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COMMERCIAL REAL ESTATE

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7101 West 78th Street • Minneapolis, MN 55439

# EXCLUSIVE SALE OFFERING

2220 RIVERSIDE AVENUE  
MINNEAPOLIS, MN 55330

## OFFERING SUMMARY

- BUILDING SIZE: 92,976 SF (vacant former medical clinic)
- STORIES: 5-Story Building
- YEAR BUILT: 1990
- PARCEL SIZE: 1.16 Acres
- PARKING RIGHTS: 446 unassigned stalls in adjacent ramp
- LAND LEASE: Property is land leased through 10/23/49 with 10 year extension
- ZONING: Institutional Office Residence District
- 2025 PROPERTY TAX: \$317,800.44
- SKYWAY CONNECTIVITY: M Health Fairview Campus
- BUILDING PRICE: Negotiable

## PROPERTY HIGHLIGHTS

- Professional and medical office building completed in 1990
- Close proximity to Interstate 35W and I-94
- Adjacent to M Health Fairview Campus and Augsburg University
- Synergistic use of adjacent parking ramp
- Within minutes of downtown Minneapolis and St. Paul



## CONTACTS:



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### Disclaimer:

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