



Owner-user opportunity with built-in income



Immediate income

- Current tenant is willing to sign long term lease, flexible on location



Owner-user flexibility



19 dedicated parking stalls on-site



Strong location on Excelsior Blvd



Value-add potential

Building Information:

Building Size	6,249 sf
Lot Size	0.43 acres
Parking	19 surface spaces
Possession	Immediate
Sale Price	Negotiable
Year Built	1949 - Renovated in 85'
Zone	C-2 Gen. Commercial
Floors	3 floors

Get more information:

Brian Helmken, Executive Vice President
D 612.701.8787
brian.helmken@avisonyoung.com

Erik Heltne, Executive Vice President
D 612.237.9226
erik.heltne@avisonyoung.com

Addison Carlson, Associate
D 612.473.6987
addison.carlson@avisonyoung.com

For sale

4120 Excelsior Blvd

Private Office



Conference Room



Break Area



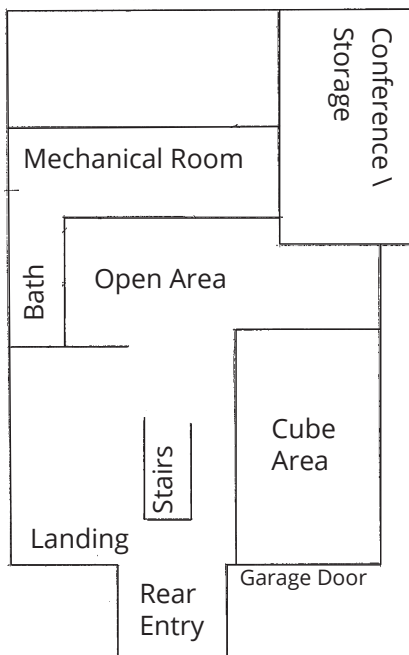
Lease back opportunity:

- Income to buyer
- Helps reduce overall occupancy cost
- Lease terms available upon request

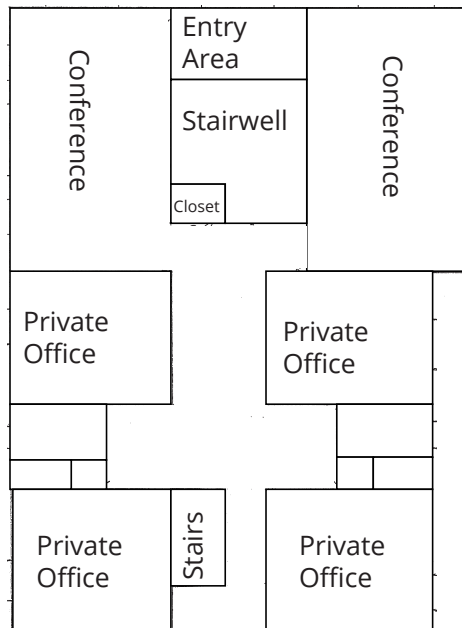
Why this deal works:

- Owner-users (occupancy part, offset costs, build equity)
- Investors (income + upside with leasing remaining space)

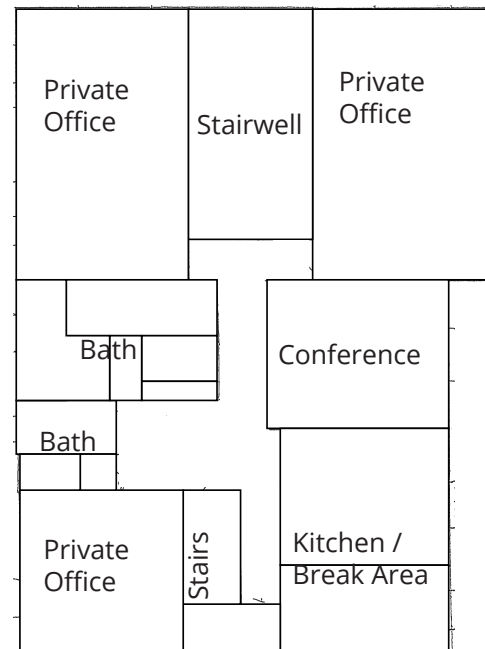
Lower Level



Main Level



Upper Level



Downtown Minneapolis

Bde Maka Ska

Minikahda Club



Property

4120 Excelsior Blvd

Excelsior Blvd

East View



100

Property

4120 Excelsior Blvd

Excelsior Blvd

Bass Lake Trail

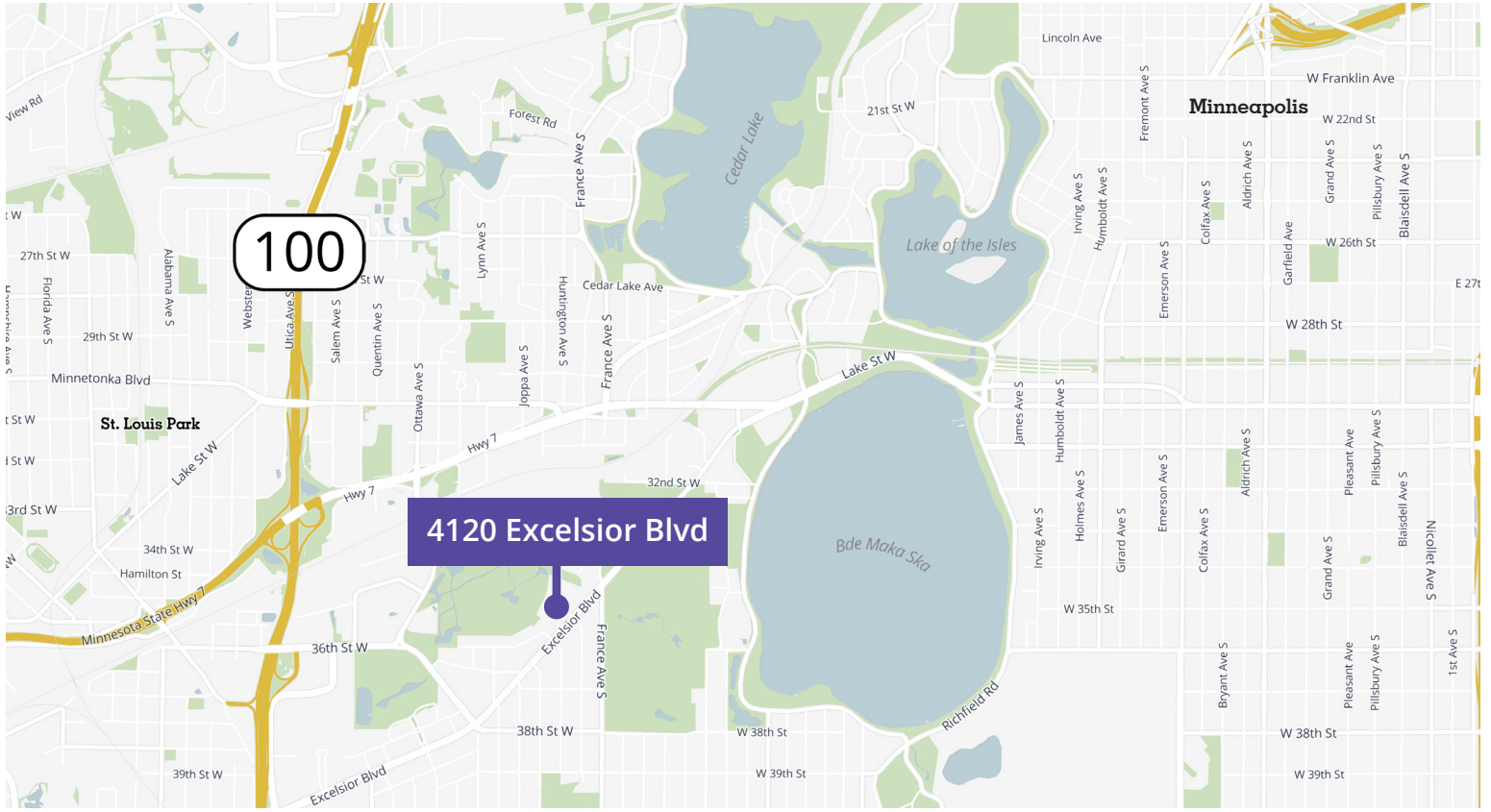
Bass Lake

West View

AVISON YOUNG

For sale

4120 Excelsior Blvd



Get more information:

Brian Helmken | D. 612.701.8787 | brian.helmken@avisonyoung.com

Erik Heltne | D. 612.237.9226 | erik.heltne@avisonyoung.com

Addison Carlson | D. 612.473.6987 | addison.carlson@avisonyoung.com

Avison Young Minneapolis | 1601 Utica Ave S | Minneapolis, MN 55416 | 612 913 5640 © 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

