

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C4

Minneapolis, MN 55403



SALE PRICE:	\$250,000
CONDO SIZE:	1,500 SF
BUILDING SIZE:	213,000 SF
YEAR BUILT:	1977
TAXES 2023:	Appr. \$6,383
CROSS STREETS:	Nicollet Mall & 12th St S

PROPERTY OVERVIEW

Heavy pedestrian traffic on completely renovated Nicollet Mall. Near Convention Center, hotels and condominiums.

PROPERTY FEATURES

- Retail or office space
- The New Nicollet Mall
- Retail surface parking
- 5 blocks from Loring Park
- 2 blocks from Target Corp.
- 4 blocks from Sleep Number Corp.

KW Commercial
13100 Wayzata Blvd
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C4

Minneapolis, MN 55403



KW Commercial
13100 Wayzata Blvd
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

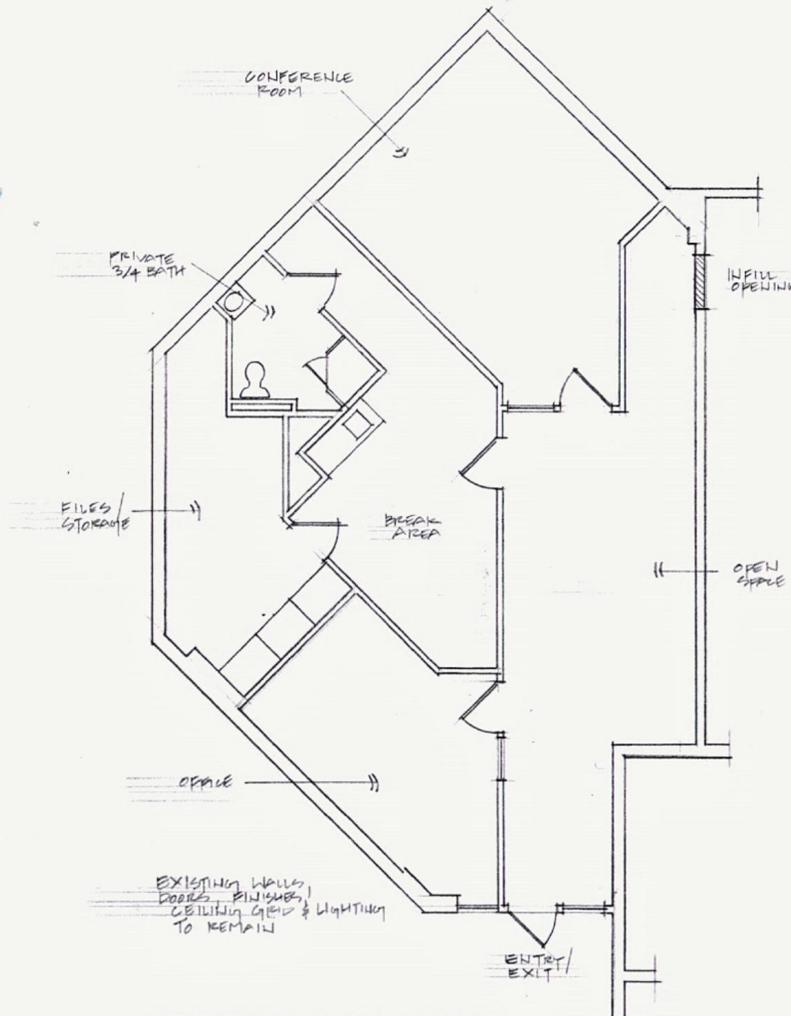
RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C4

Minneapolis, MN 55403



NOTE
NO WORK DONE IN THIS SPACE WITH THE EXCEPTION OF INFILL OPENING TO ADJACENT SPACE.
GROSS AREA: 1370 SQ.FT.



EXISTING SOUTH TENANT PLAN
1/8" : 1' - 0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

James A. Mackey
JAMES A. MACKEY
DATE: 11/27/12 LIC. NO. 23018

JIM MACKEY
ARCHITECT
1723 LAFOND AVENUE
SAINT PAUL, MN 55104
PHONE/FAX 651-644-0869

PHARMA LIFE
REMODELING
1200 NICOLLET MALL
MINNEAPOLIS, MN

2

KW Commercial
13100 Wayzata Blvd
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
612.991.6360
jeff.meehan@kwcommercial.com

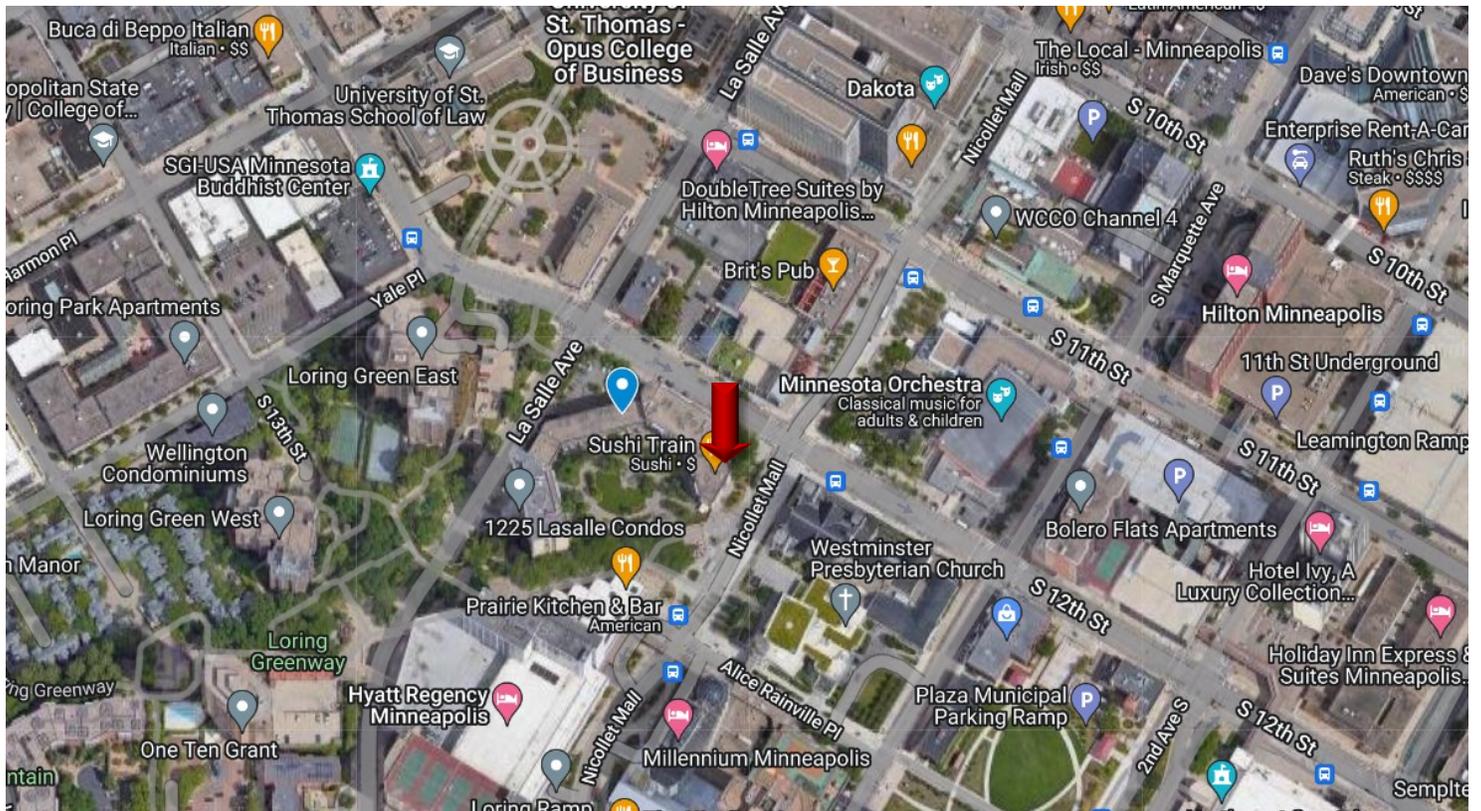
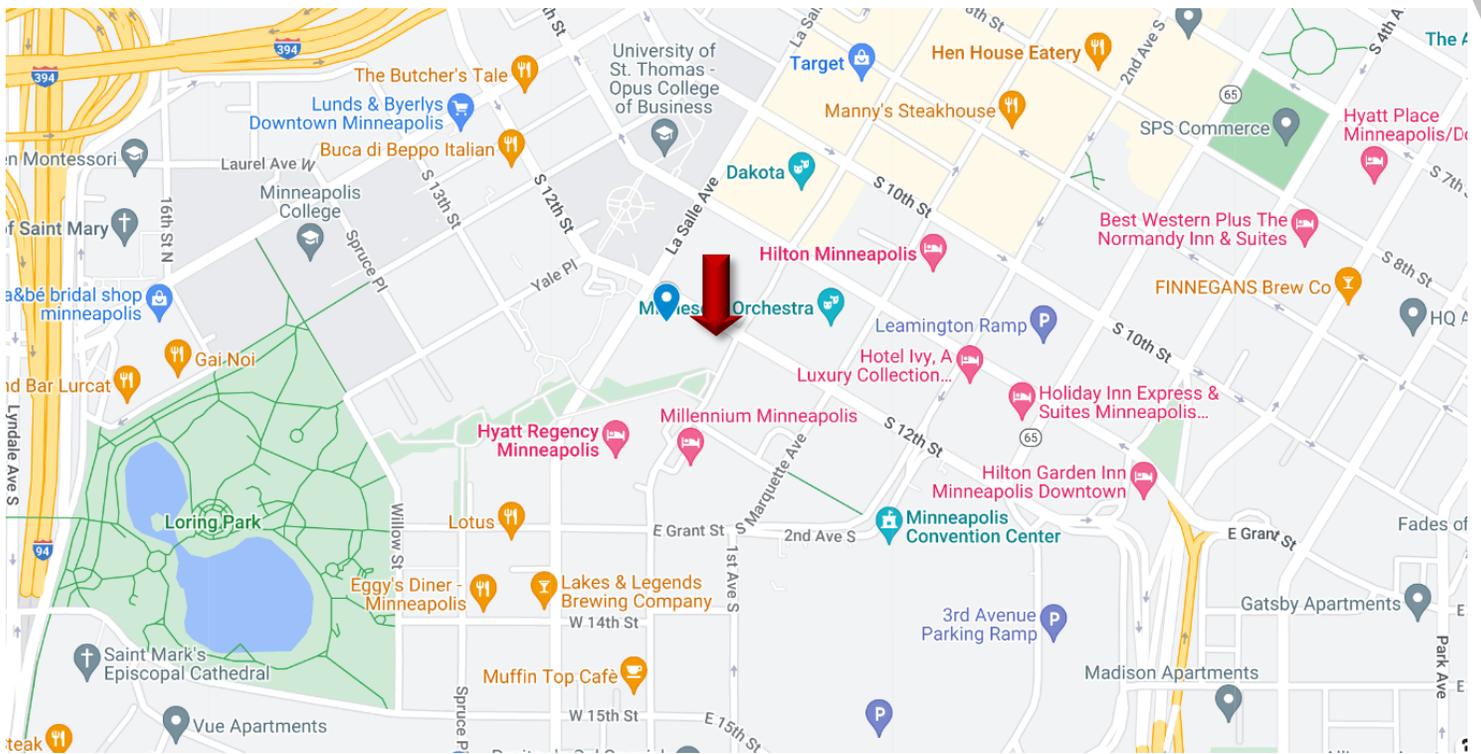
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C4

Minneapolis, MN 55403



KW Commercial
13100 Wayzata Blvd

JEFFREY MEEHAN

Commercial Real Estate Broker

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com