

Colliers

Accelerating Success

For Sale

\$3.25M

Financial Summary

Offering Price: \$3,250,000

Price PSF: \$158.02

NOI (In-Place): \$236,873

Cap Rate (In-Place): 7.3%

Lease Type: Modified Gross
(utilities separate)

Contact us:

Lisa Christianson

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

Laura Gill

Associate Vice President
+1 612 310 5399
laura.gill@colliers.com

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

17625 Kenrick Avenue Lakeville, MN 55044

20,567 Single-Tenant Building
100% Leased!

Investment Highlights

- 100% Occupied
- National credit tenant (Salvation Army)
- Lease Term: 9/1/2024 to 8/31/2034
- Zoning: C-3 Retail Building
- Ceiling Height: 16.5' to the deck, and 14.3' to the bar joists
- Dock Doors: 2 with leveler
- Brand new high efficiency LED lights
- Interior is sprinkled and equipped with an alarm system
- Exterior irrigation system
- Parking Spaces: 96
- Signage visible from I-35
- Located in the growing community of Lakeville



Address

17625 Kenrick Ave
Lakeville



Year Built

2011



Land Area

2.35 Acres
102,366 SF



Building SF

20,567 SF

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.