



800 North 42nd Avenue & 4217 Aldrich Ave N. MINNEAPOLIS, MN 55412



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Executive Summary

SALE PRICE

\$1,180,000

BUILDING SIZE

5,100 SF

CAP RATE

7.9%

Other Details

Offering Price:	\$1,180,000
Lease Rate:	\$18(Base) + \$3(CAMS)
Price / SF:	\$233.33
NOI:	\$94,000
Cap Rate:	7.9%
Building Size:	5,100 SF
Lot Size:	10,643 SF

Stand-Alone Office Building Centrally Located At The Top Of A Hill On A Corner Lot In Camden Neighborhood. Fantastic Signage Opportunity For An Owner, Or Tenant. Close To Major Employers, Highways, Downtown, Housing, And Public Transportation. Previously Operating As A Two-Story Office Building With 18 Offices And Three Off Street Parking Plus 13 Car Parking Lot As A Separate Parcel. Zoned Commercial With Add-On, Or Development. Ample Windows Providing For Radiant Natural Light Creating A Warm And Inviting Work Environment. Four Bathrooms, Kitchens On Both Floors, And Four Large Meetings Rooms. The Property Is Currently Set Up For A Single User. A Rare Opportunity To Acquire A Creative And Flexible Office Building Well Suited To A Range Of Users.

Additional Photos

