



For Sale Or Lease

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



TABLE OF CONTENTS

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

Confidentiality & Disclaimer

All materials and information received or derived from RE/MAX Results Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Results Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. RE/MAX Results Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Results Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Results Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION	3
PHOTO GALLERY	6
FLOOR PLANS	14
ZONING INFORMATION	17
LOCATION INFORMATION	19
DEMOGRAPHICS	23

Presented By:

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

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





PROPERTY INFORMATION

EXECUTIVE SUMMARY

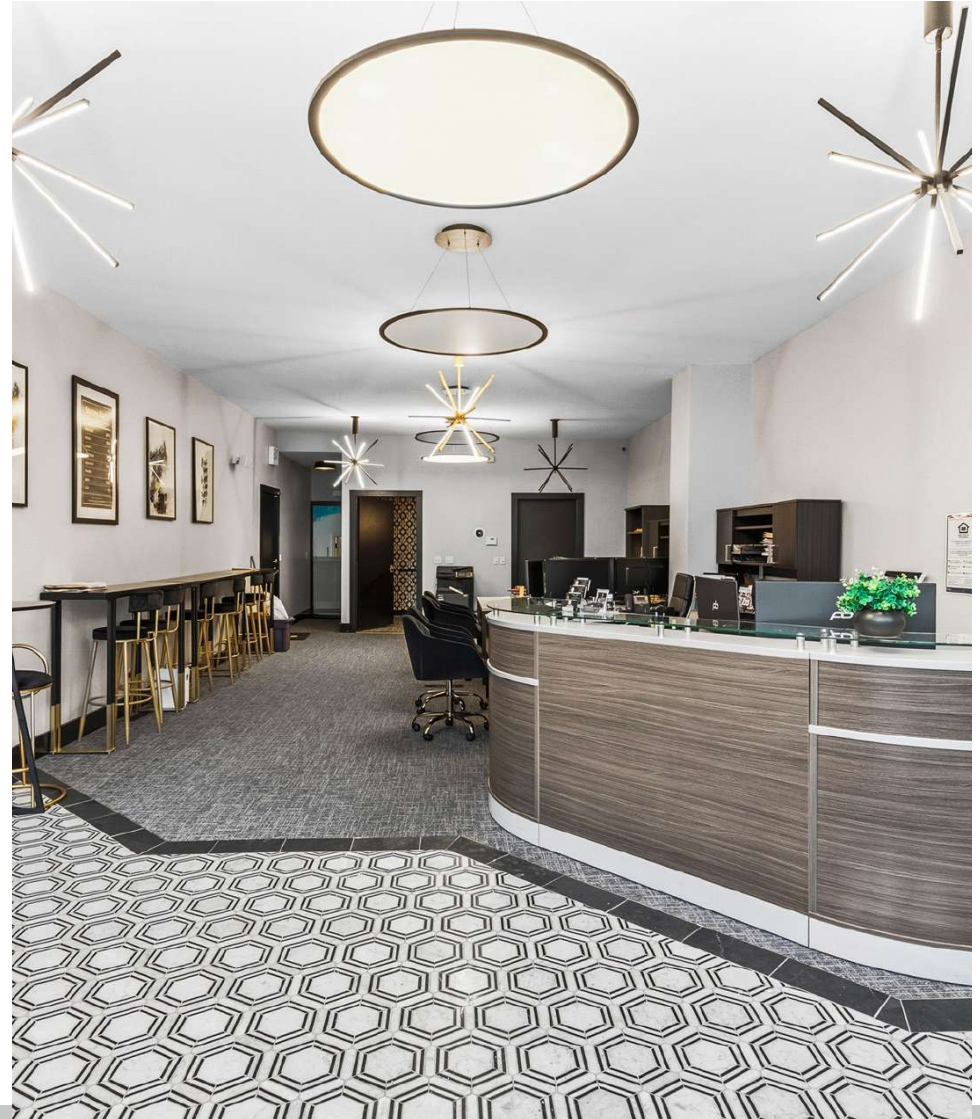
4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 1 / PAGE 4



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

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

PROPERTY OVERVIEW

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 1 / PAGE 5

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

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

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 2 / PAGE 7



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY - OFFICE

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 2 / PAGE 8



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY - OFFICE

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 2 / PAGE 9



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY - GARAGE + STORAGE

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 2 / PAGE 10



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY - BASEMENT

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 2 / PAGE 11



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY - SINGLE FAMILY HOME

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 2 / PAGE 12



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS

PHOTO GALLERY

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 2 / PAGE 13



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS

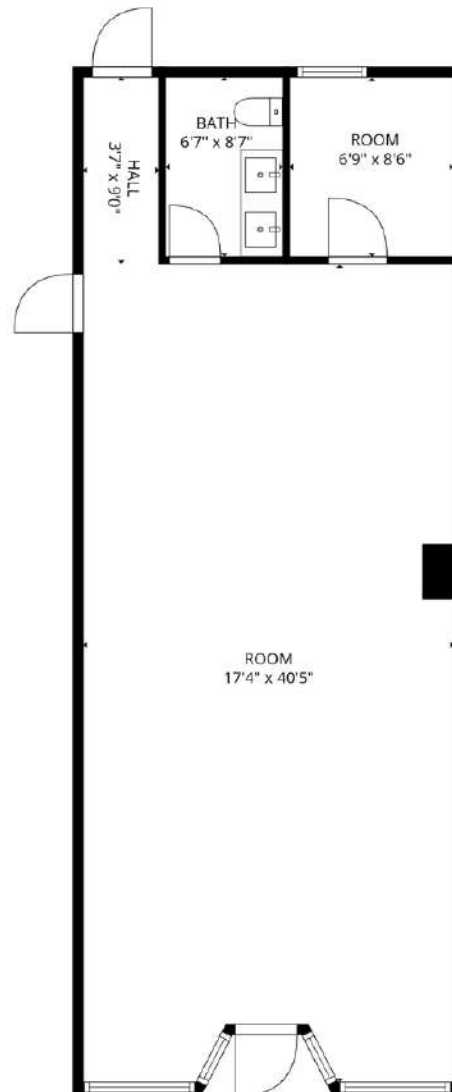


FLOOR PLANS

FLOOR PLANS - MAIN OFFICE

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 3 / PAGE 15



Presented By:

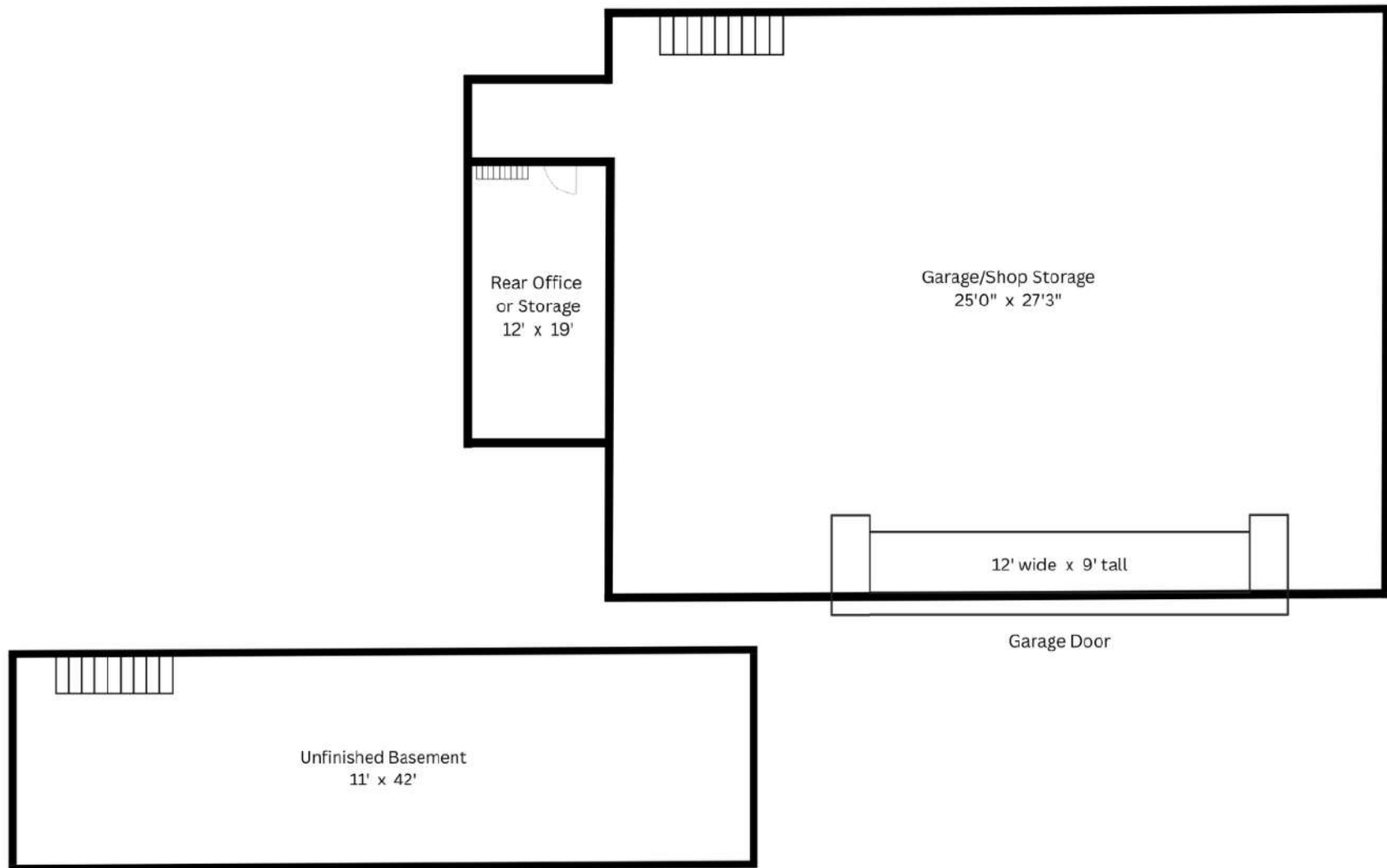
Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.769.4826 | hayden@resultscommercial.com

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

FLOOR PLANS - GARAGE + BASEMENT

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 3 / PAGE 16



Presented By:

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

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



ZONING INFORMATION

ZONING INFORMATION

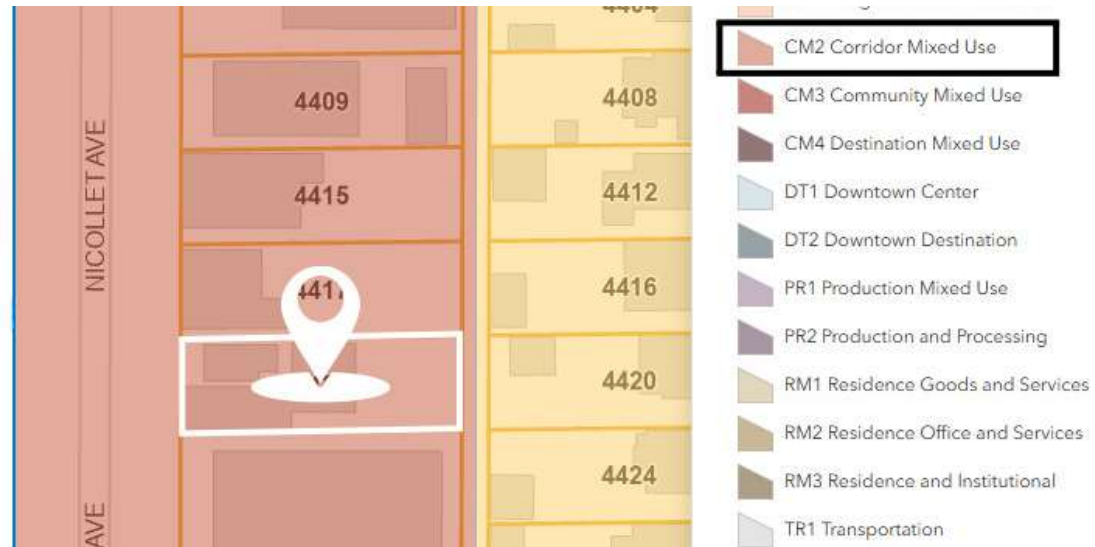
4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 4 / PAGE 18

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>

Presented By:

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

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





LOCATION INFORMATION

RETAILER MAP

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 5 / PAGE 20



Presented By:

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

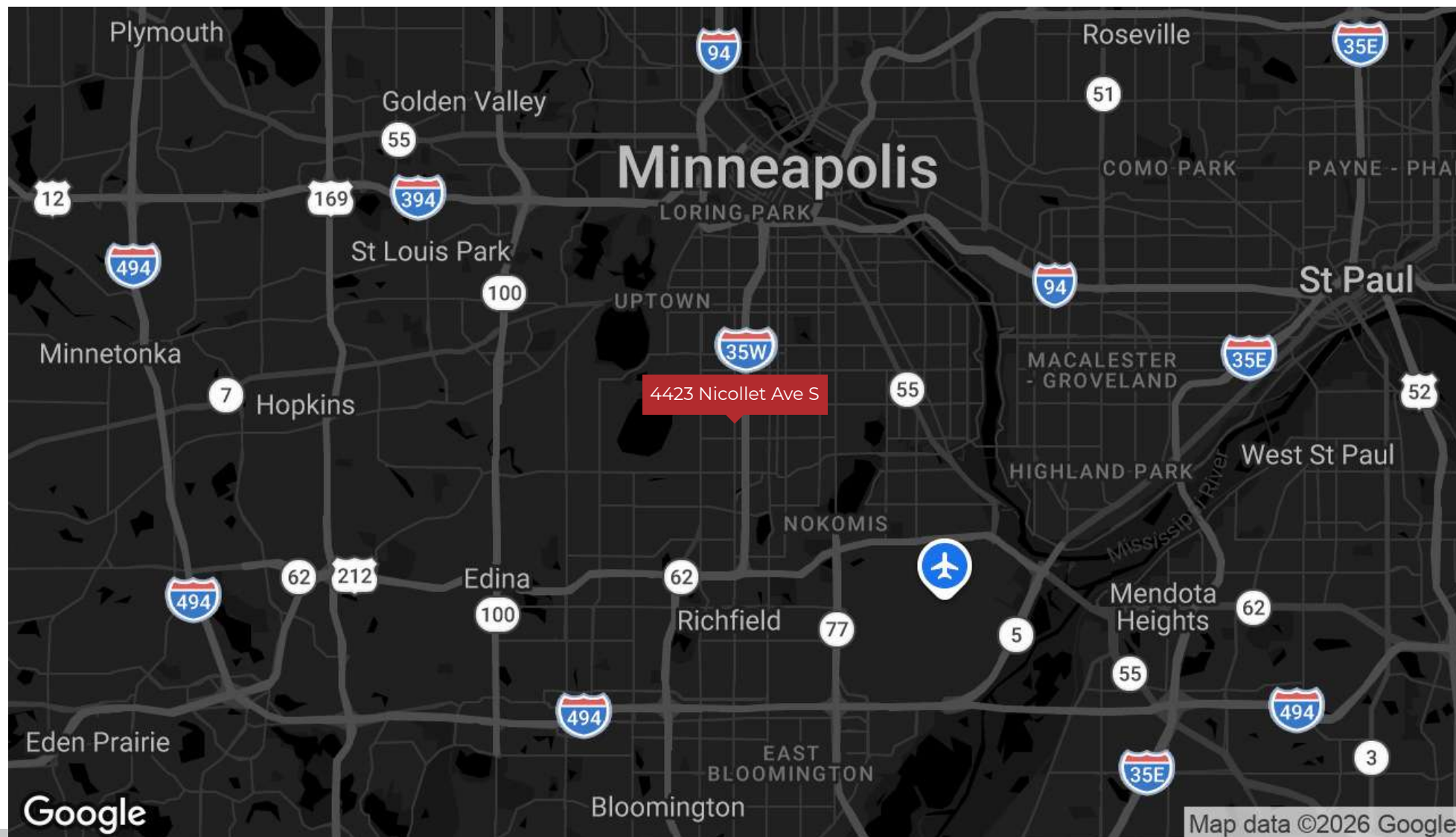
Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

REGIONAL MAP

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 5 / PAGE 21



Presented By:

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

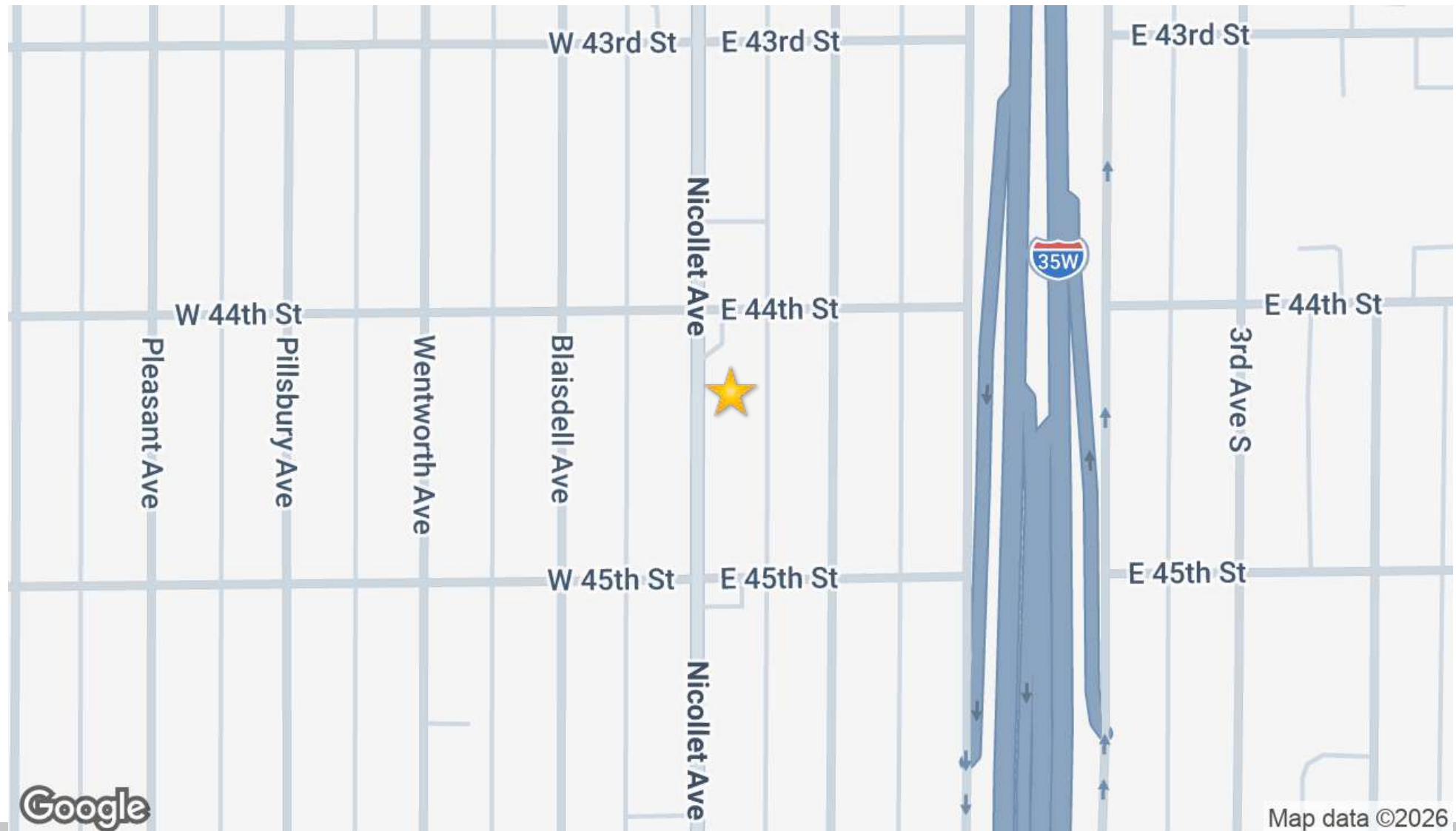
Mark Hulsey | Managing Broker | 651.755.2068 | mark@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

LOCATION MAP

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 5 / PAGE 22



Presented By:

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

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

Results
COMMERCIAL
RE/MAX RESULTS



DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

4423 NICOLLET AVENUE
MINNEAPOLIS, MN 55419

SECTION 6 / PAGE 24

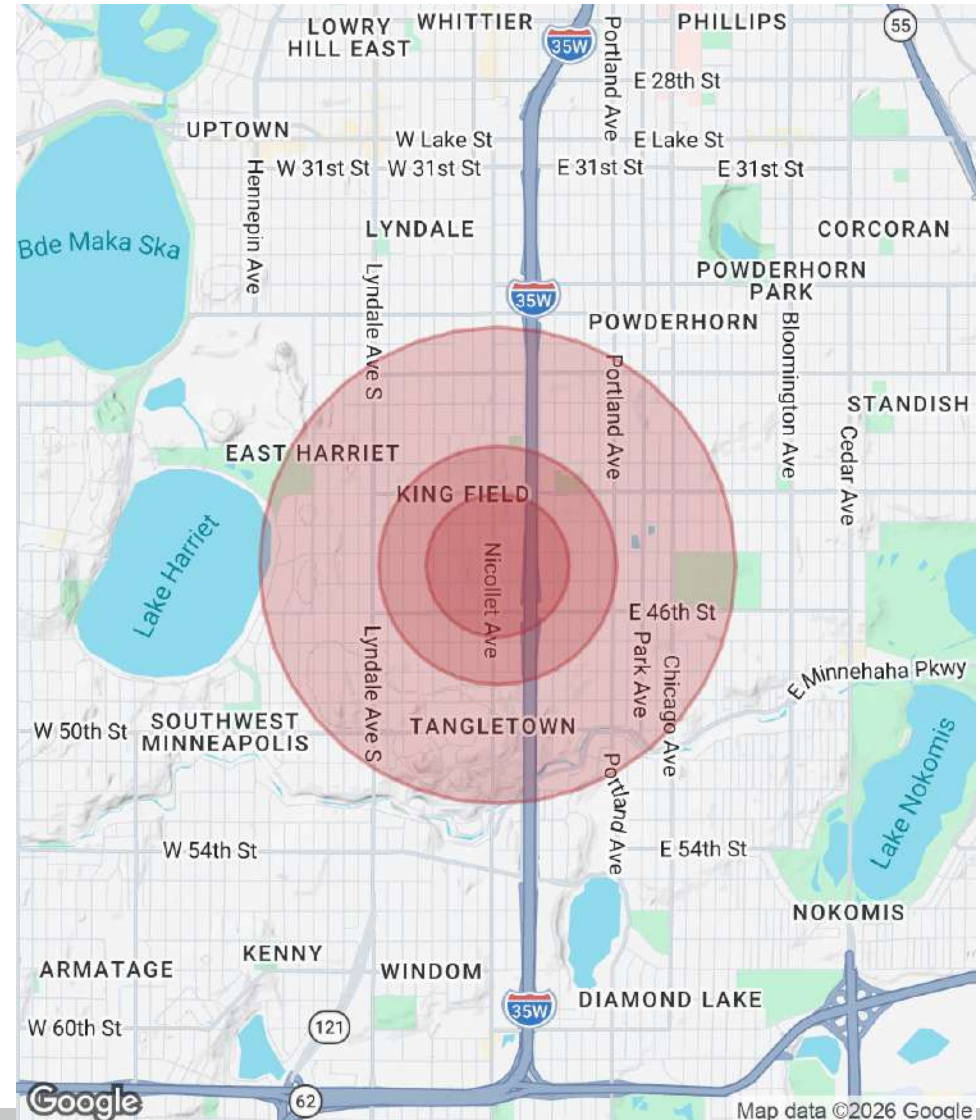
POPULATION

	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



Presented By:

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

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