



**For Sale Or Lease**

Office, Retail, Single Family  
4423 Nicollet Ave S  
Minneapolis, MN 55419

**Results**  
COMMERCIAL  
**RE/MAX RESULTS**

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**4423 NICOLLET AVENUE  
MINNEAPOLIS, MN 55419**

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Presented By:

**Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)**  
**Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)**



## PROPERTY INFORMATION



# EXECUTIVE SUMMARY

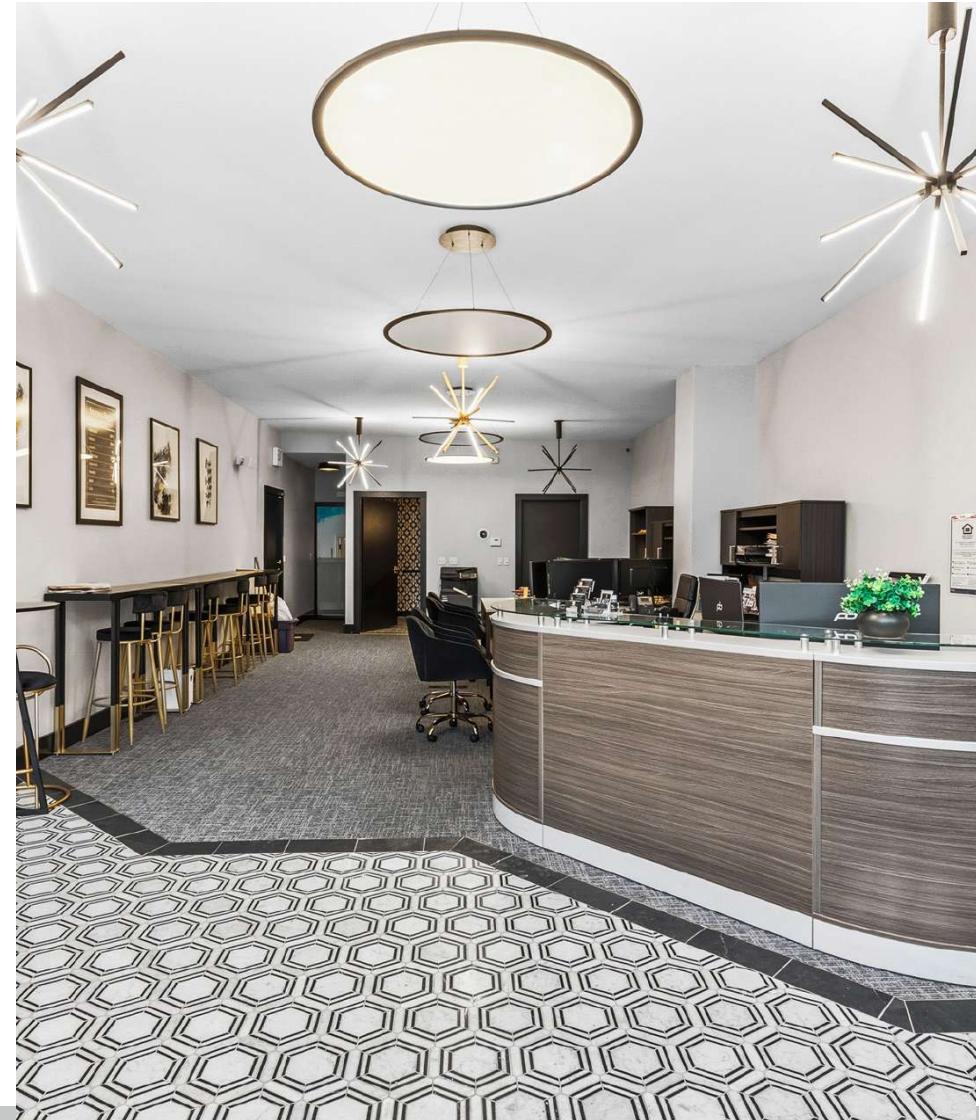
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## PROPERTY SUMMARY

Sale Price:	\$595,000
Lease Rate (Office + Garage/Shop + Basement):	\$4,000/month
Lease Type:	Modified Gross (Base Rent + Utilities)
Total Square Feet:	3,378
Office Square Footage:	1,075
Garage Square Footage:	681
Basement under Office Square Footage:	462
Single Family Home (1 bed/1 bath):	1,160
Year Built:	1905
2025 Taxes:	\$9,163



Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)

Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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# PROPERTY OVERVIEW

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## Square Footages

Front Main Office:	847
Rear Office:	228
<b>Office Total</b>	<b>1,075</b>
Connected Garage/Shop/Storage:	681
Basement for Office Building	462
<b>Commercial Total</b>	<b>2,218</b>
House	1,160
<b>Total (Commercial + House)</b>	<b>3,378</b>

## PROPERTY OVERVIEW

- For Sale or Lease in the high-demand Kingfield neighborhood of Minneapolis
- Mixed-Use: Beautiful Turn-Key Office/Retail, connected Garage and shop storage, Basement, & neighboring House
- Office (1,075 sf) + Garage (681 sf) + Basement (462 sf) + House 1,160 sf) = 3,378 sf total (one parcel)
- Commercial Space For Lease: \$4,000/month + utilities for Office & Garage (basement included at no additional cost). House excluded.
- High-end office finishes with newer storefront windows and doors

- Office will be vacant at sale (currently owner-occupied)
- 12' wide x 9' high garage door with off-street rear parking
- House: Prior burst pipe required interior demo; new furnace and PEX plumbing installed; priced as-is for buyer to finish
- Great visibility site along Nicollet Ave with strong daily traffic counts and excellent frontage and signage
- Flexible zoning allowing retail, office, residential, and mixed-use uses
- Unfinished basement for storage and mechanicals
- Strong surrounding demographics with dense residential population
- Located near established neighborhood retail, restaurants, and service businesses
- Easy access to I-35W and major Minneapolis thoroughfares
- Ideal owner-user opportunity with immediate occupancy, live/work, investor, or 1031 opportunity
- Contract for Deed may be possible

## Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com  
Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com





## PHOTO GALLERY

# PHOTO GALLERY

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Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)

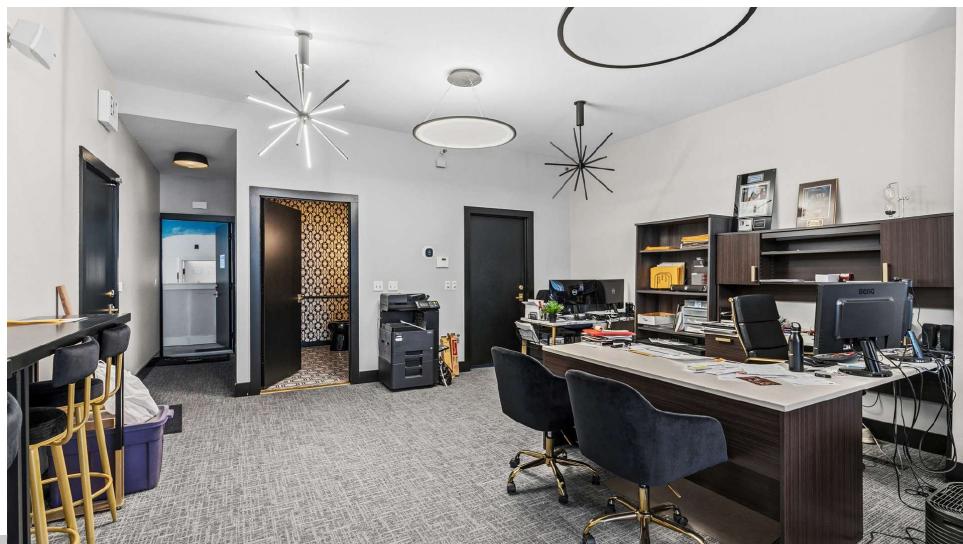
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# PHOTO GALLERY - OFFICE

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Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)

Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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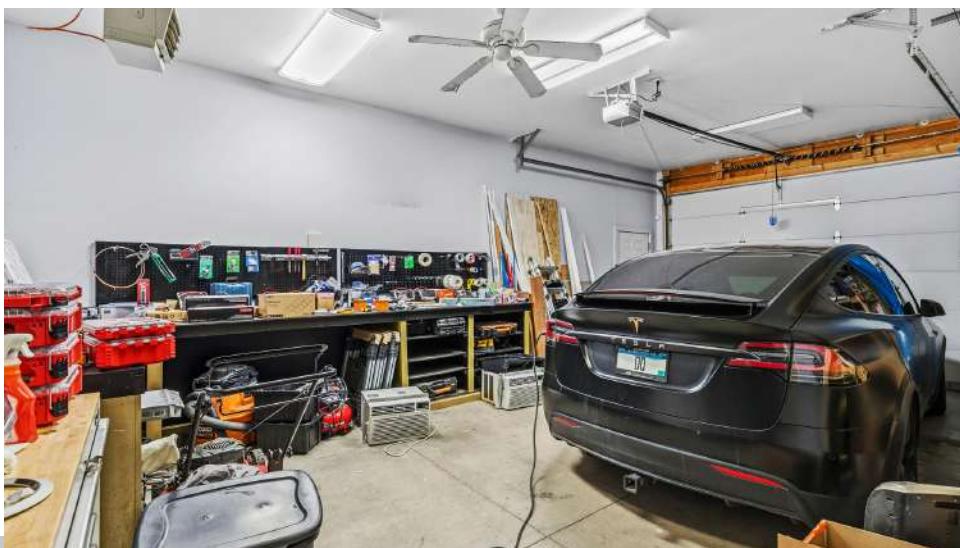
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# PHOTO GALLERY - GARAGE + STORAGE

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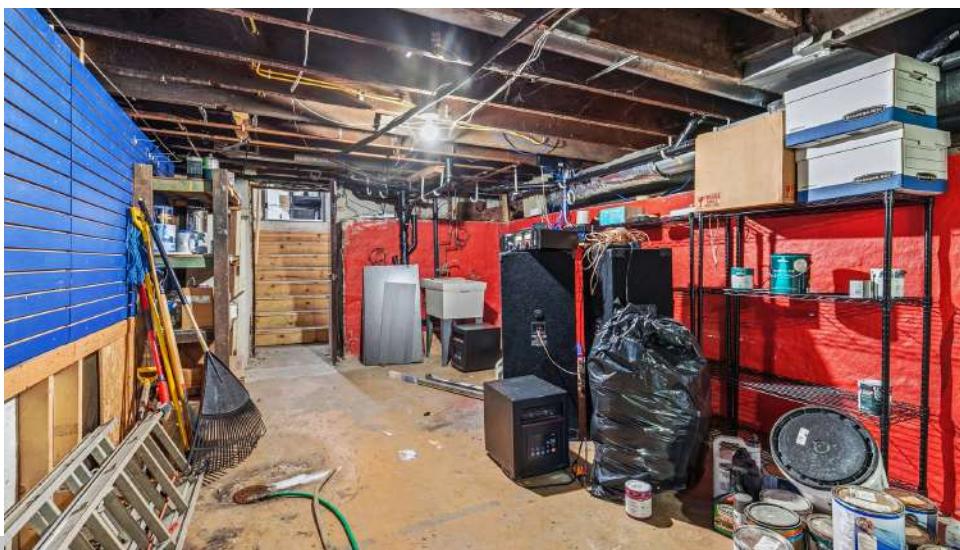
Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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# PHOTO GALLERY - BASEMENT

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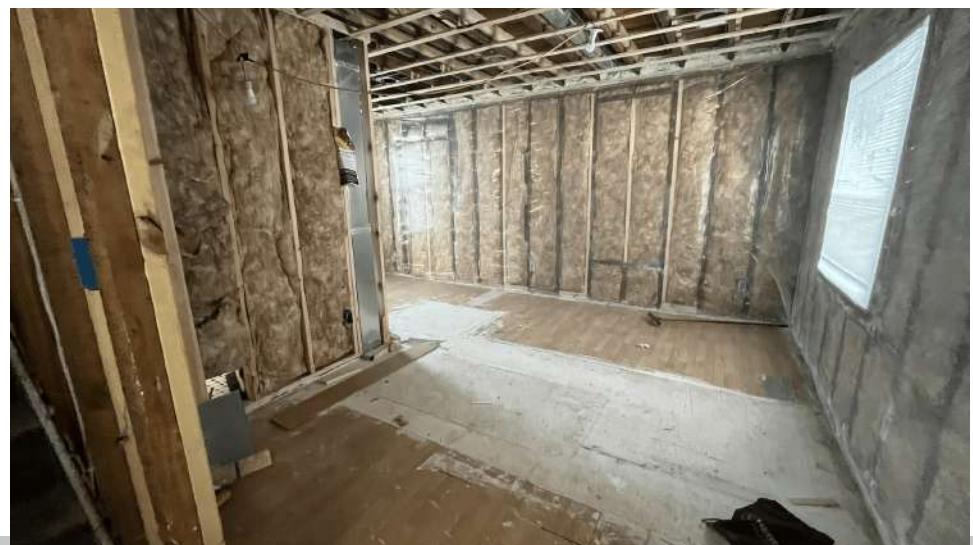
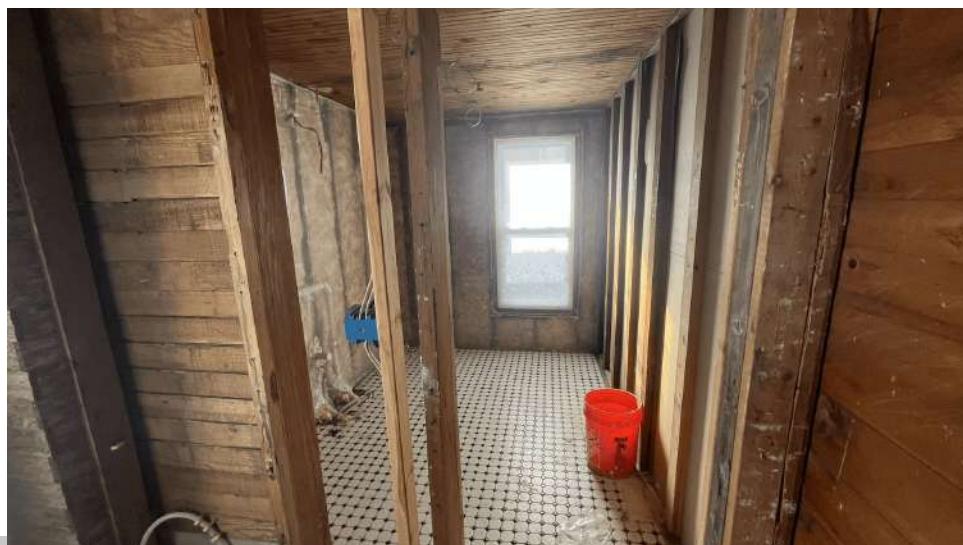
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# PHOTO GALLERY - SINGLE FAMILY HOME

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Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)

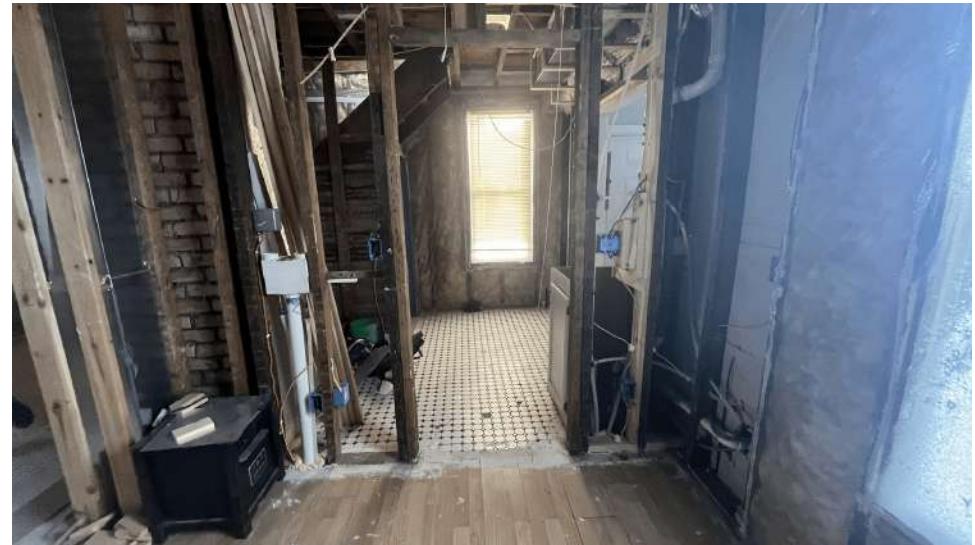
Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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# PHOTO GALLERY

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)

Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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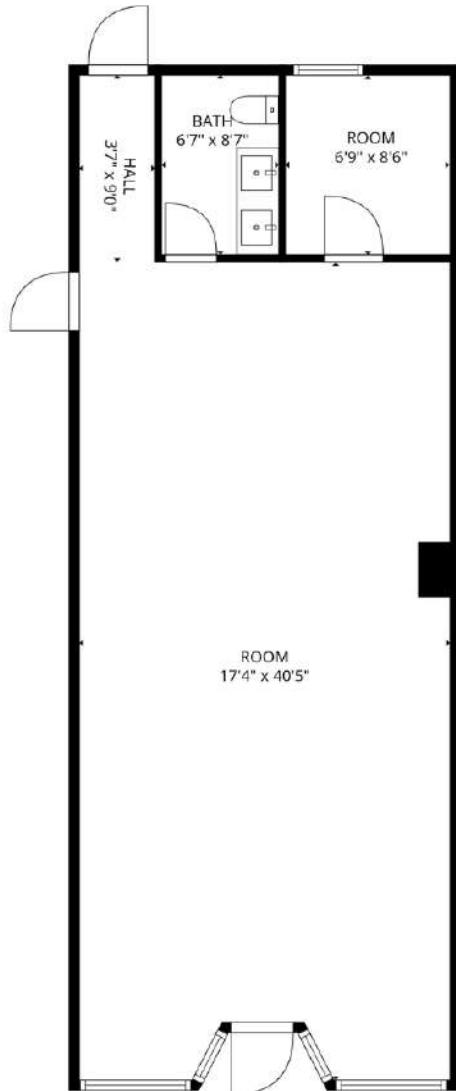
## FLOOR PLANS



# FLOOR PLANS - MAIN OFFICE

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)

Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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# FLOOR PLANS - GARAGE + BASEMENT

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Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | [hayden@resultscommercial.com](mailto:hayden@resultscommercial.com)  
Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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## ZONING INFORMATION

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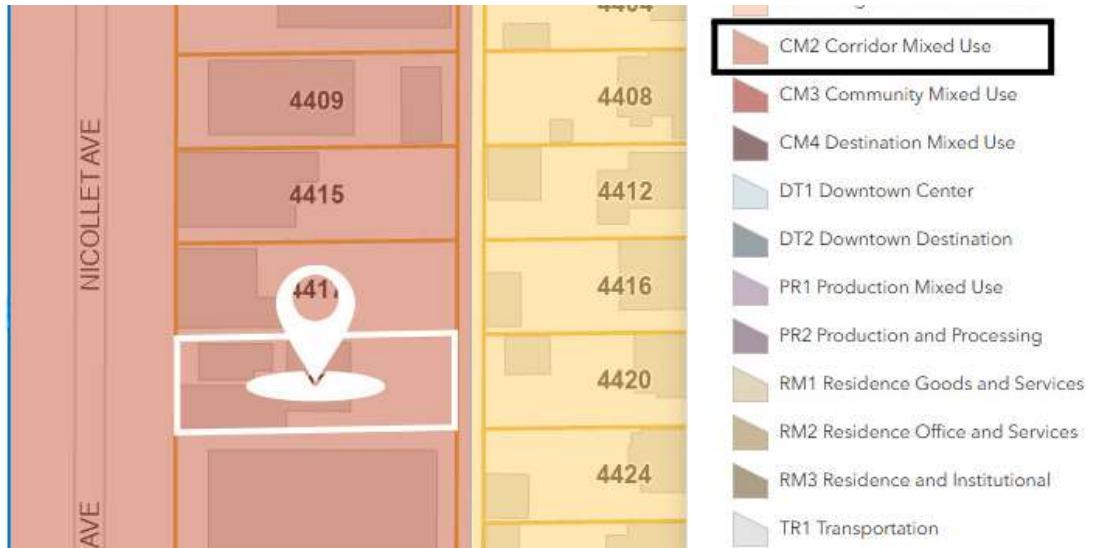
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Primary Zoning: Corridor Mixed Use

This is a Corridor Mixed Use zoning district.

The CM2 Corridor Mixed-Use District allows small, moderate, and large-scale commercial uses. Mixed-use multistory development is encouraged.



## CM2 ZONING INFORMATION

The property is zoned CM2 – Corridor Mixed-Use District under the City of Minneapolis Zoning Code. CM2 is intended to support active commercial corridors with a mix of retail, office, service, and residential uses.

Permitted uses include retail sales and services, restaurants, offices, personal services, and multifamily residential, either as standalone buildings or mixed-use developments. The district encourages pedestrian-oriented design and moderate-density development, making it well-suited for investment, owner-user occupancy, or future redevelopment, subject to City approvals and applicable standards.

**Please use this link to view all permitted uses:** <https://minneapolis2040.com/media/1979/table-545-1.pdf>

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Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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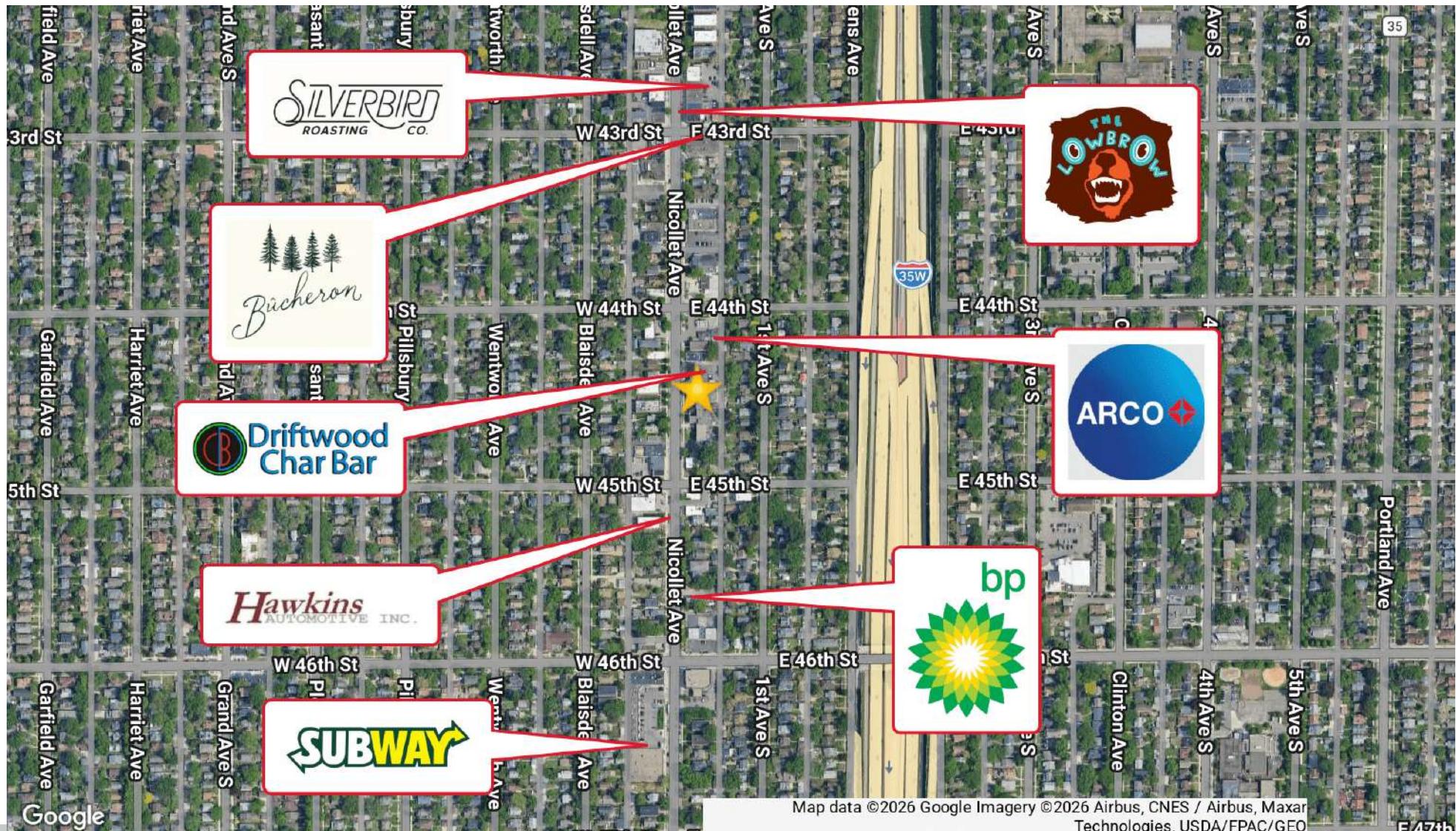


## LOCATION INFORMATION

# RETAILER MAP

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

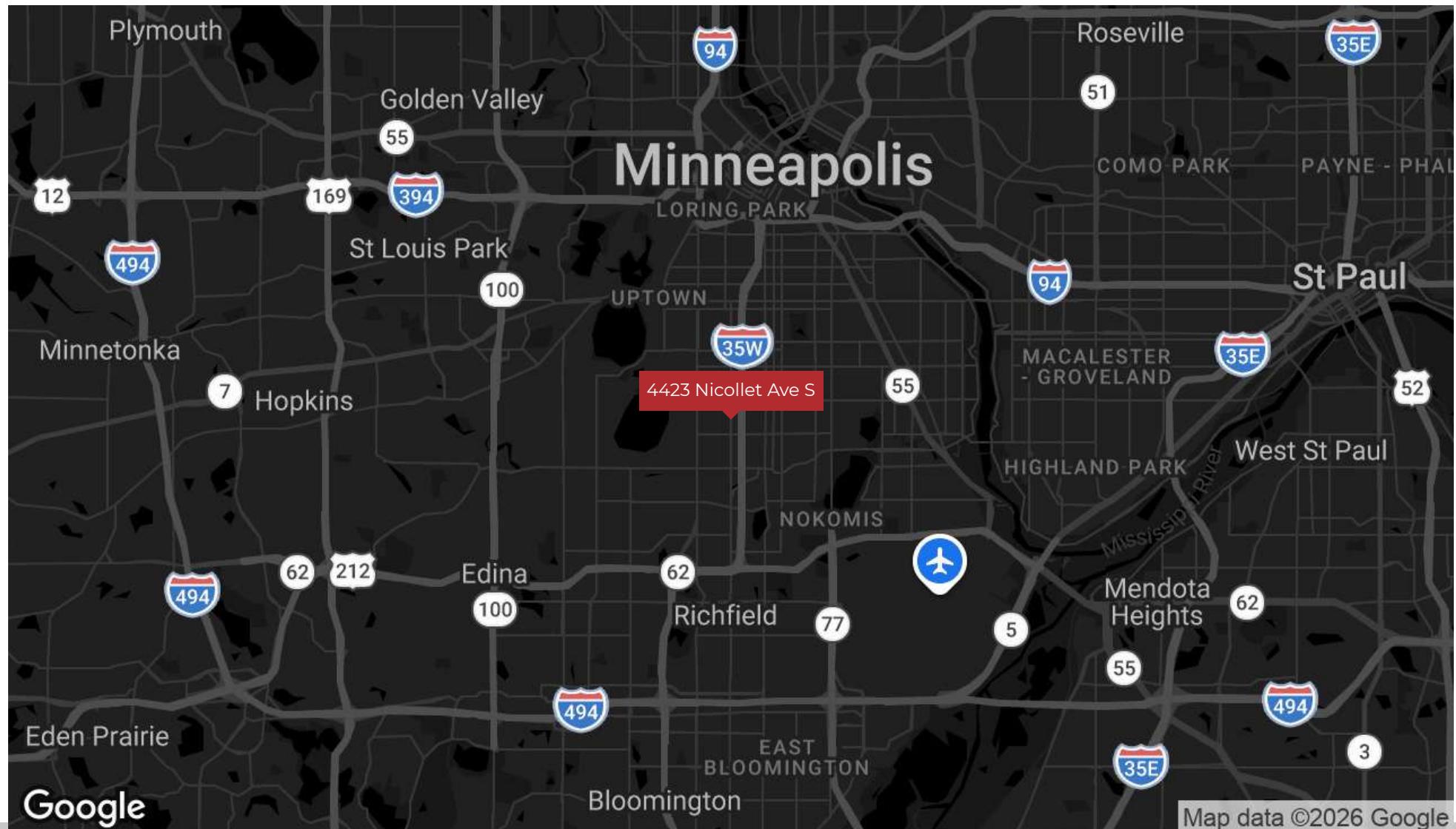
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# REGIONAL MAP

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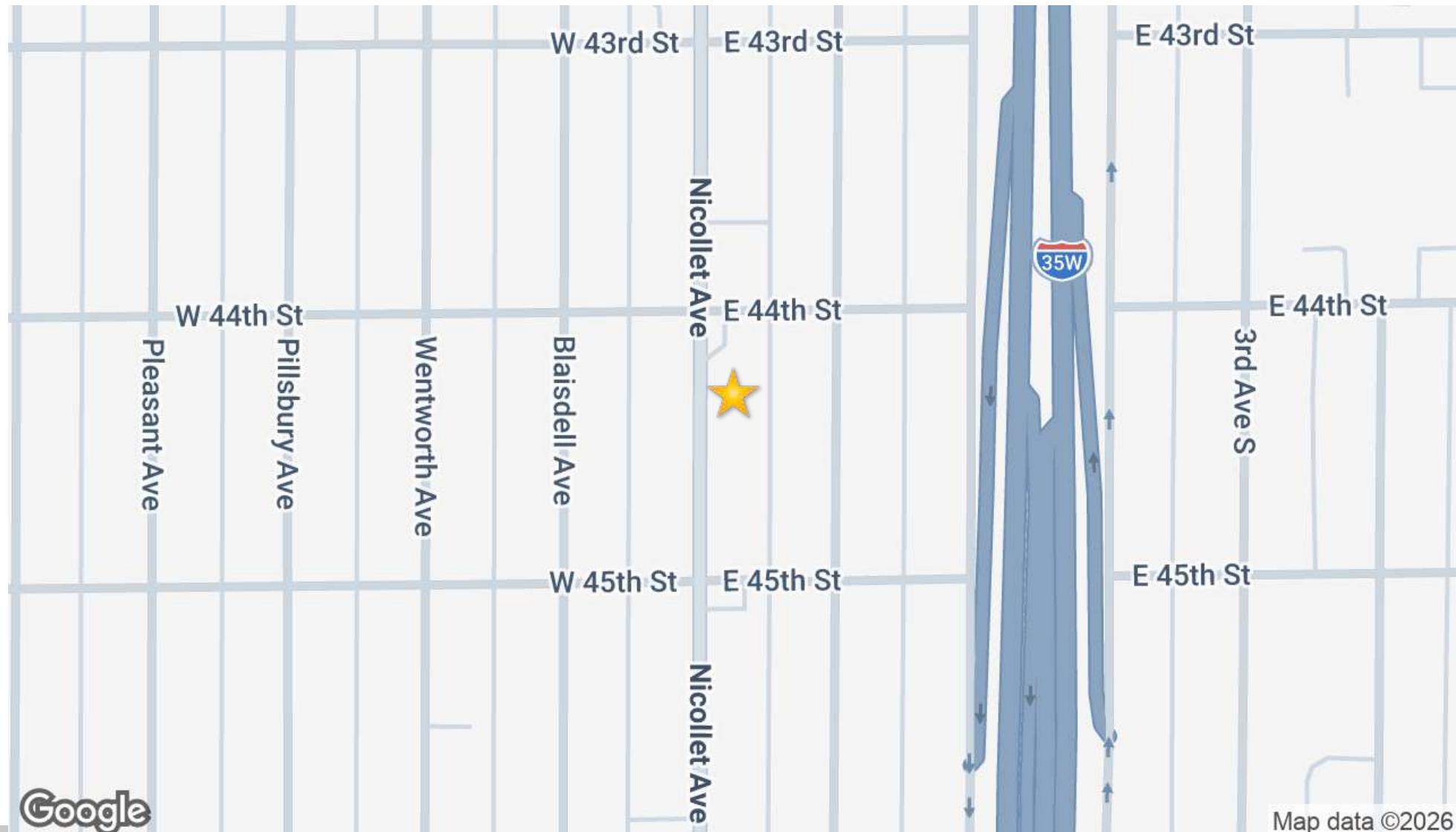
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Mark Hulsey | Managing Broker | 651.755.2068 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

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# LOCATION MAP

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Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

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Kill them with success and bury them with a smile

# DEMOGRAPHICS

# DEMOCRAPHICS MAP & REPORT

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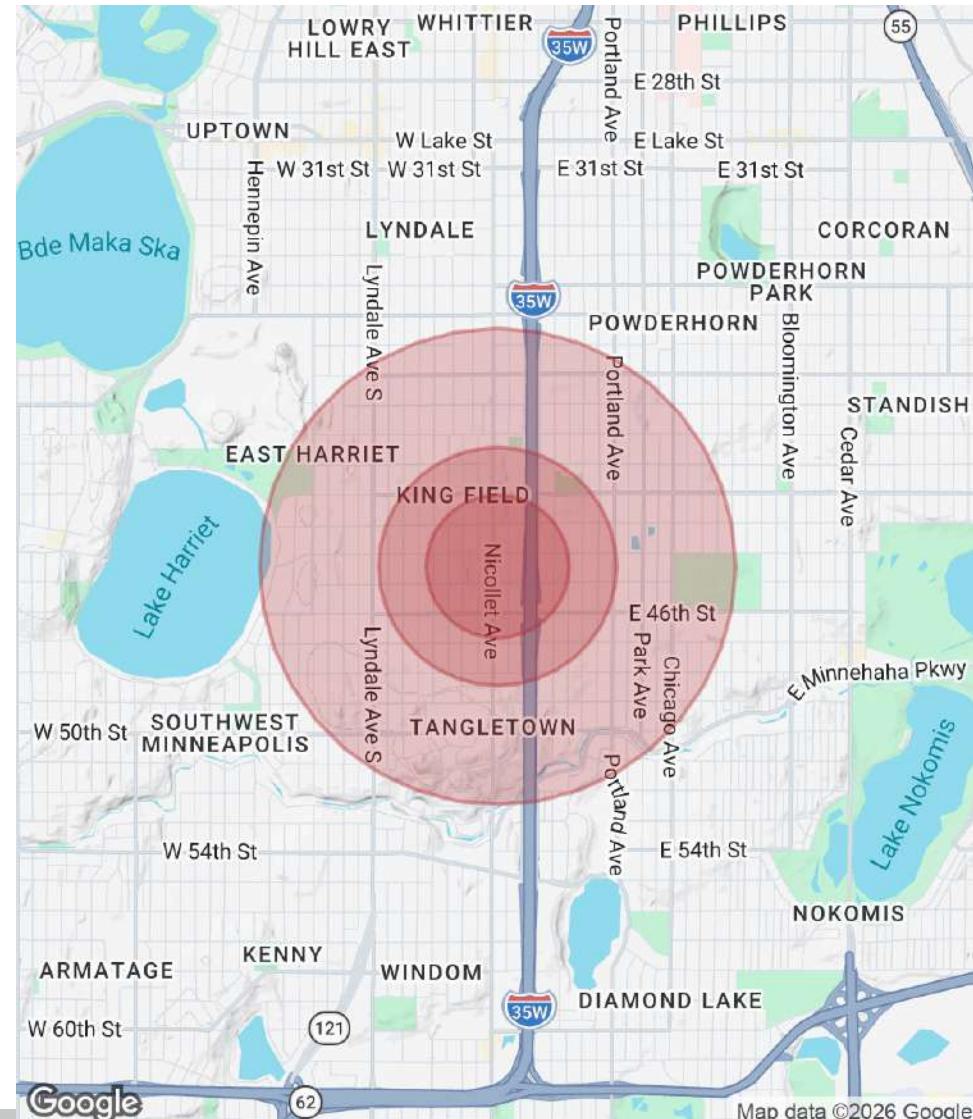
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,335	5,729	23,959
Average Age	38	39	39
Average Age (Male)	38	39	39
Average Age (Female)	39	40	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	612	2,420	9,748
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$135,631	\$139,495	\$152,688
Average House Value	\$419,621	\$443,935	\$493,256

Demographics data derived from AlphaMap



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