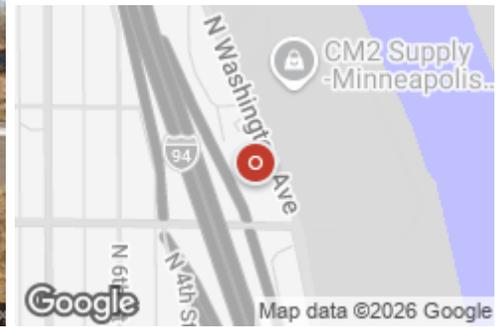


Office/Medical/Retail for Sale - Price Red...

Office: Medical/Dental For Sale

3805 N Washington Ave, Minneapolis, MN, 55412

Prepared on January 30, 2026



Listing Details | Office For Sale

Secondary Uses	Retail	Available Date	Now
Total Available Space	16,408 SF	Days On Market	221 days
Parcel APNs	03-029-24-32-0147	Date Listed	6/23/2025
Asking Price	\$2,400,000	Last Modified	1/30/2026
Listing Price Per SF	\$146.27	Listing ID	42832114
Cap Rate (Actual)	-	Air Conditioned	Yes
Possession	COE	Heated	Yes
Show Instructions	Call broker	Restrooms	6
Vacant	Yes	Parking Spaces	27

Property Details

Building Class	B	Property Rent	\$18.24/SF (Average)
Property Type	Office	Building Size	16,408 SF
Sub Type	Medical/Dental	Land Size	1.54 Acres / 67,082 SF
Zoning	CM-2	Number of Buildings	1
Building Status	Existing	Floors	2

Description

- PRICE REDUCTION: → \$2,400,000
- Total Building 16,408 SF
 - 1st Floor - 14,252 SF
 - 2nd Floor - 2,156 SF
- Zoning CM2
- Additionally Permitted: Indoor Recreation, General Retail Sales and Services, 21 Room Hotel, Shopping Center with Grocery Store and Other.
- No Rent - Owner User
- Excellent visibility on I-94 at Dowling
- Located across from new River Walk Development
- Parking: 27 stalls and upper level parking
- Year built: 1991
- Renovated: 2000 and 2024
- 6 restrooms, 1 completely finished

Contact



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