\$687,000
Building Market	\$1,181,000
Machinery Market	
Total Market:	\$1,868,000
Land Limited	\$687,000
Building Limited	\$1,181,000
Total Limited:	\$1,868,000
Qualifying Improvements	
Classifications:	
Property Type	INDUSTRIAL- PREFERRED
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	