



800 North 42nd Avenue & 4217 Aldrich Ave N.

MINNEAPOLIS, MN 55412



Joshua Keller
NAINORCAL.COM

Joshua Keller
Senior Investment Advisor
jkeller@nainorcal.com
415.582.0001
CalDRE #02187126

Diamon Simpson
Investment Advisor
dsimpson@nainorcal.com
510.626.3538
CalDRE ##02232393

Alex Barker
Vice President
abarker@nainorcal.com
707.480.2591
CalDRE #01961924

Executive Summary

SALE PRICE	BUILDING SIZE	CAP RATE
\$1,180,000	5,100 SF	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

