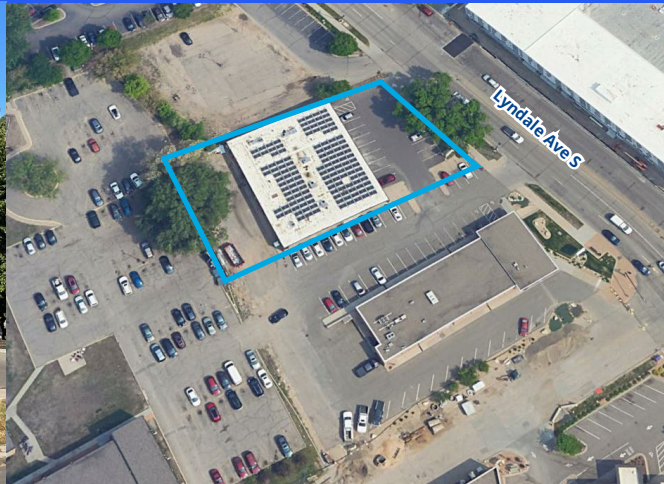


National Veterinary Associates, Inc.

6436 Lyndale Ave S | Richfield, MN



\$4,385,000
SALE PRICE

6.00%
CAP RATE

9,183
SQUARE FEET

100%
LEASED

\$252,899.88
NET OPERATING INCOME

**Financials on the tenant and guarantor are not available from the private equity owned www.nva.com.*

[REQUEST CONFIDENTIALITY AGREEMENT
FOR FULL OFFERING MEMORANDUM](#)

Offering Details

This property is a prime location between a very successful organic foods grocery store and a strong performing municipal liquor store. It is a highly visible and convenient location for customers in a densely populated first-ring suburb along the Lyndale Avenue corridor with easy access to Highway 62 and I-494.

The population of 336,983 within a 5-mile radius and an impressive average household income of \$136,156 supports growth and success. Additionally, the property management is hands-off, as the tenant handles all interior and exterior maintenance.



Building Size
9,183 square feet



Site Size
0.61 acres



Year Built
1979, renovated
2022



Parcel Numbers
17-028-24-23-
0084/85/86



Zoning
General
Commercial



Parking
44 spaces

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