

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the entire page is a photograph of a commercial building. The main part of the building is made of light-colored brick and has a large sign that reads "MASTER COLLISION" in white capital letters. To the left of the main building is a smaller, single-story structure with a sign that says "TOWER GAMES". Both buildings have dark blue awnings over their windows. A silver SUV is parked in front of the brick building. To the right of the brick building is a dark-colored building with a black metal fence in front of it. The sky is clear and blue, and there are bare trees in the background.

MASTER COLLISION

Investment Opportunity | Sale Brochure

3900 & 3920  
Nicollet Avenue  
Minneapolis, MN

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# Physical Description

The building was built in 1957 and renovated in 2013/2023 and now possesses an elevated and timeless design and beautifully landscaped grounds. 3900 - 3920 Nicollet Avenue is strategically located in the heart of South Minneapolis with close access to 35W and is just three miles from Lake Harriet. 3900 - 3920 Nicollet Avenue has a history of high-occupancy rates. This building is currently 100% occupied. This building is home to some elite companies, including Master Collision Group and Tower Games.

## Total Building Area:

19,861 SF

## Sale Price:

\$4,500,000

## Occupancy:

100%

## Land Area:

0.91 Acres

## 2026 NOI:

\$316,783

## Telecommunications:

Direct fiber and high speed lines recently added in front of building

## Property Address:

3900 & 3920 Nicollet Avenue  
Minneapolis, MN

## Cap Rate:

7.04%

## HVAC System:

Variable Air Volume (VAV) system

## PID:

10-028-24-21-0089

10-028-24-21-0090

## Lease Term Remaining

5+ years

## Plumbing:

Domestic water provided from water main

## Year Built:

1957, renovated in 2013/2023

## Zoning:

C2, Neighborhood Corridor Commerical District

## Roof:

Steel deck with a built-up roofing system.

## 2025 Est. Real Estate Taxes:

\$53,004.22

## Building Exterior:

Brick

## Parking:

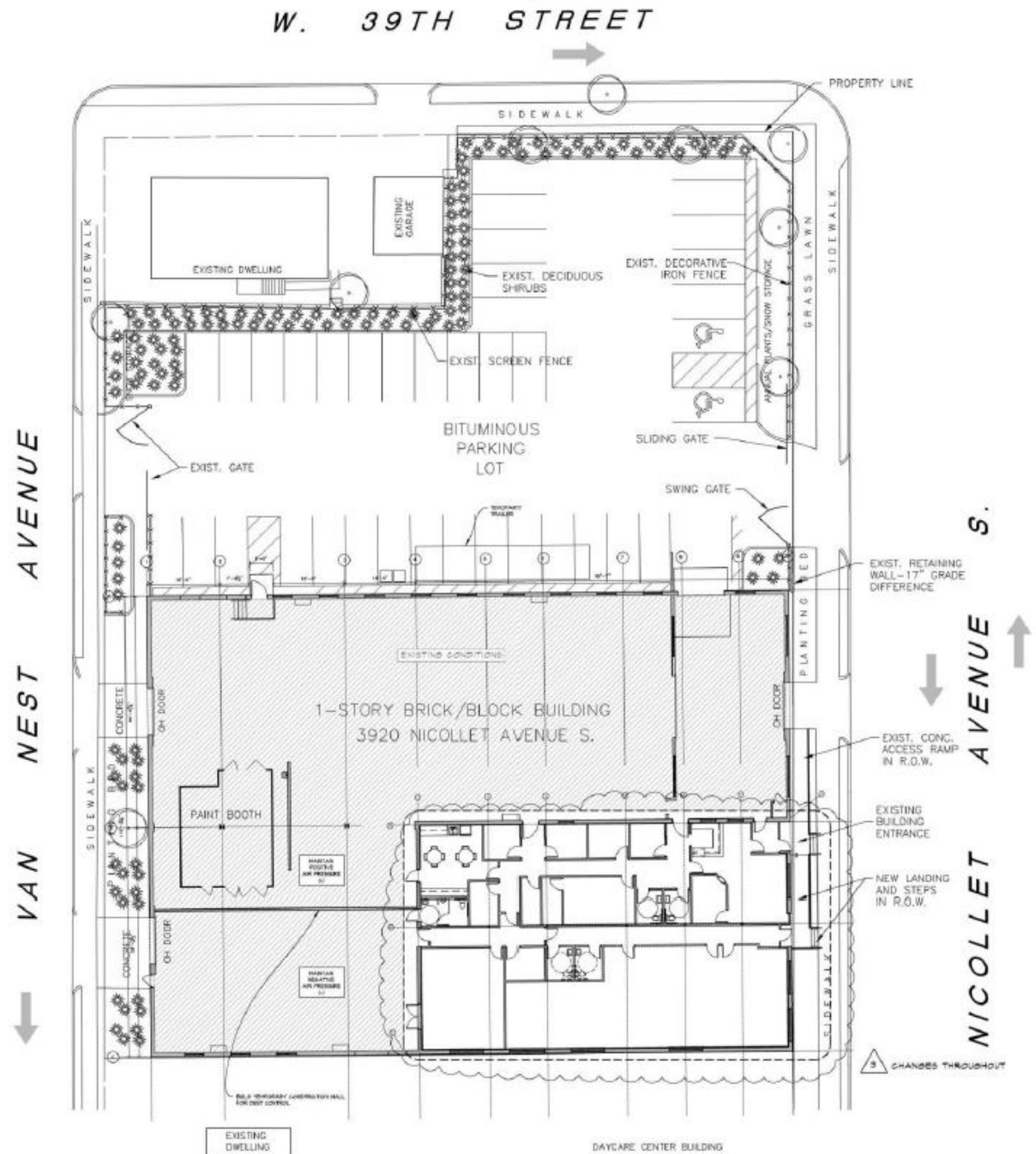
35 spaces including 2 handicap

## Tenancy:

Two-tenant retail and automotive repair facility



# Site Plan





# Property Aerial





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# 3900 & 3920

Nicollet Avenue  
Minneapolis, MN

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