

Building for Sale

# 1414 Marshall Street

1414 Marshall St NE | Minneapolis, MN

**ROKOS**  
ADVISORS

Opportunity to Purchase Riverfront 29,822 SF  
High Finish Office/Warehouse Building in  
Northeast Minneapolis



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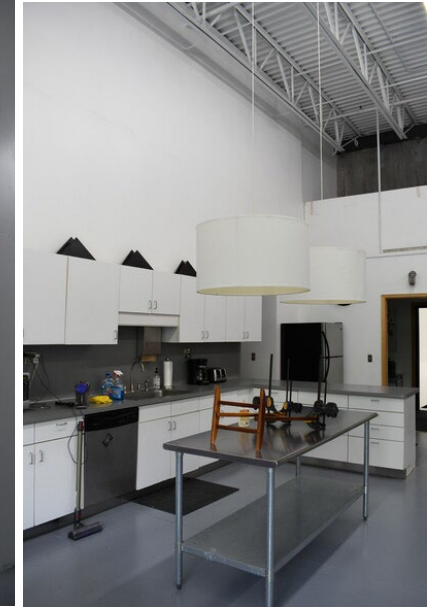
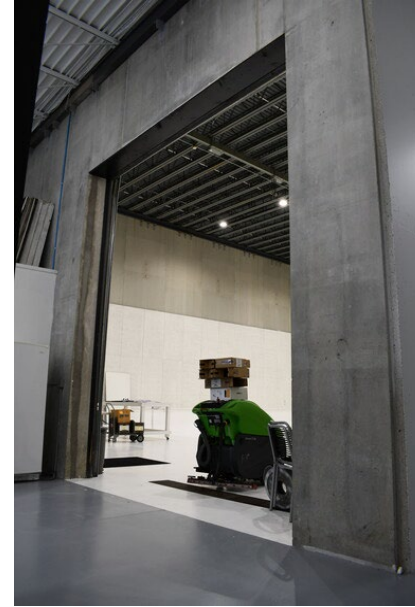
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## Potential Redevelopment Opportunity Located Along the Mississippi River

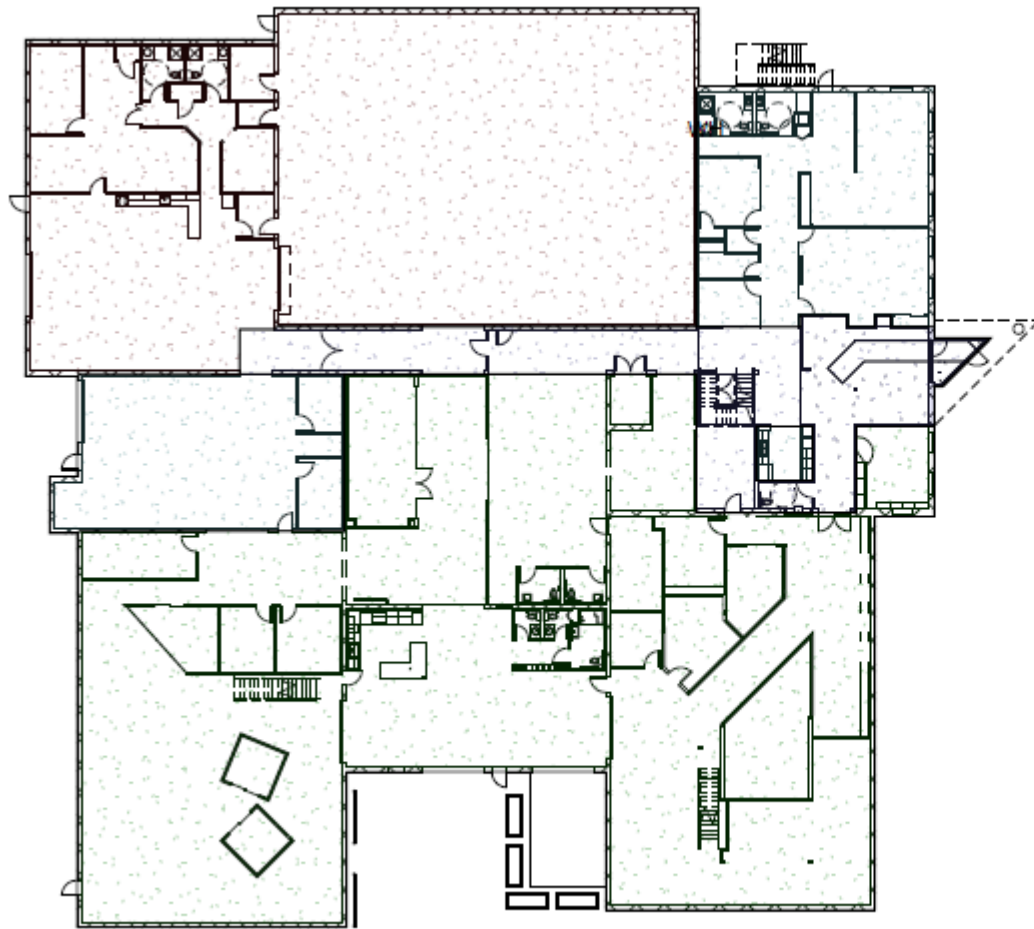


## Property Highlights

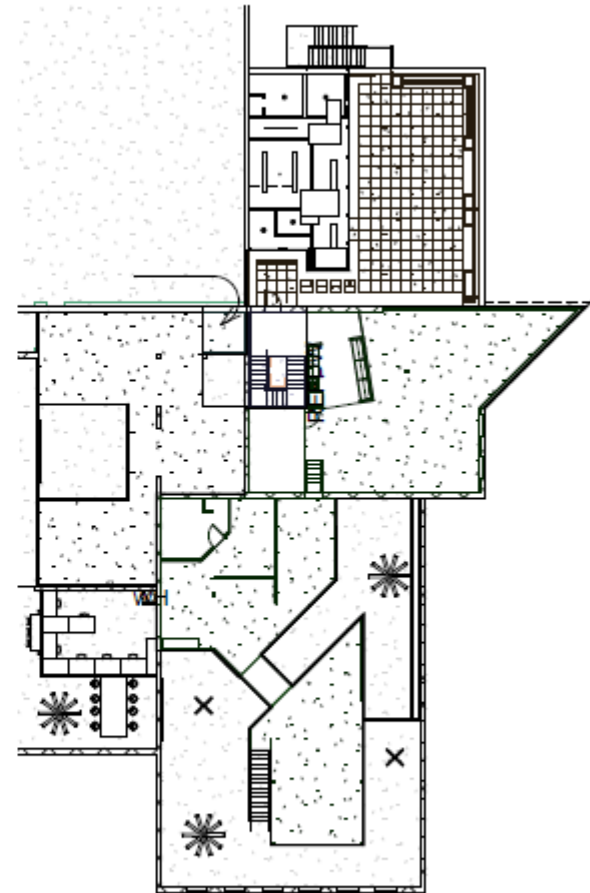
- \$3,800,000 purchase price
- Great site for potential future redevelopment located along the Mississippi River
- 29,822 RSF situated on 2.12 AC Lot
- 25,000 SF leased through 3/30/2029 – remaining 4,822 SF is with a MTM tenant
- 2025 NOI at \$292,811, with a year-over-year increase of 2-2.5% through 3/30/2029
- Varying clear heights 18-30'
- Creative land-bank opportunity with the ability to apply cashflow to cover carry cost
- Ample parking available to accommodate tenants and visitors



## Space Plan



1st FLOOR



2nd FLOOR

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