

FLEX/SHOWROOM FOR LEASE OR SALE

4329 NICOLLET AVE. SOUTH, MINNEAPOLIS, MN
7,446 SF



MONARCH

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS:

- 7,446 SF in total comprised of:
 - 3,646 SF of showroom/office
 - 800 SF of warehouse space with 14' drive-in door
 - 3,000 SF of lower level area
- Building constructed in 1954
- C1 zoning
- Building features a drive-in loading with 14' overhead doors
- 15 dedicated surface parking stalls
- Located in the Kingfield neighborhood, which boasts the highest concentration of independently owned restaurants in the Twin Cities
- Shorter, flexible lease term available
- Lease Rate: Negotiable
- Sale Price: \$1,250,000



CONTACTS:

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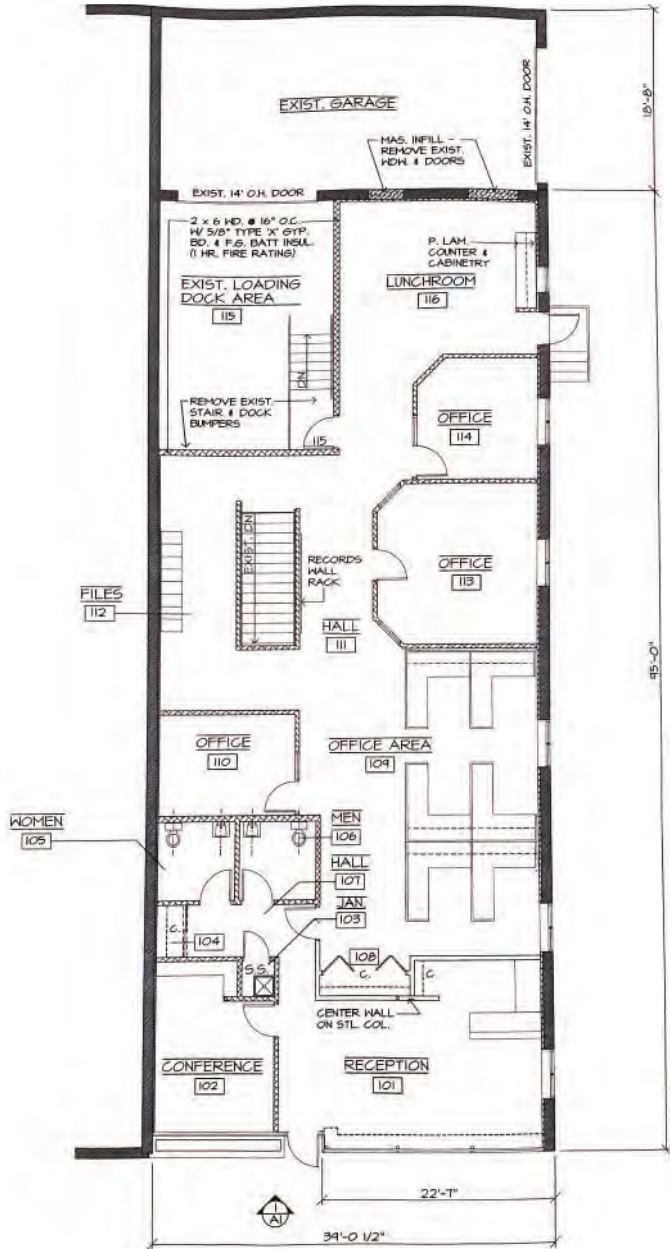
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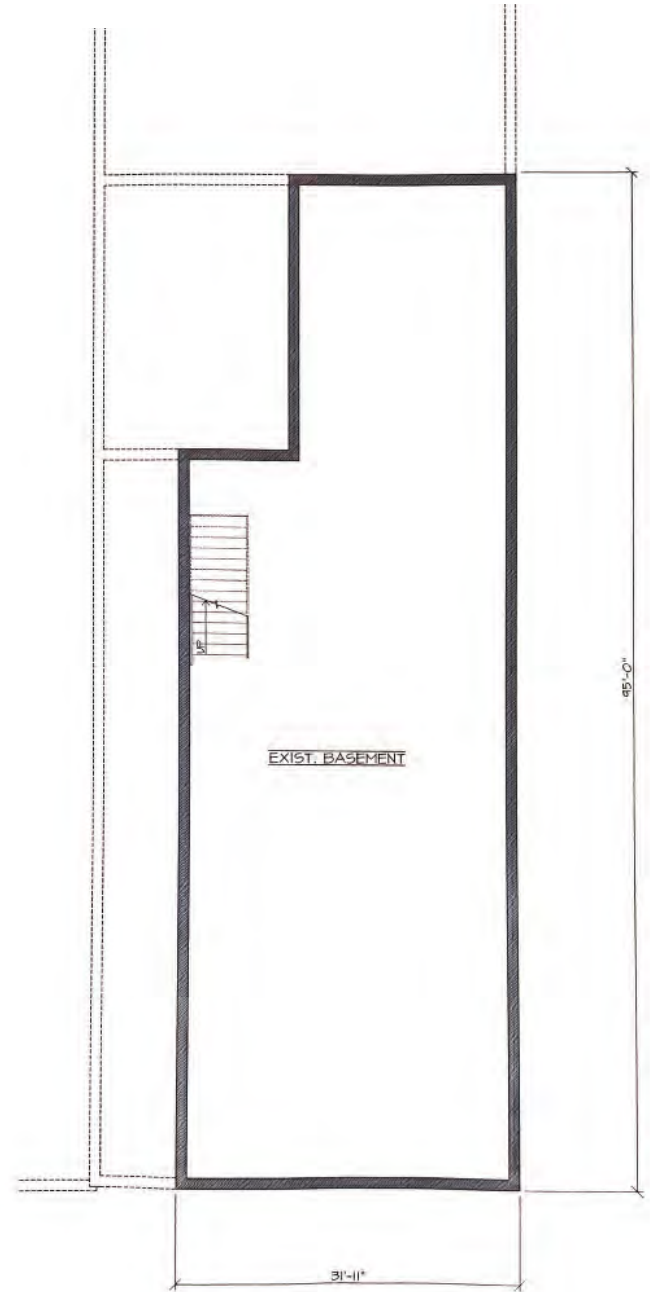


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FLOOR PLAN - EXISTING



3 AI GROUND FLOOR PLAN 1/8" = 1'-0"



2 AI BASEMENT FLOOR PLAN 1/8" = 1'-0"

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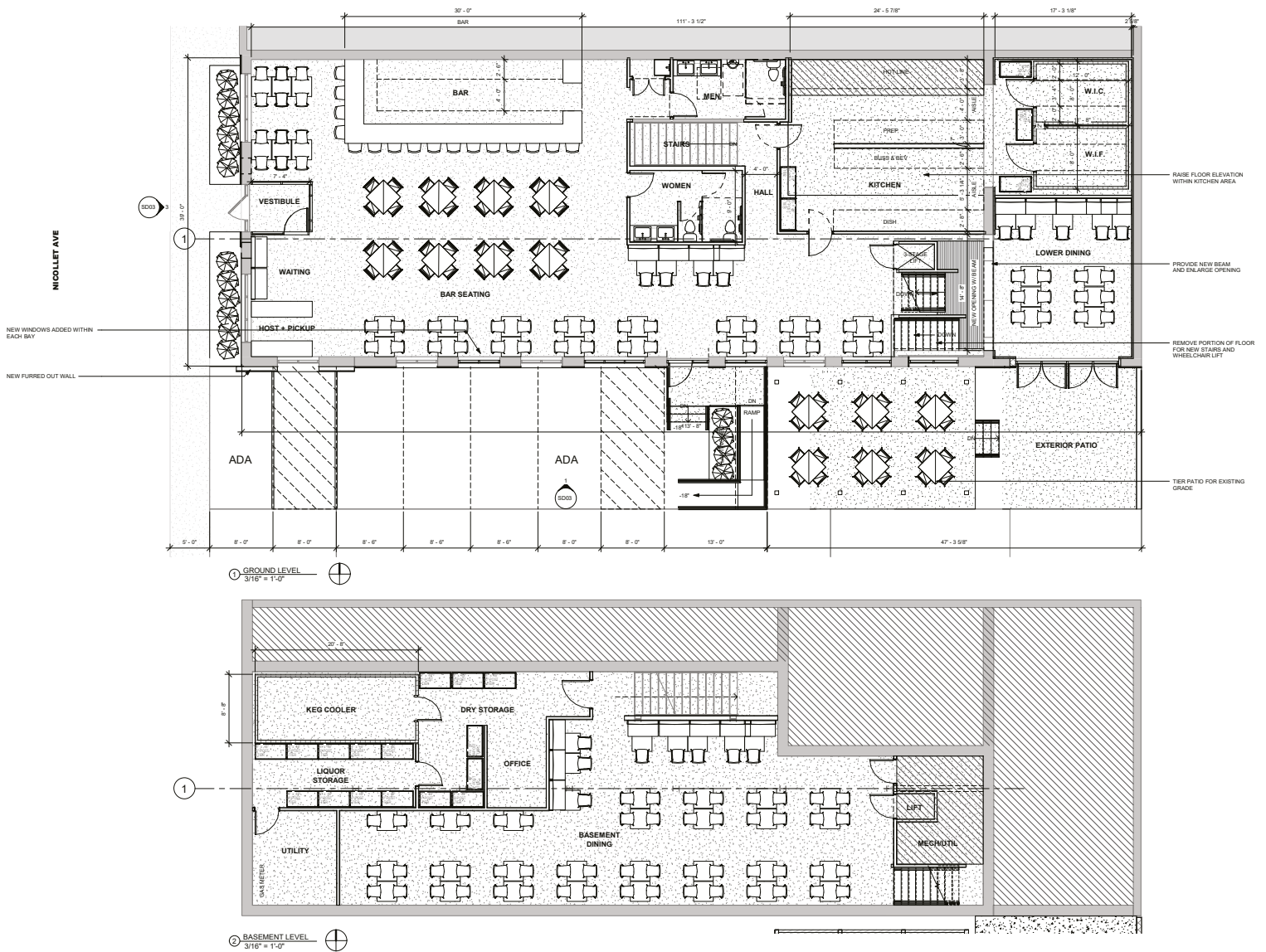
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CONCEPT FLOOR PLAN - RESTAURANT



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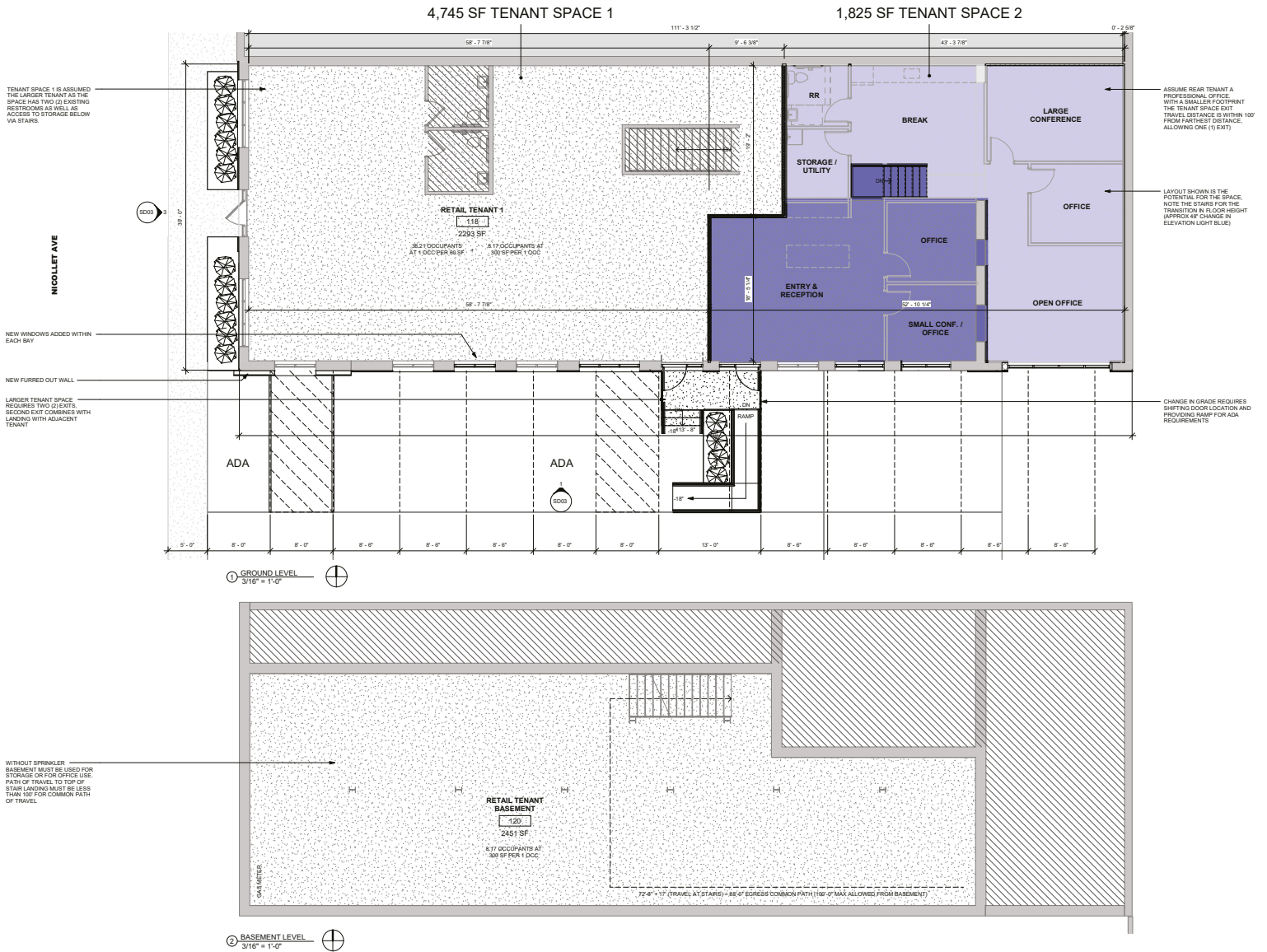
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CONCEPT FLOOR PLAN - MULTI-TENANT



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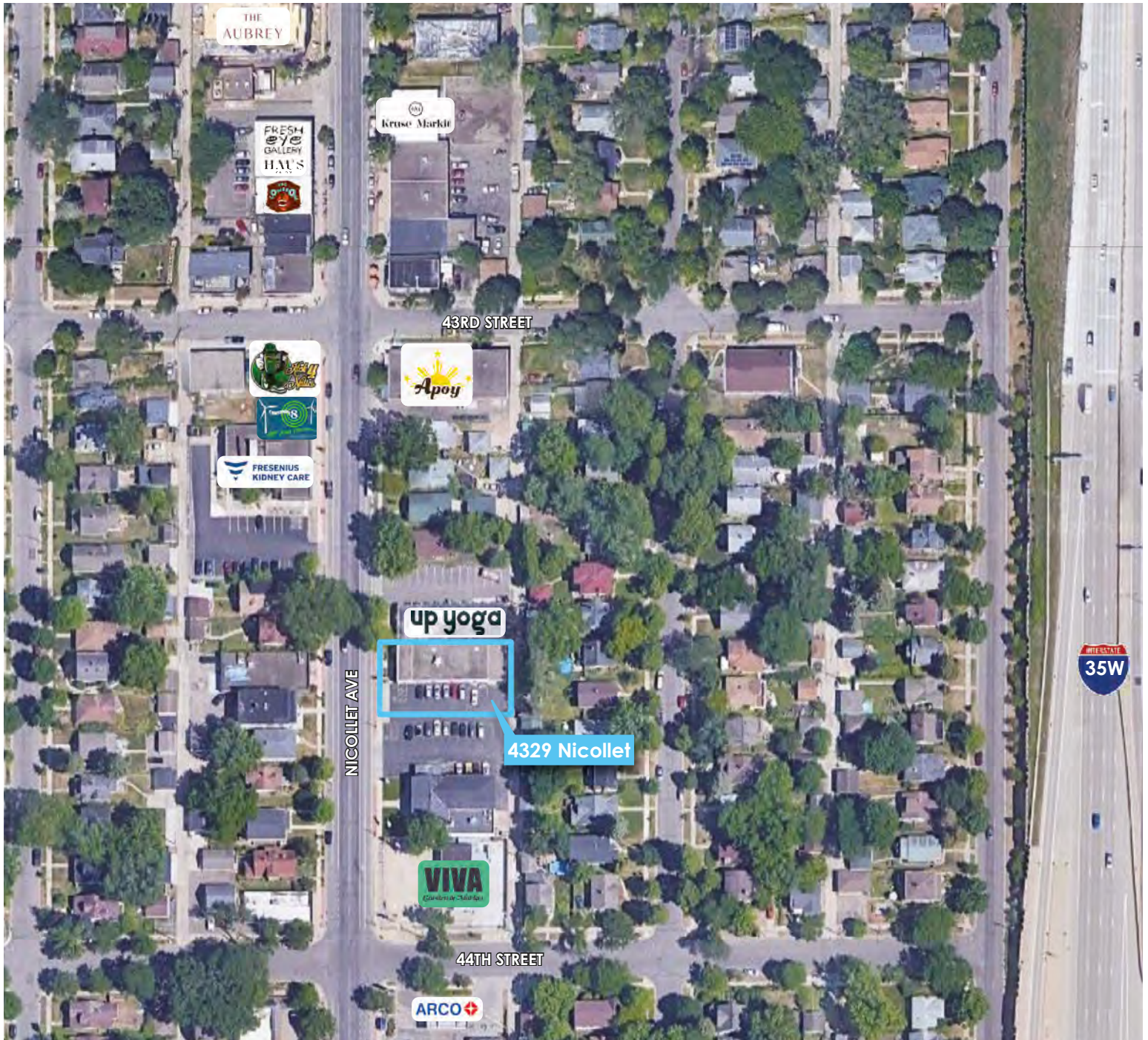
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