

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
- PROPOSED 2026 PROPERTY TAX: \$289,918.35
- 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

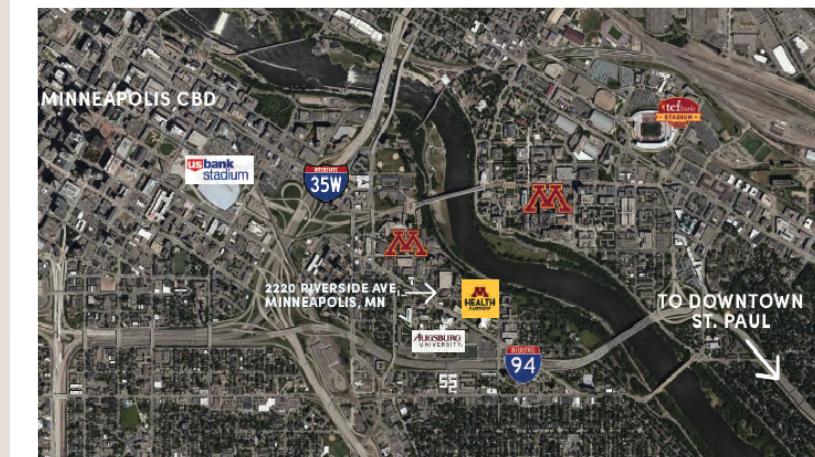
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