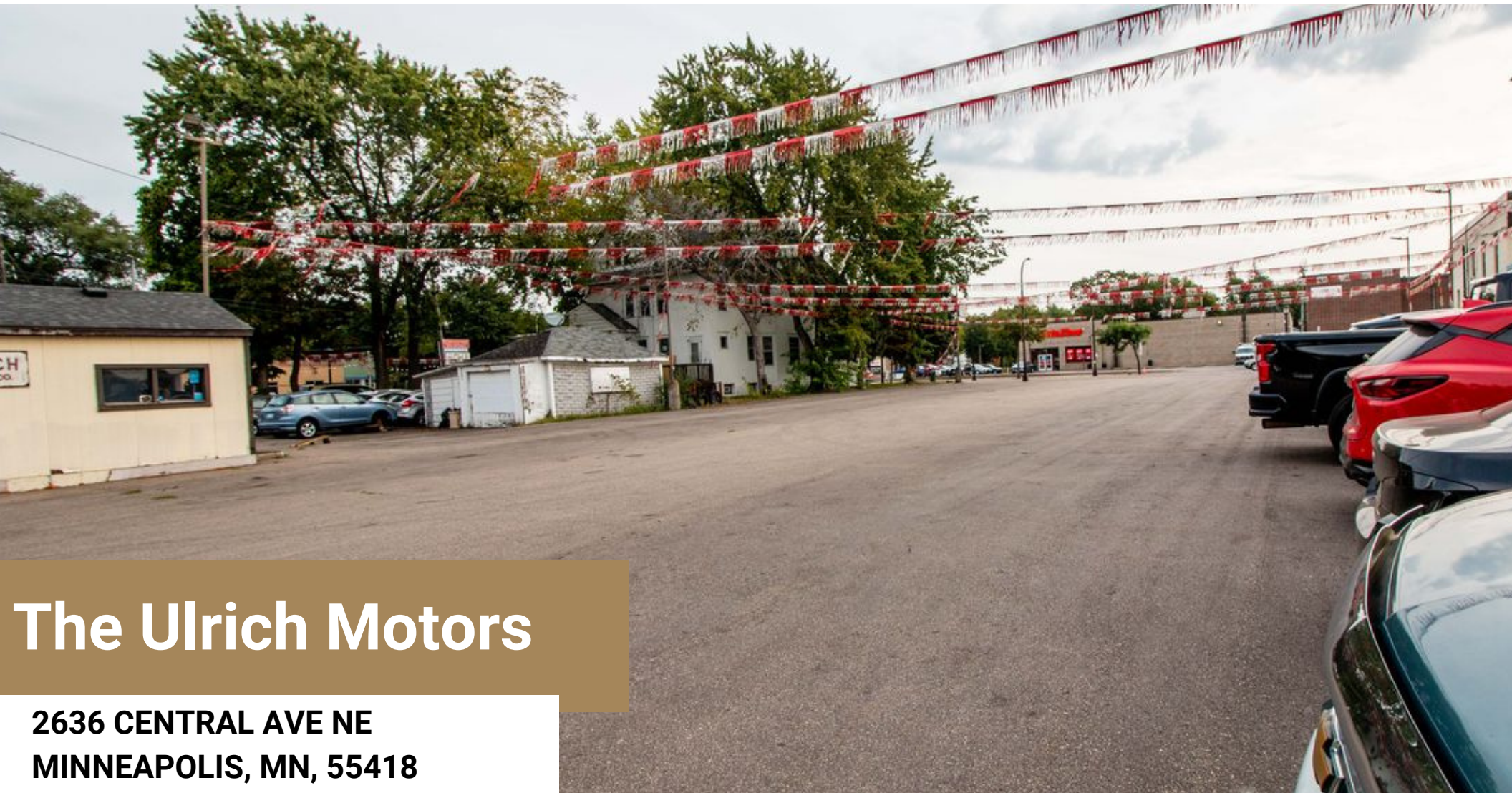


FOR SALE

EPIQUE
REALTY



The Ulrich Motors

**2636 CENTRAL AVE NE
MINNEAPOLIS, MN, 55418**

Andrew Barnes
Managing Broker
www.nextphasecommercial.com

Andy@NextPhaseCommercial.com
612.386.7249

PROPERTY HIGHLIGHTS

- Exceptional traffic counts and visibility in a thriving commercial district
- Flexible potential for auto, retail, service, mixed-use, or redevelopment
- Strong neighborhood growth and demand for retail and commercial services



List Price:

\$ 349,900

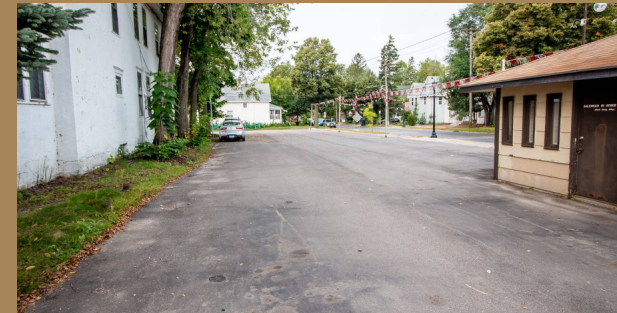
Floor
1

Total Available

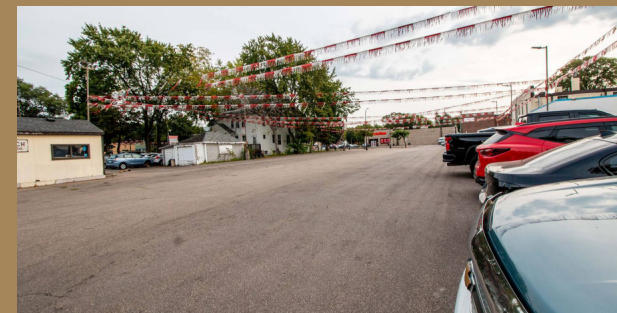


Primary Use
Retail

Secondary Uses
Specialty, Office



Former Tenant
Ulrich Motors



PHOTOS

2636 Central Ave NE

EPIQUE
REALTY



Traffic Counts

MN 65

1

26th Ave NE

Year: 2021 14,882

Year: 2017 12,400

Year: 2013 15,700

Nearby Retail



FLOORPLAN

2636 Central Ave NE



Andrew Barnes
Managing Broker
www.nextphasecommercial.com

Andy@NextPhaseCommercial.com
612.386.7249

EPIQUE
REALTY