

Colliers



Investment Opportunity | Sale Brochure

3900 & 3920
Nicollet Avenue
Minneapolis, MN

Nathan Karrick

Vice President

+1 952 897 7722

nathan.karrick@colliers.com

Kevin O'Neill, SIOR

Executive Vice President

+1 952 897 7724

kevin.oneill@colliers.com

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 Commercial District

Roof:

Steel deck with a built-up roofing system.

2025 Est. Real Estate Taxes:

\$53,004.22

Building Exterior:

Brick

Tenancy:

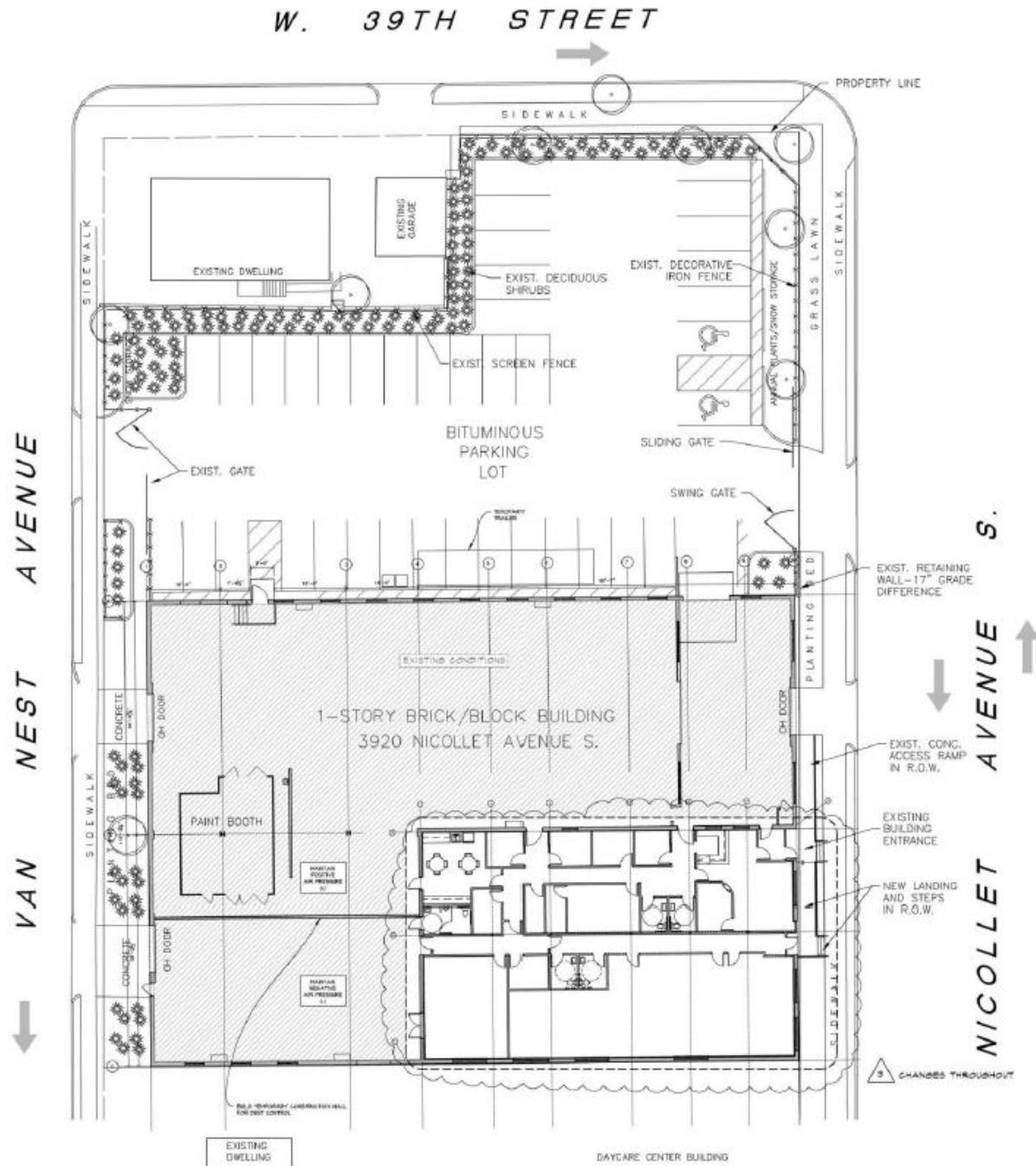
Two-tenant retail and automotive repair facility



Parking:

35 spaces including 2 handicap

Site Plan



Property Aerial





Investment Opportunity | Sale Brochure

3900 & 3920

Nicollet Avenue
Minneapolis, MN

Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

