



Investment Opportunity | Sale Brochure

3900 & 3920 Nicollet Avenue Minneapolis, MN

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Physical Description

The building was built in 1957 and renovated in 2013/2023 and now possesses an elevated and timeless design and beautifully landscaped grounds. 3900 - 3920 Nicollet Avenue is strategically located in the heart of South Minneapolis with close access to 35W and is just three miles from Lake Harriet. 3900 - 3920 Nicollet Avenue has a history of high-occupancy rates. This building is currently 100% occupied. This building is home to some elite companies, including Master Collision Group and Tower Games.

Total Building Area:

19,861 SF

Sale Price:

\$4,500,000

Occupancy:

100%

Land Area:

0.91 Acres

2025 NOI:

\$315,253

Telecommunications:

Direct fiber and high speed lines recently added in front of building

Property Address:

3900 & 3920 Nicollet Avenue
Minneapolis, MN

Cap Rate:

7%

HVAC System:

Variable Air Volume (VAV) system

PID:

10-028-24-21-0089

10-028-24-21-0090

Lease Term Remaining

6+ years

Plumbing:

Domestic water provided from water main

Year Built:

1957, renovated in 2013/2023

Zoning:

C2, Neighborhood Corridor Commerical District

Roof:

Steel deck with a built-up roofing system.

2024 Est. Real Estate Taxes:

\$48,465.94

Building Exterior:

Brick

Parking:

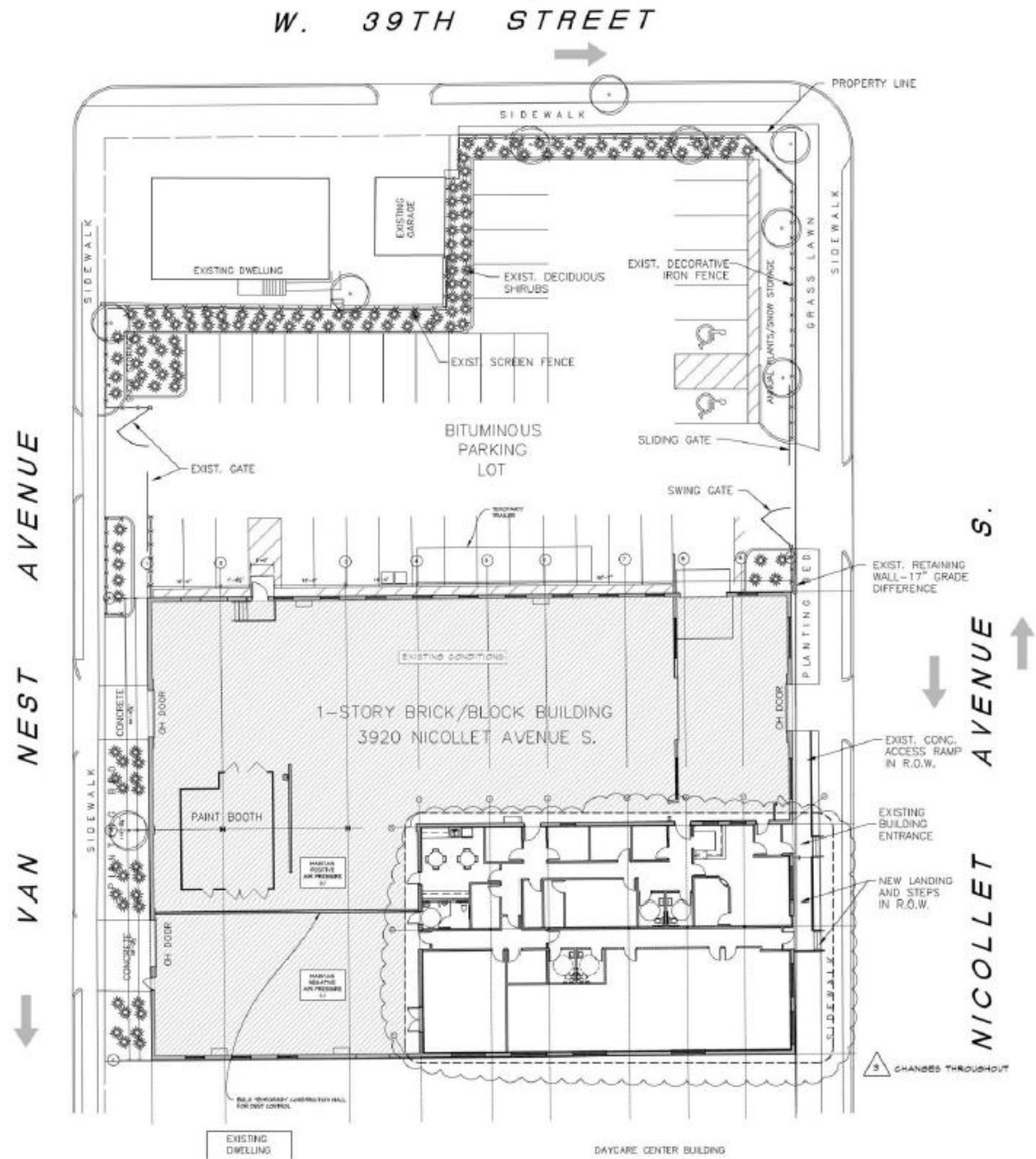
35 spaces including 2 handicap

Tenancy:

Two-tenant retail and automotive repair facility



Site Plan



Property Aerial



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3900 & 3920

Nicollet Avenue
Minneapolis, MN



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