



FRAUENSHUH
COMMERCIAL REAL ESTATE

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7101 West 78th Street ♦ Minneapolis, MN 55439

EXCLUSIVE SALE OFFERING

2220 RIVERSIDE AVENUE
MINNEAPOLIS, MN 55330

OFFERING SUMMARY

- BUILDING SIZE: 92,976 SF (vacant former medical clinic)
- STORIES: 5-Story Building
- YEAR BUILT: 1990
- PARCEL SIZE: 1.16 Acres
- PARKING RIGHTS: 446 unassigned stalls in adjacent ramp
- LAND LEASE: Property is land leased through 10/23/49 with 10 year extension
- ZONING: Institutional Office Residence District
- 2021 PROPERTY TAX: \$498,881.34
- SKYWAY CONNECTIVITY: M Health Fairview Campus
- BUILDING PRICE: Negotiable

PROPERTY HIGHLIGHTS

- Professional and medical office building completed in 1990
- Close proximity to Interstate 35W and I-94
- Adjacent to M Health Fairview Campus and Augsburg University
- Synergistic use of adjacent parking ramp
- Within minutes of downtown Minneapolis and St. Paul
- Long-term lease value driven through incentives, rates, terms and exclusivity



CONTACTS:



DAVID M. ANDERSON
SENIOR VICE PRESIDENT
david.anderson@frauenshuh.com
952.767.2838

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The information contained herein has been obtained from sources deemed reliable but not guaranteed. Prospective Buyers should verify information and complete a customary due diligence evaluation of the offering.