

RETAIL/OFFICE BUILDING & PARKING LOT

2639 & 2627 NICOLLET AVENUE E., MINNEAPOLIS, MN 55408

FOR SALE
ON NICOLLET AVENUE



For Sale



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114

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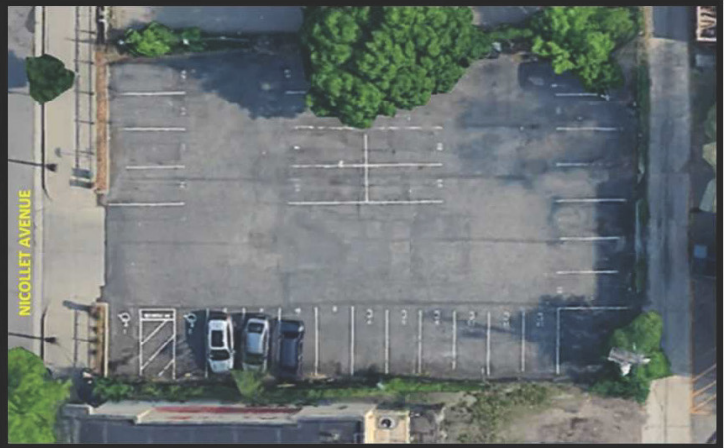
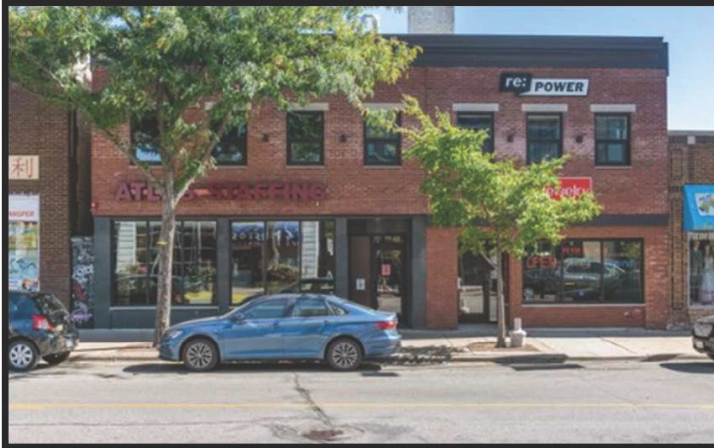
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RETAIL/OFFICE BUILDING & PARKING LOT

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BUILDING: 14,179 SF
PARKING LOT: 0.24 ACRES



OFFERING SUMMARY

| | |
|-----------------------|--|
| PRICE: | 2639 Nicollet Ave: \$1,600,000 2627 Nicollet Ave: \$450,000 <i>Lot may not be purchased separately</i> |
| BUILDING SIZE: | 14,179 SF |
| ACREAGE: | Retail/Office Building - 0.15 Acres Parking Lot - 0.24 Acres |
| FLOORS: | Main Level: 6,027 SF - Retail Second Level: 4,878 SF - Office Lower Level: 3,274 SF - Storage |
| YEAR BUILT: | 1912 / Renovated 2017 |
| PARKING: | 32 Spaces Off-Street, On-Street Available |
| ZONING: | CM2 Corridor Mixed-Use |

PROPERTY OVERVIEW

Unique owner/user opportunity to acquire and occupy this meticulously designed 14,179 square foot retail/office building, accompanied by a 0.24-acre parking lot featuring 32 spaces, available for sale in the Whittier area of Minneapolis. Owner may consider selling the building separately.

This property has excellent visibility and high traffic counts along Nicollet Avenue, situated just minutes from I-35W and I-94, and is surrounded by a vibrant and diverse mix of offices, retail establishments, fabulous dining options, and residential neighborhoods.

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the bustling core of Minneapolis, offering easy access to key retail, dining, and entertainment venues. The building is conveniently positioned near major highways and public transportation, making it easily accessible for both employees and customers. This area is known as "Eat Street" for packing a wildly diverse array of restaurants into a few short blocks. This stretch of Nicollet sees many improvements as the city of Minneapolis redevelops and connects Lake Street by redeveloping the former Kmart site known as the New Nicollet Redevelopment Project.
- **Modern Amenities:** Recently renovated with modern finishes, the property offers a comfortable, professional environment with upgraded HVAC systems, energy-efficient lighting, high-speed internet connectivity, and secure entry points. Shared common areas include a stylish lobby, conference rooms, and break areas.
- **Versatile Space:** The building features a mix of retail and office space, ideal for a range of tenants—from startups to established businesses. Flexible floor plans accommodate diverse business needs, providing space configurations for both individual offices and collaborative environments.
- **Parking & Accessibility:** Ample on-site parking is available for both tenants and visitors, ensuring ease of access. The building is also accessible by public transportation, further increasing convenience for employees and clients.
- **High Visibility & Foot Traffic:** Located in a densely populated area with significant pedestrian and vehicle traffic, tenants benefit from enhanced visibility and exposure to a broad customer base. The property's storefronts are perfect for businesses looking to attract attention and grow their brand.



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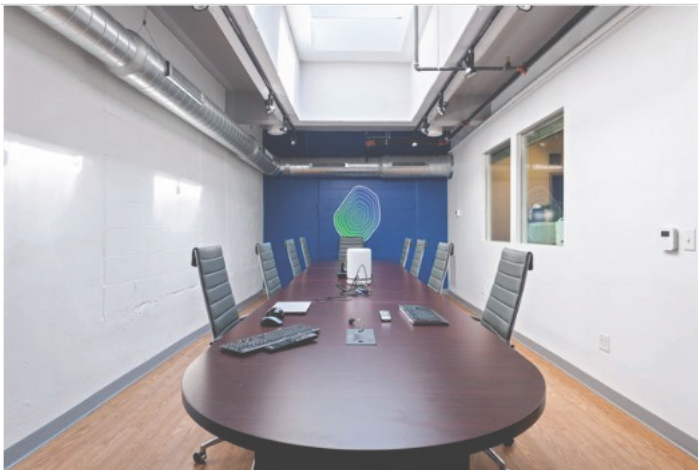
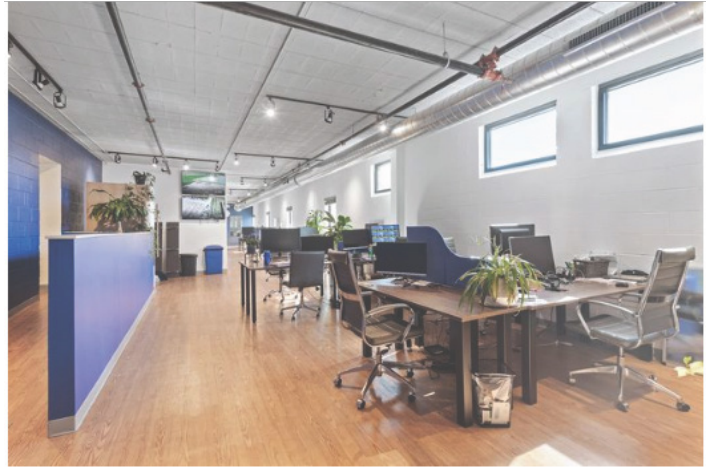
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PHOTOS

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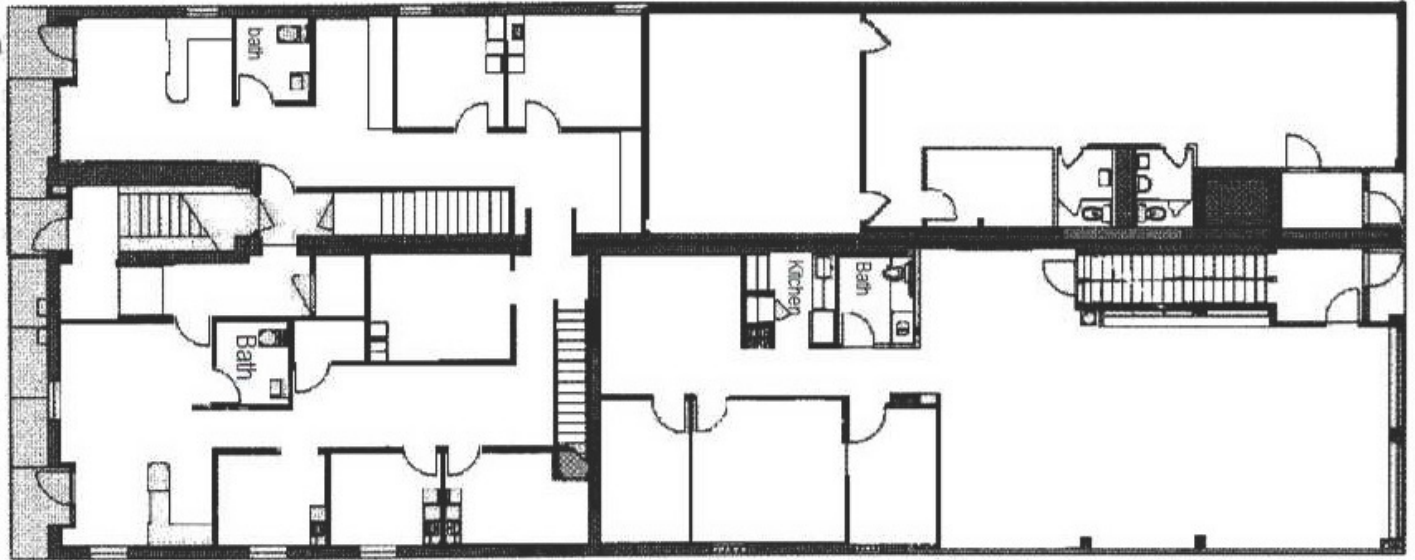
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MAIN LEVEL FLOOR PLAN

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

6,027 SF



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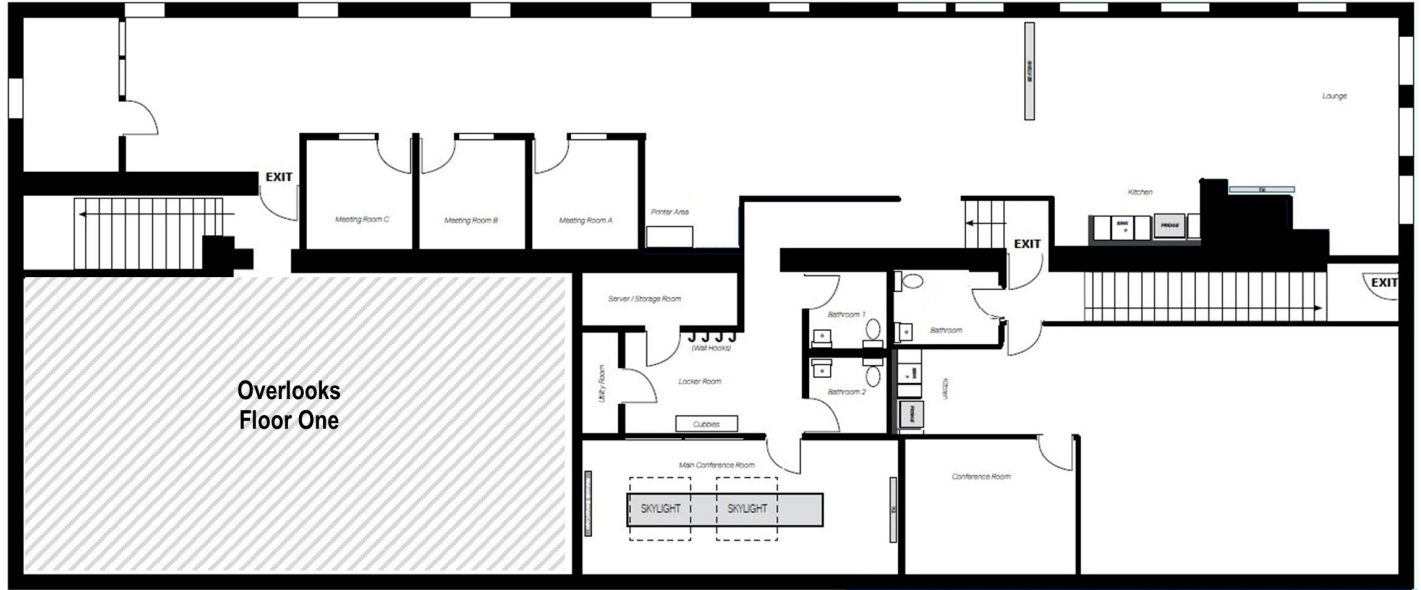
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SECOND LEVEL FLOOR PLAN

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4,878 SF



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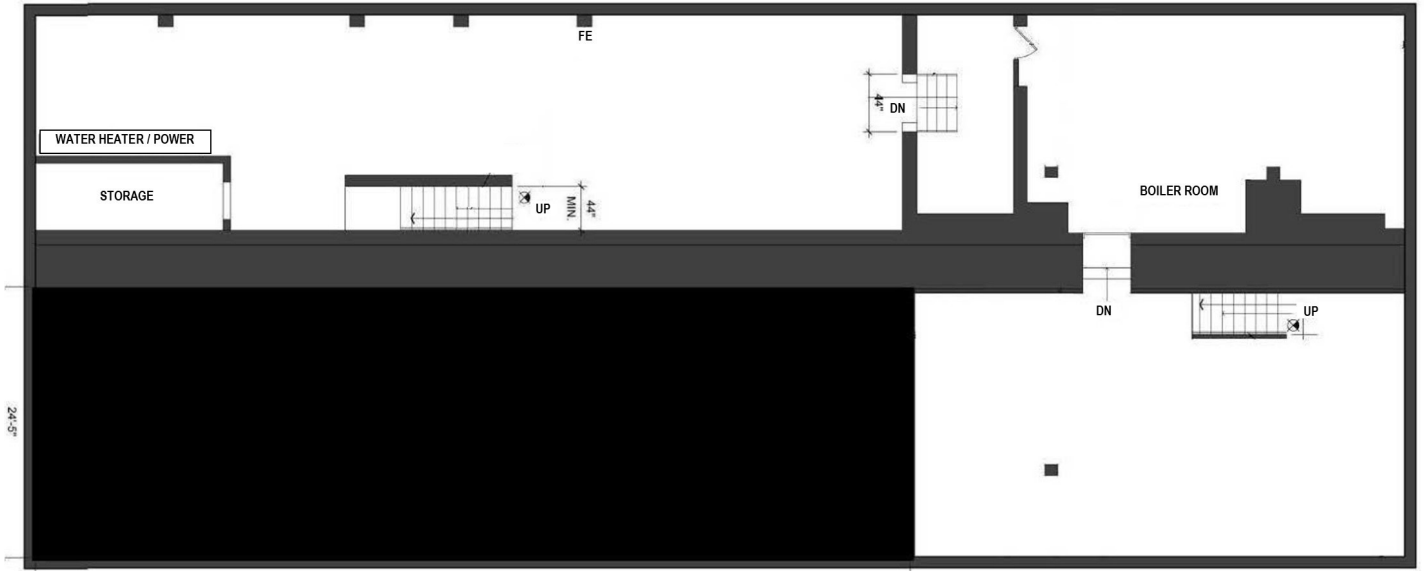
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BASEMENT LEVEL FLOOR PLAN

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3,274 SF



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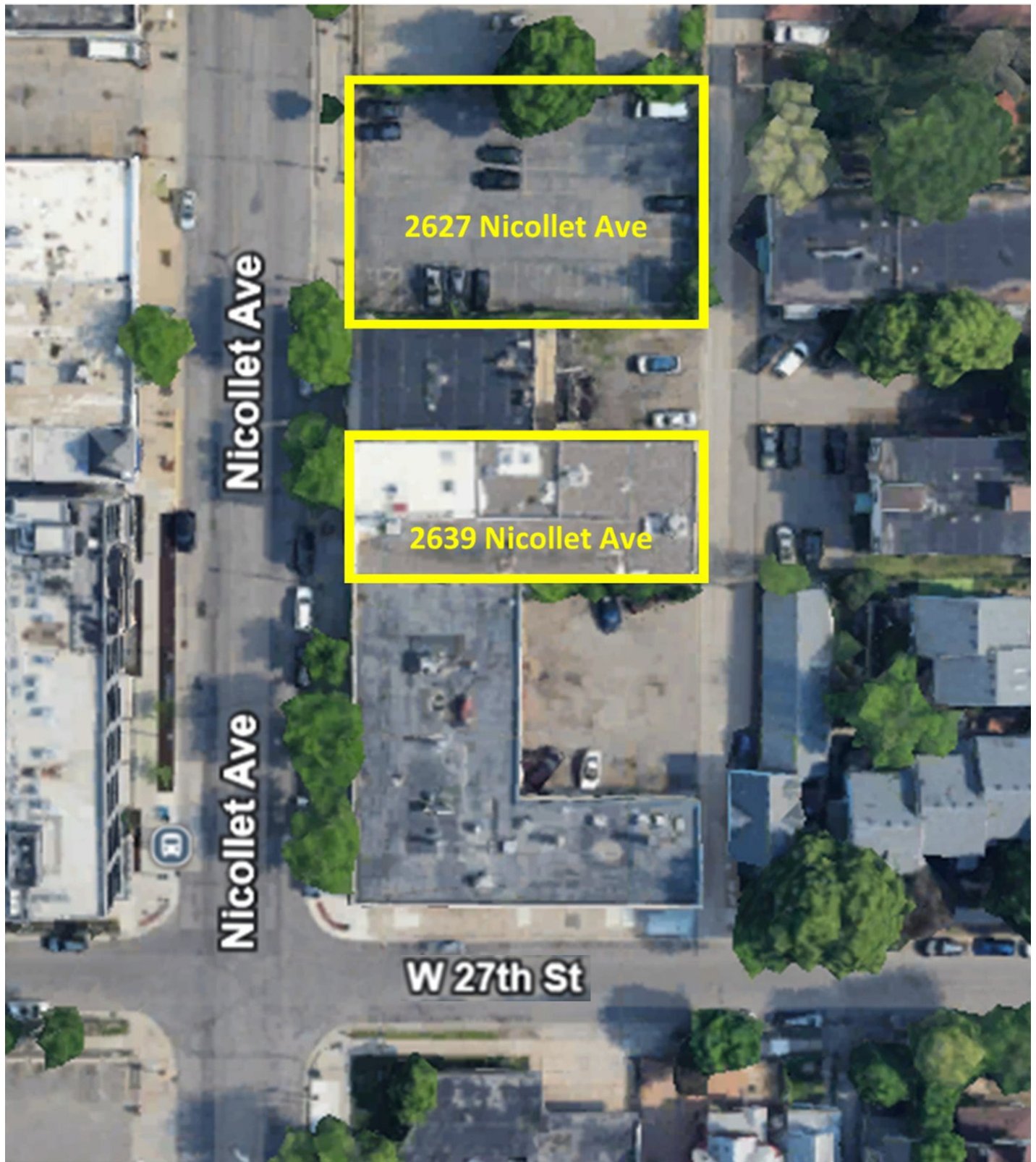
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AERIAL MAP

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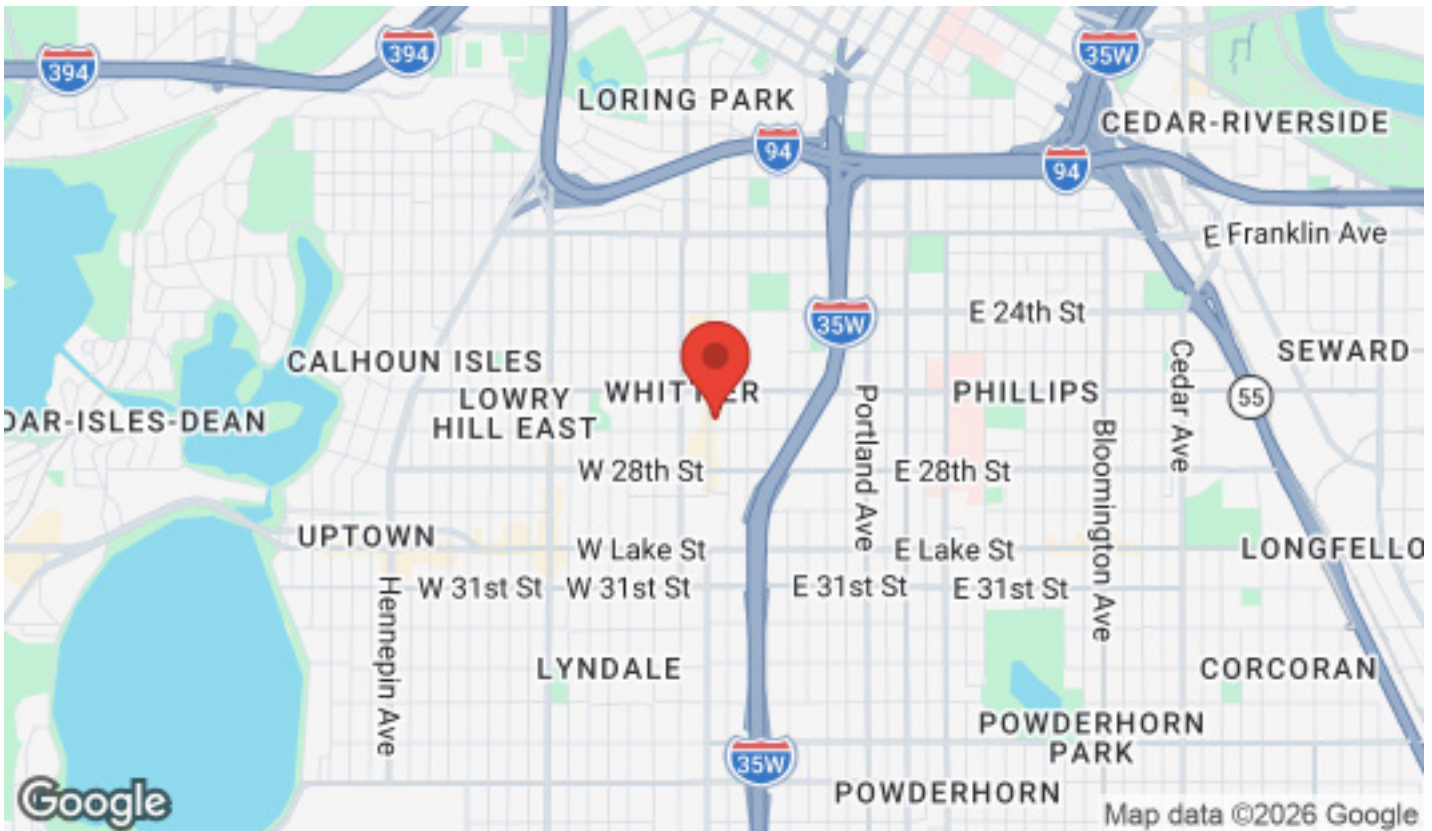
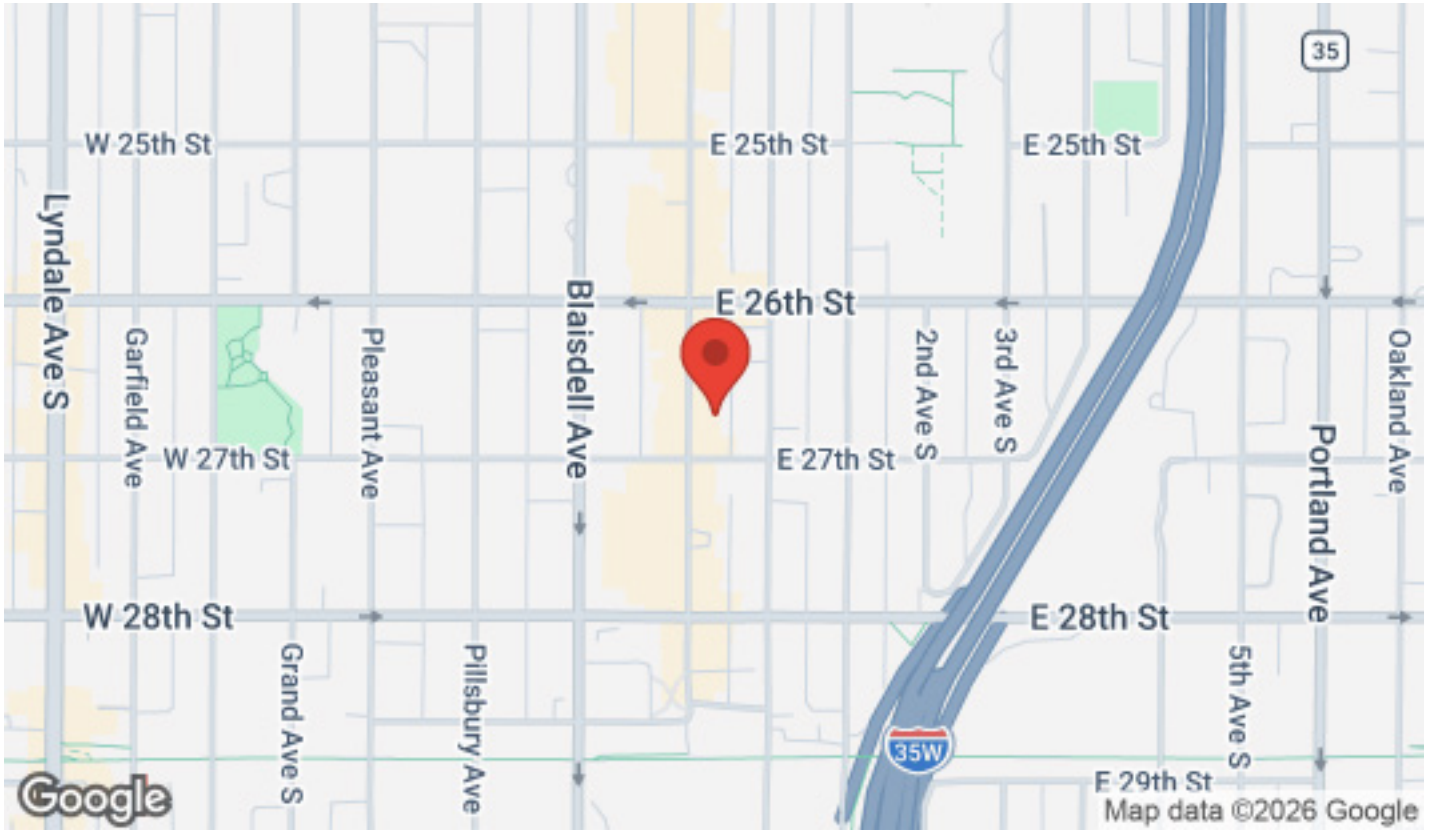
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LOCATION MAPS

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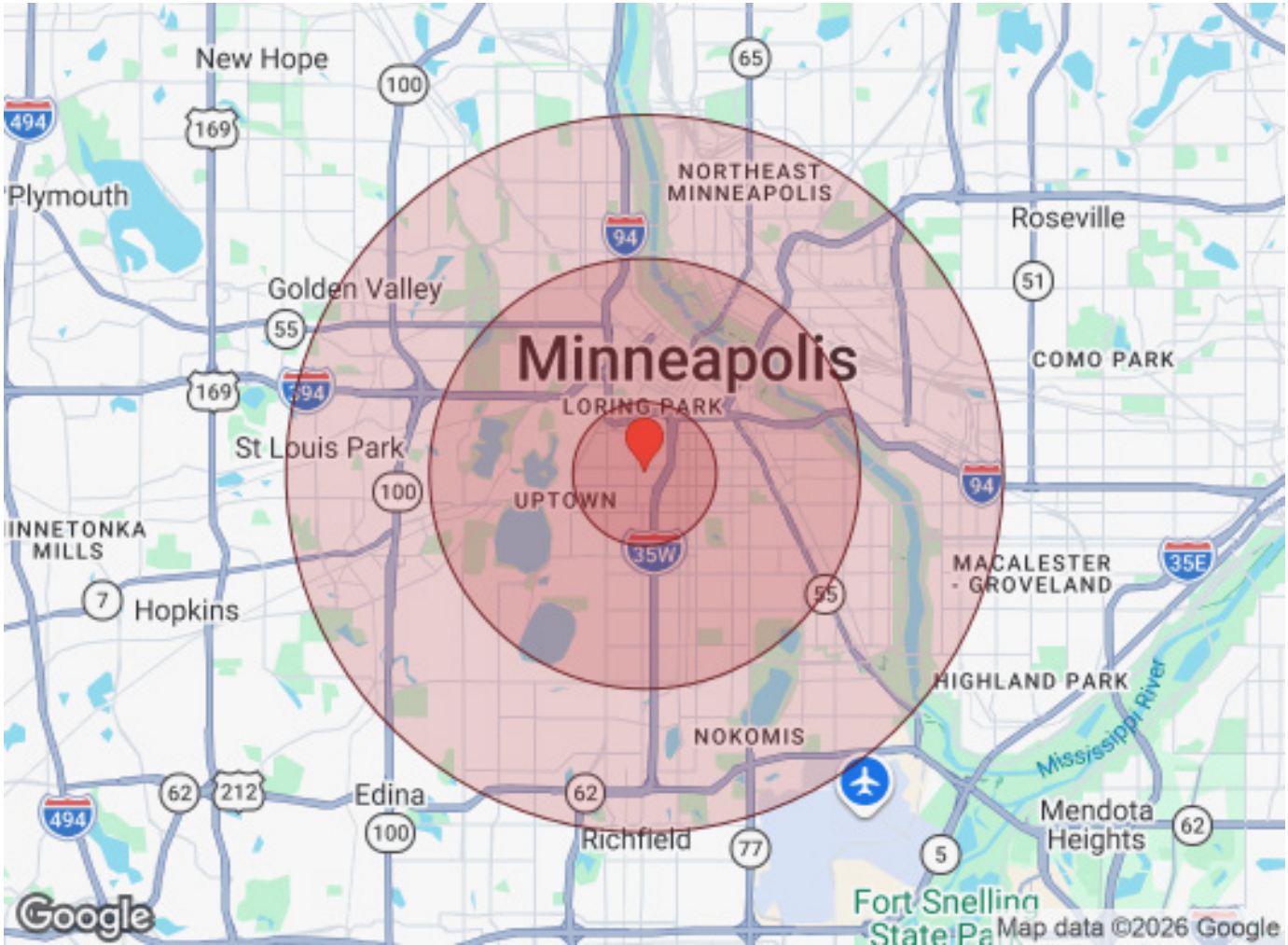
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DEMOGRAPHICS

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

3,274 SF



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 27,518 | 118,968 | 235,516 |
| Female | 25,251 | 115,721 | 240,166 |
| Total Population | 52,769 | 234,689 | 475,682 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 10,225 | 43,166 | 88,693 |
| Ages 15-24 | 4,493 | 22,182 | 49,978 |
| Ages 25-54 | 28,798 | 116,992 | 218,244 |
| Ages 55-64 | 5,074 | 25,357 | 55,470 |
| Ages 65+ | 4,179 | 26,992 | 63,297 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$30,375 | \$43,990 | \$51,643 |
| < \$15,000 | 6,099 | 21,364 | 33,572 |
| \$15,000-\$24,999 | 3,438 | 12,500 | 22,425 |
| \$25,000-\$34,999 | 3,984 | 11,067 | 20,424 |
| \$35,000-\$49,999 | 4,494 | 14,280 | 27,298 |
| \$50,000-\$74,999 | 3,485 | 17,146 | 35,622 |
| \$75,000-\$99,999 | 1,699 | 9,742 | 23,104 |
| \$100,000-\$149,999 | 1,457 | 9,872 | 23,492 |
| \$150,000-\$199,999 | 434 | 3,548 | 9,536 |
| > \$200,000 | 251 | 4,903 | 10,173 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 26,804 | 112,449 | 222,978 |
| Occupied | 24,249 | 102,642 | 205,542 |
| Owner Occupied | 4,600 | 38,578 | 104,423 |
| Renter Occupied | 19,649 | 64,064 | 101,119 |
| Vacant | 2,555 | 9,807 | 17,436 |



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DISCLAIMER

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