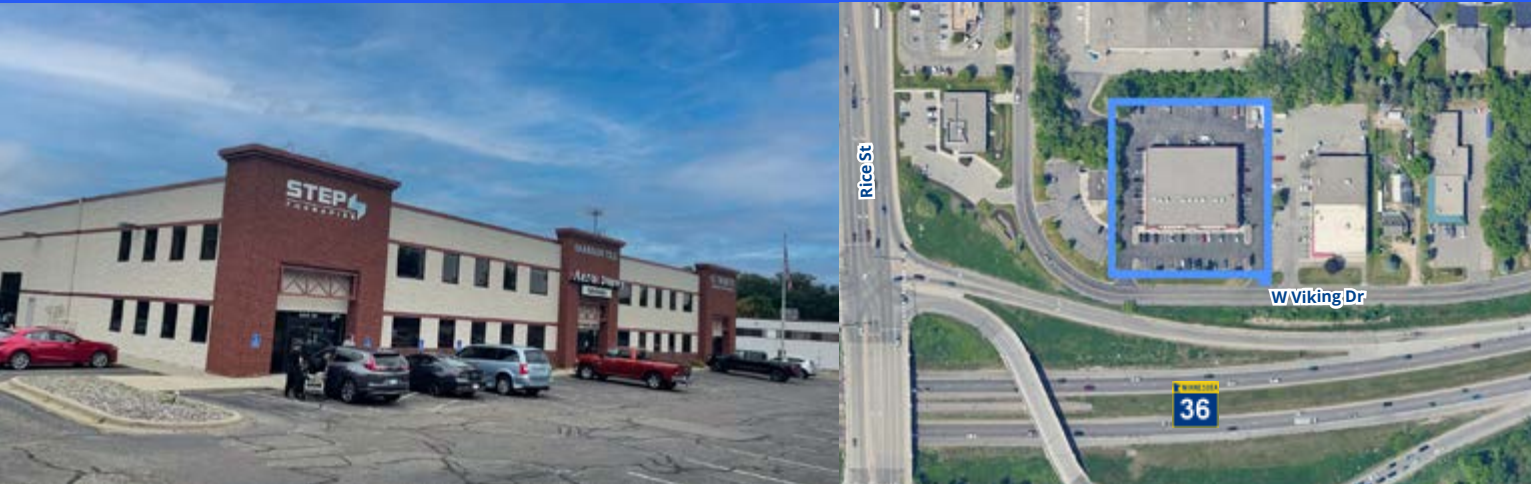


# 75 W VIKING DRIVE

## Little Canada, MN

Colliers



**\$3,500,000**  
SALE PRICE

**5.92% - 6.46%**  
CAP RATE

**26,620**  
SQUARE FEET

**95%**  
LEASED

**\$207,276** IN PLACE

**\$226,076** PRO FORMA  
NET OPERATING INCOME

[REQUEST CONFIDENTIALITY AGREEMENT  
FOR FULL OFFERING MEMORANDUM](#)

### Offering Details

Located in the heart of Little Canada, MN, 75 Viking Dr presents a unique commercial real estate investment opportunity. This strategically situated property boasts a prime location with excellent visibility and accessibility, making it ideal for a variety of business operations. This property represents a compelling investment opportunity in a thriving market. With its prime location, solid tenant base, and potential for growth, this property is poised to deliver strong returns for investors. Don't miss your chance to capitalize on this unique offering!



**Building Size**  
26,620 square feet



**Site Size**  
1.75 acres



**Year Built**  
1999



**Parcel Number**  
07-29-22-33-0030



**Zoning**  
C-1: General  
Commercial



**Parking**  
100 spaces

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