

# RETAIL/OFFICE BUILDING & PARKING LOT

2639 & 2627 NICOLLET AVENUE E., MINNEAPOLIS, MN 55408

FOR SALE  
ON NICOLLET AVENUE



## For Sale



### AMK PROPERTIES TEAM

Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114

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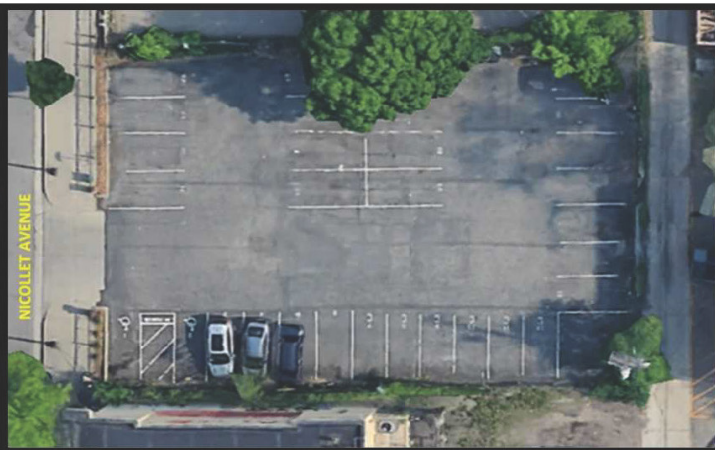
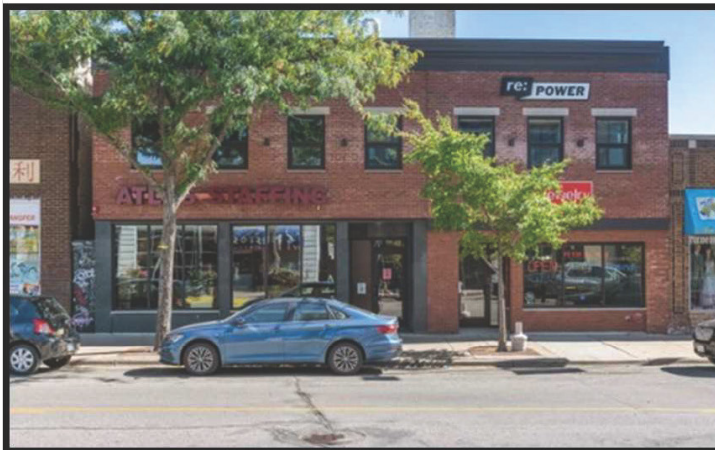




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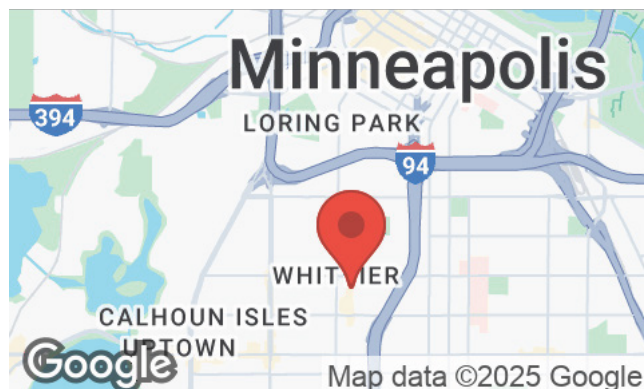
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**BUILDING: 14,179 SF**  
**PARKING LOT: 0.24 ACRES**



## OFFERING SUMMARY

<b>PRICE:</b>	2639 Nicollet Ave: \$1,650,000
	2627 Nicollet Ave: \$450,000
	<i>Lot may not be purchased separately</i>
<b>BUILDING SIZE:</b>	14,179 SF
<b>ACREAGE:</b>	Retail/Office Building - 0.15 Acres Parking Lot - 0.24 Acres
<b>FLOORS:</b>	Main Level: 6,027 SF - Retail Second Level: 4,878 SF - Office Lower Level: 3,274 SF - Storage
<b>YEAR BUILT:</b>	1912 / Renovated 2017
<b>PARKING:</b>	32 Spaces Off-Street, On-Street Available
<b>ZONING:</b>	CM2 Corridor Mixed-Use



## PROPERTY OVERVIEW

Unique owner/user opportunity to acquire and occupy this meticulously designed 14,179 square foot retail/office building, accompanied by a 0.24-acre parking lot featuring 32 spaces, available for sale in the Whittier area of Minneapolis. Owner may consider selling the building separately.

This property has excellent visibility and high traffic counts along Nicollet Avenue, situated just minutes from I-35W and I-94, and is surrounded by a vibrant and diverse mix of offices, retail establishments, fabulous dining options, and residential neighborhoods.

## PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the bustling core of Minneapolis, offering easy access to key retail, dining, and entertainment venues. The building is conveniently positioned near major highways and public transportation, making it easily accessible for both employees and customers. This area is known as "Eat Street" for packing a wildly diverse array of restaurants into a few short blocks. This stretch of Nicollet sees many improvements as the city of Minneapolis redevelops and connects Lake Street by redeveloping the former Kmart site known as the New Nicollet Redevelopment Project.
- **Modern Amenities:** Recently renovated with modern finishes, the property offers a comfortable, professional environment with upgraded HVAC systems, energy-efficient lighting, high-speed internet connectivity, and secure entry points. Shared common areas include a stylish lobby, conference rooms, and break areas.
- **Versatile Space:** The building features a mix of retail and office space, ideal for a range of tenants—from startups to established businesses. Flexible floor plans accommodate diverse business needs, providing space configurations for both individual offices and collaborative environments.
- **Parking & Accessibility:** Ample on-site parking is available for both tenants and visitors, ensuring ease of access. The building is also accessible by public transportation, further increasing convenience for employees and clients.
- **High Visibility & Foot Traffic:** Located in a densely populated area with significant pedestrian and vehicle traffic, tenants benefit from enhanced visibility and exposure to a broad customer base. The property's storefronts are perfect for businesses looking to attract attention and grow their brand.



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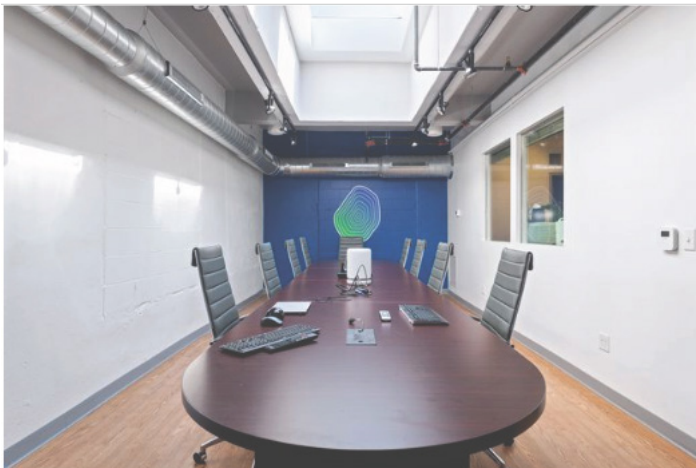
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# PHOTOS

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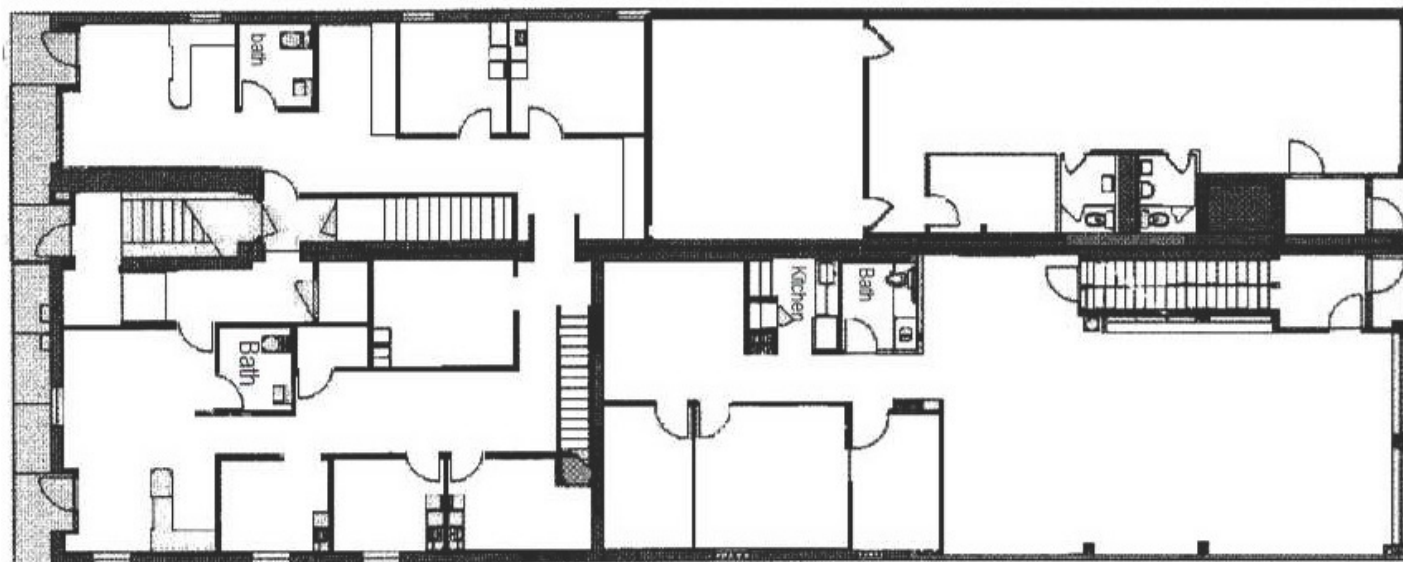




# MAIN LEVEL FLOOR PLAN

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

6,027 SF



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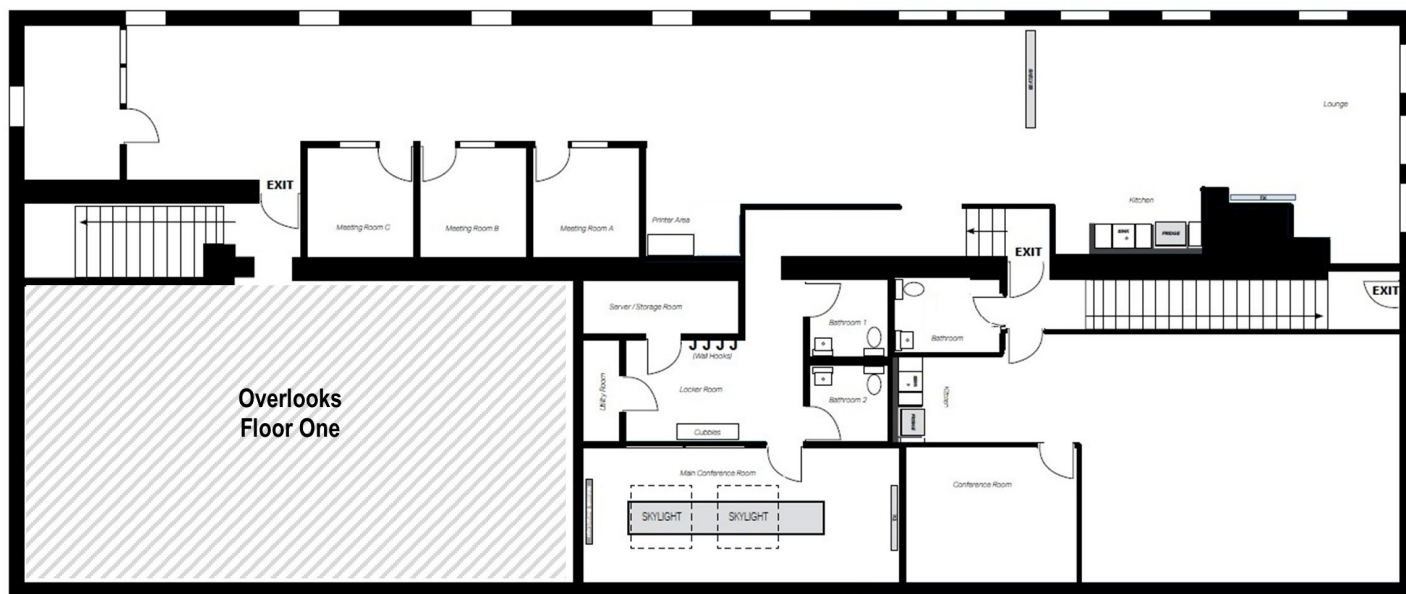
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# SECOND LEVEL FLOOR PLAN

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

4,878 SF



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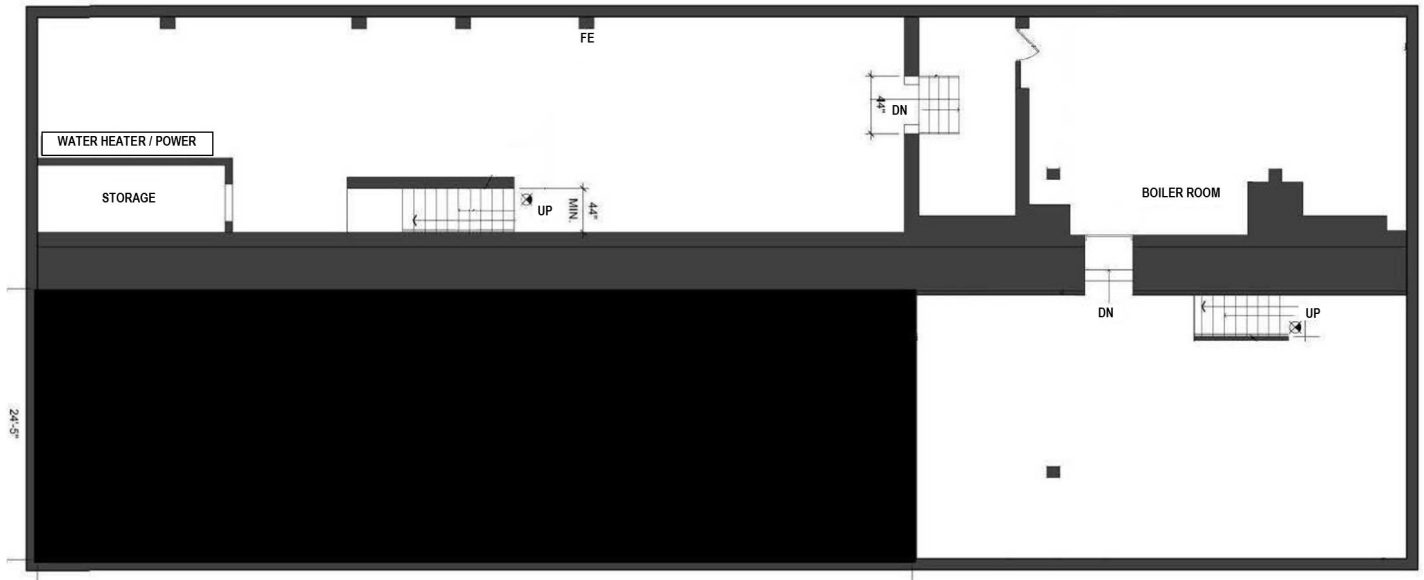
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# BASEMENT LEVEL FLOOR PLAN

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3,274 SF



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# AERIAL MAP

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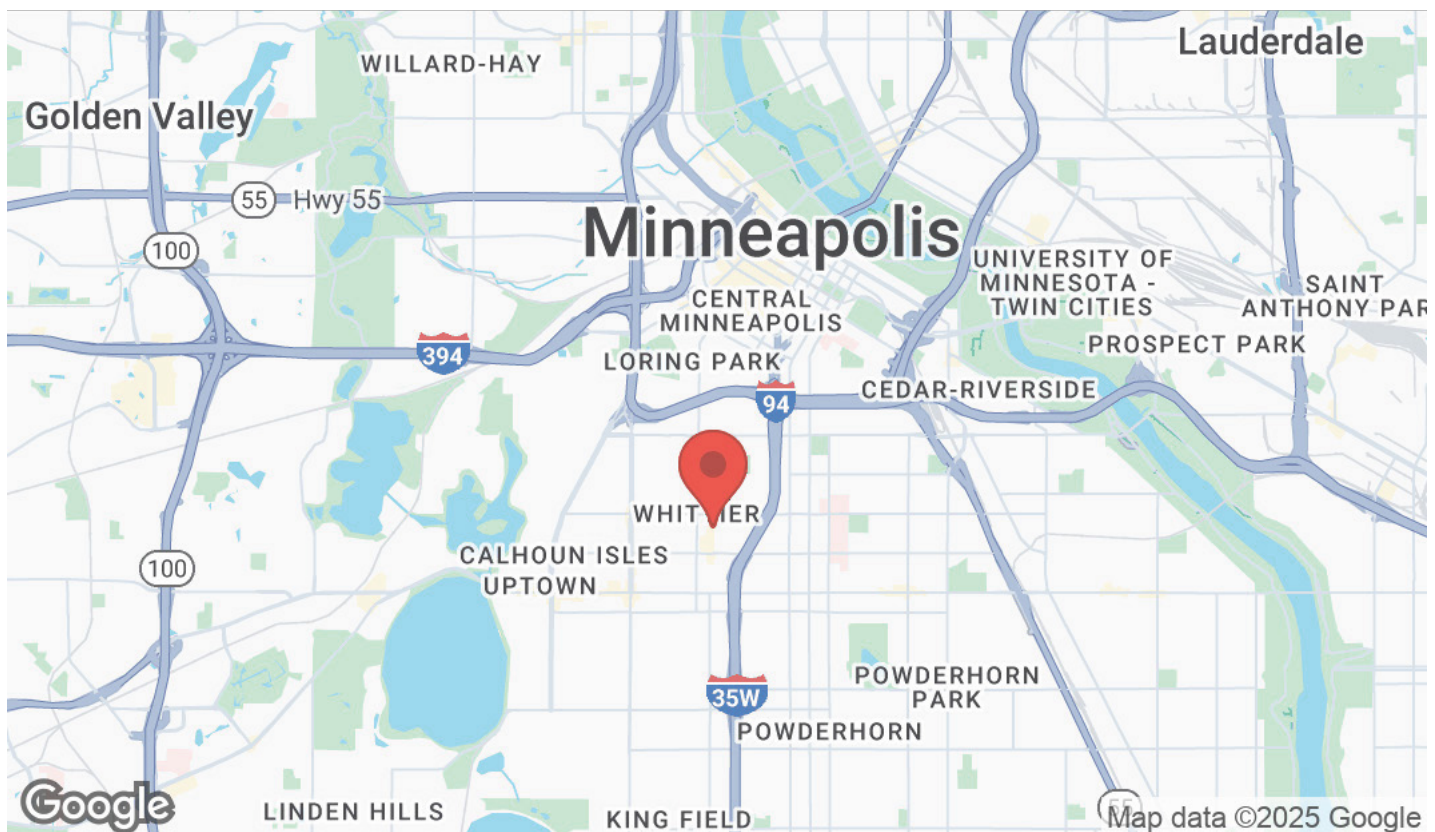
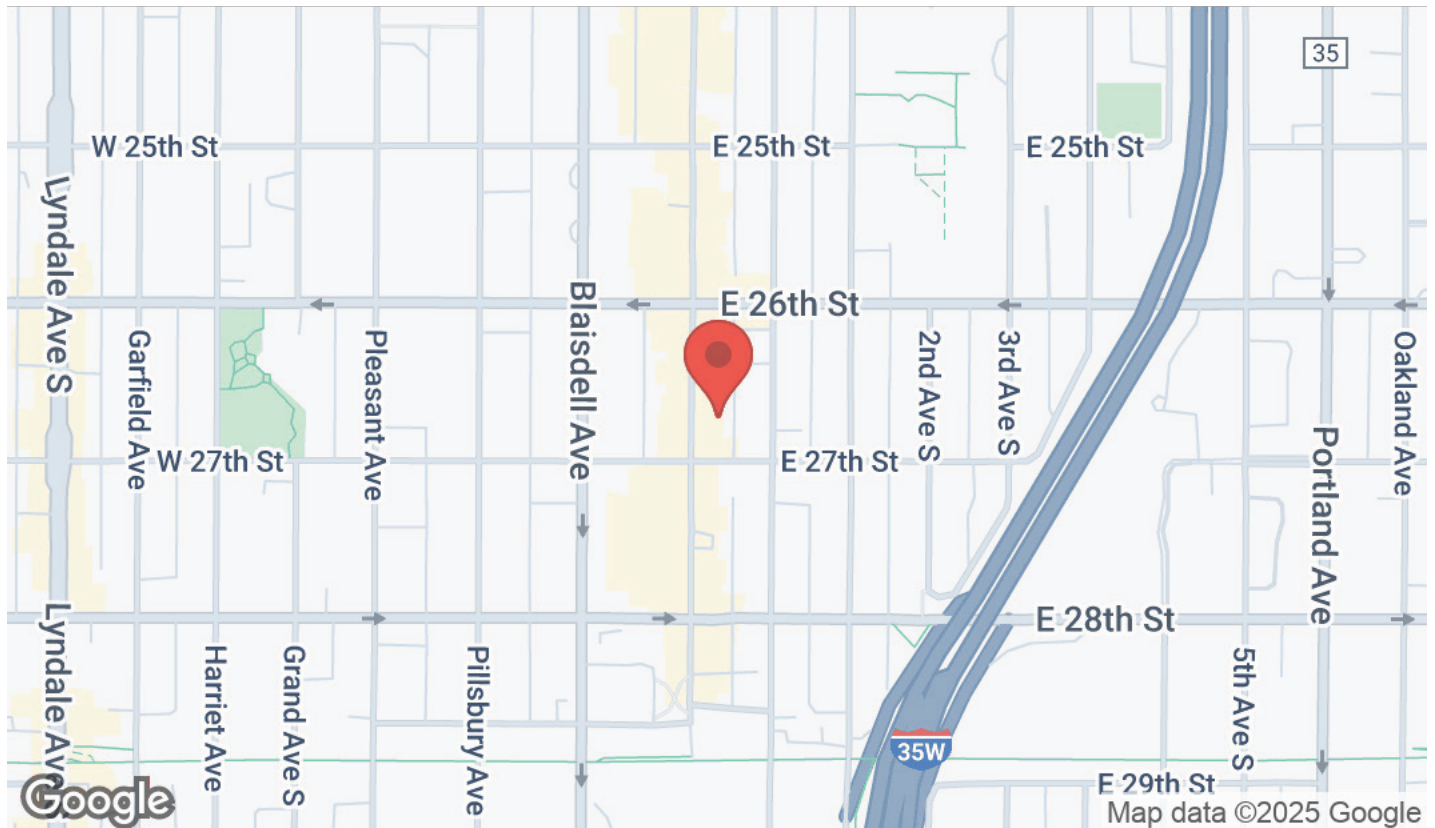
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# LOCATION MAPS

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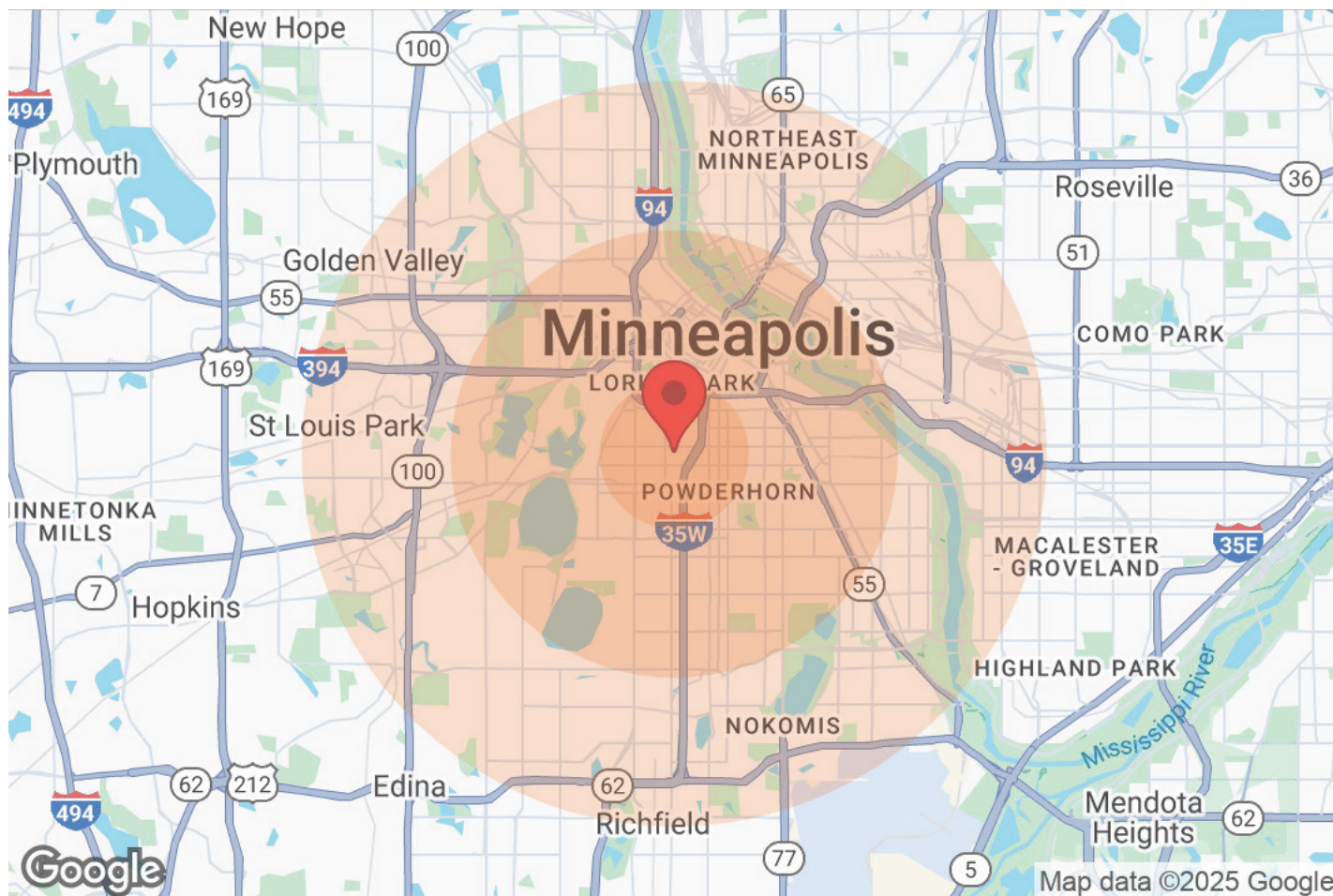




# DEMOGRAPHICS

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3,274 SF



Population	1 Mile	3 Miles	5 Miles
Male	27,518	118,968	235,516
Female	25,251	115,721	240,166
Total Population	52,769	234,689	475,682

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	10,225	43,166	88,693
Ages 15-24	4,493	22,182	49,978
Ages 25-54	28,798	116,992	218,244
Ages 55-64	5,074	25,357	55,470
Ages 65+	4,179	26,992	63,297

Income	1 Mile	3 Miles	5 Miles
Median	\$30,375	\$43,990	\$51,643
< \$15,000	6,099	21,364	33,572
\$15,000-\$24,999	3,438	12,500	22,425
\$25,000-\$34,999	3,984	11,067	20,424
\$35,000-\$49,999	4,494	14,280	27,298
\$50,000-\$74,999	3,485	17,146	35,622
\$75,000-\$99,999	1,699	9,742	23,104
\$100,000-\$149,999	1,457	9,872	23,492
\$150,000-\$199,999	434	3,548	9,536
> \$200,000	251	4,903	10,173

Housing	1 Mile	3 Miles	5 Miles
Total Units	26,804	112,449	222,978
Occupied	24,249	102,642	205,542
Owner Occupied	4,600	38,578	104,423
Renter Occupied	19,649	64,064	101,119
Vacant	2,555	9,807	17,436



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