

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND

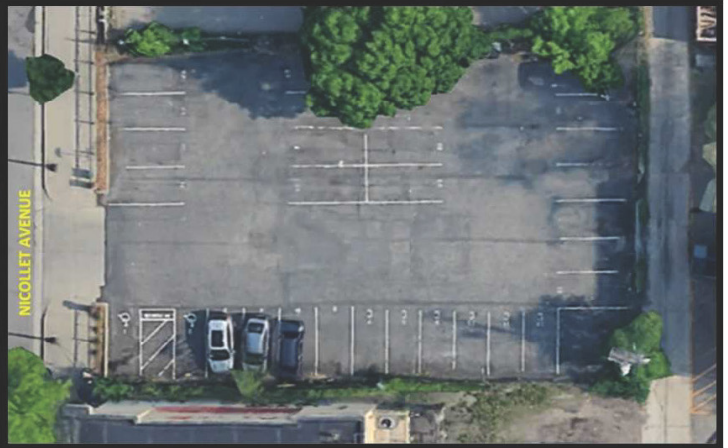
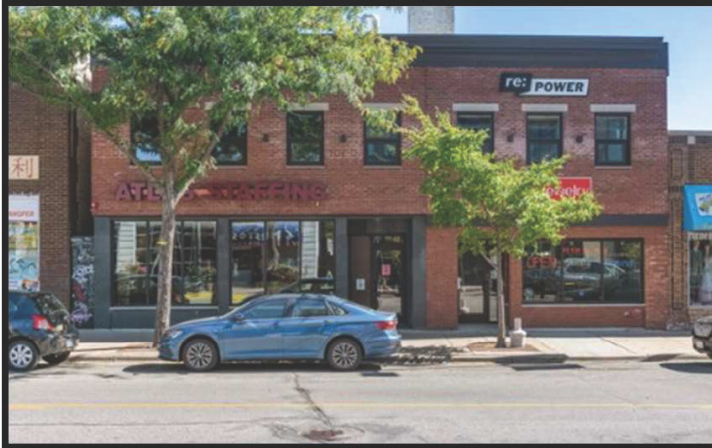
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



RETAIL/OFFICE BUILDING & PARKING LOT

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

BUILDING: 14,179 SF
PARKING LOT: 0.24 ACRES



OFFERING SUMMARY

PRICE:	2639 Nicollet Ave: \$1,500,000
	2627 Nicollet Ave: \$400,000
	<i>Lot may not be purchased separately</i>
BUILDING SIZE:	14,179 SF
ACREAGE:	Retail/Office Building - 0.15 Acres Parking Lot - 0.24 Acres
FLOORS:	Main Level: 6,027 SF - Retail Second Level: 4,878 SF - Office Lower Level: 3,274 SF - Storage
YEAR BUILT:	1912 / Renovated 2017
PARKING:	32 Spaces Off-Street, On-Street Available
ZONING:	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.



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

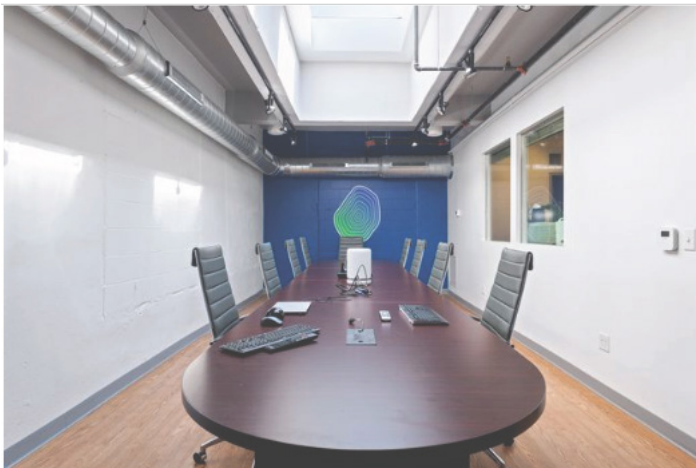
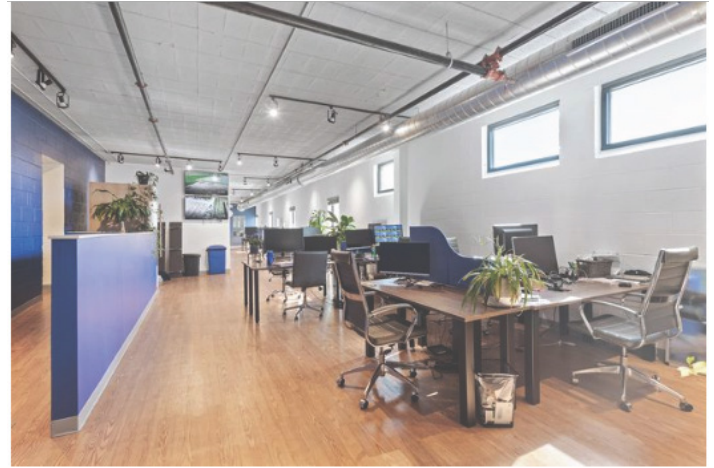
ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



PHOTOS

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408



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

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

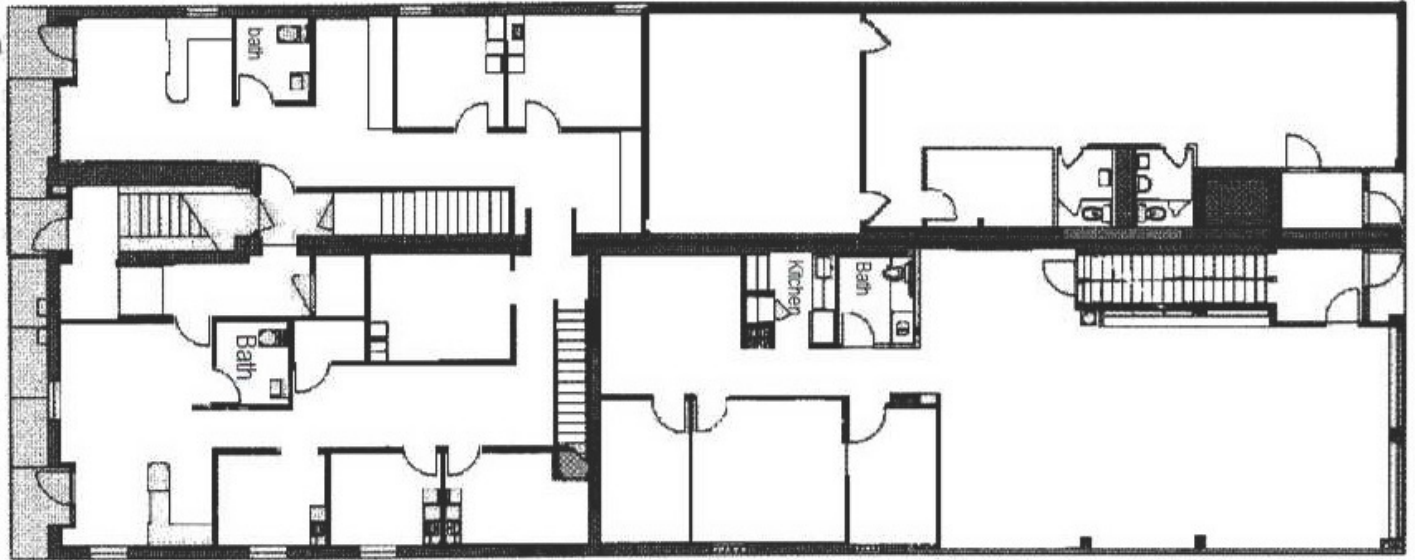
DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



MAIN LEVEL FLOOR PLAN

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

6,027 SF



AMK PROPERTIES TEAM

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND

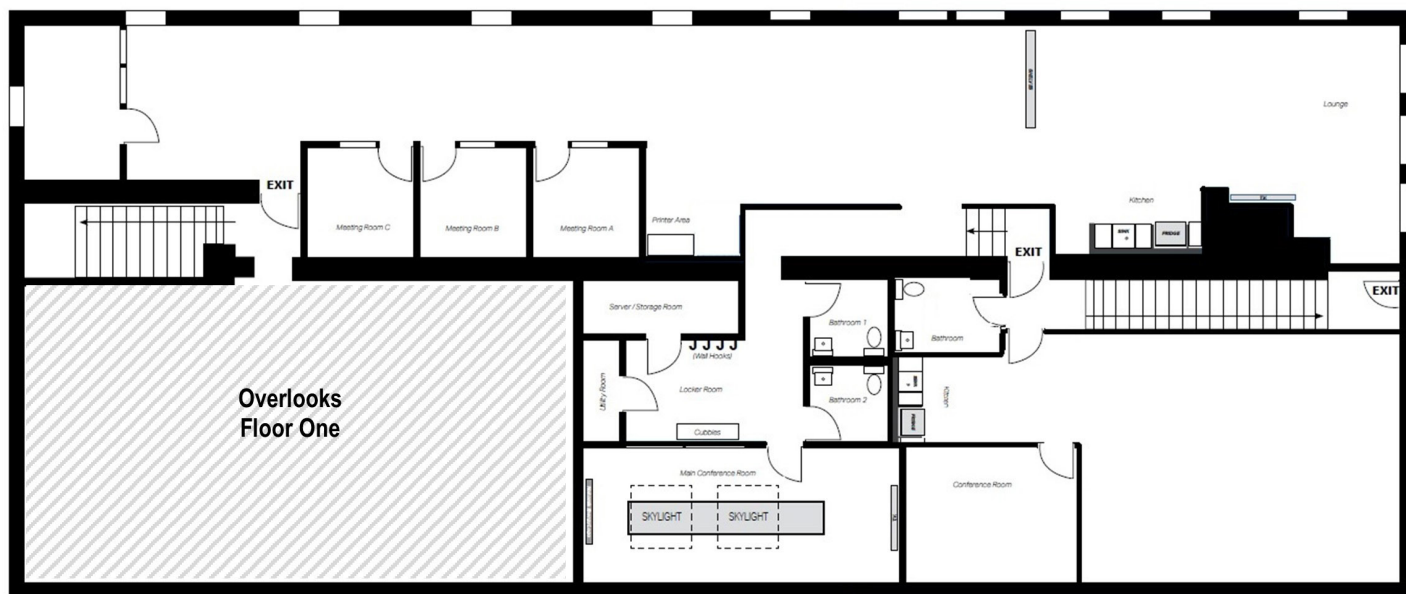
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



SECOND LEVEL FLOOR PLAN

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

4,878 SF



AMK PROPERTIES TEAM

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND

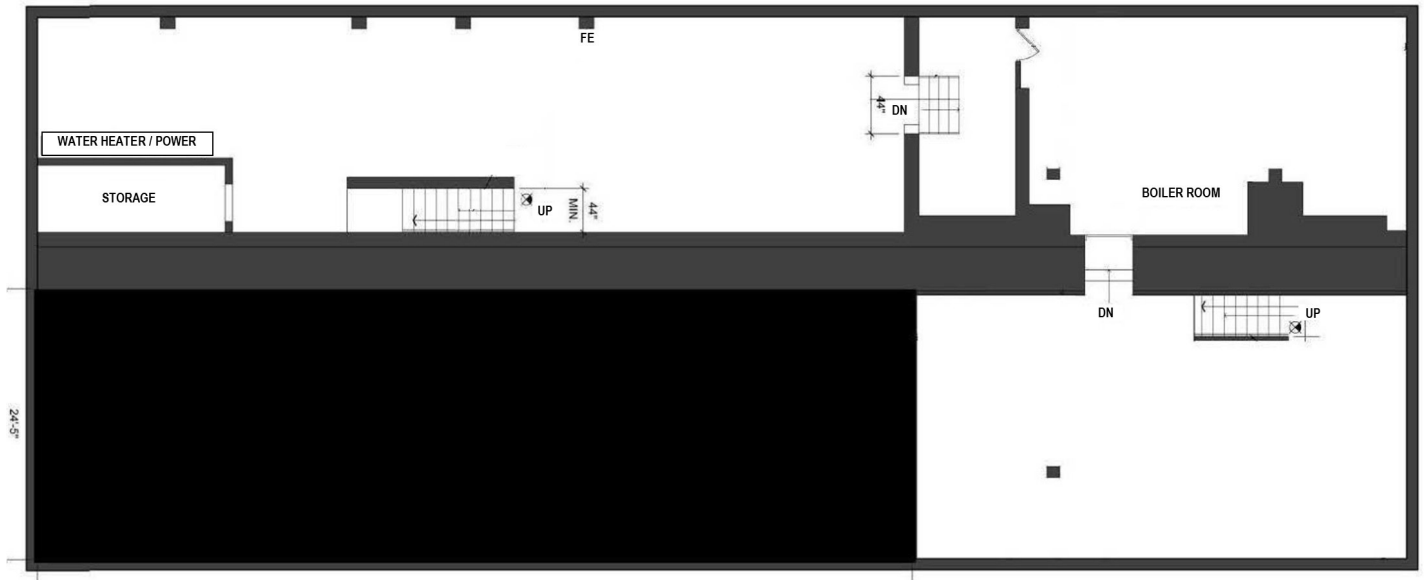
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



BASEMENT LEVEL FLOOR PLAN

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

3,274 SF



AMK PROPERTIES TEAM

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND

Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



AERIAL MAP

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408



AMK PROPERTIES TEAM

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

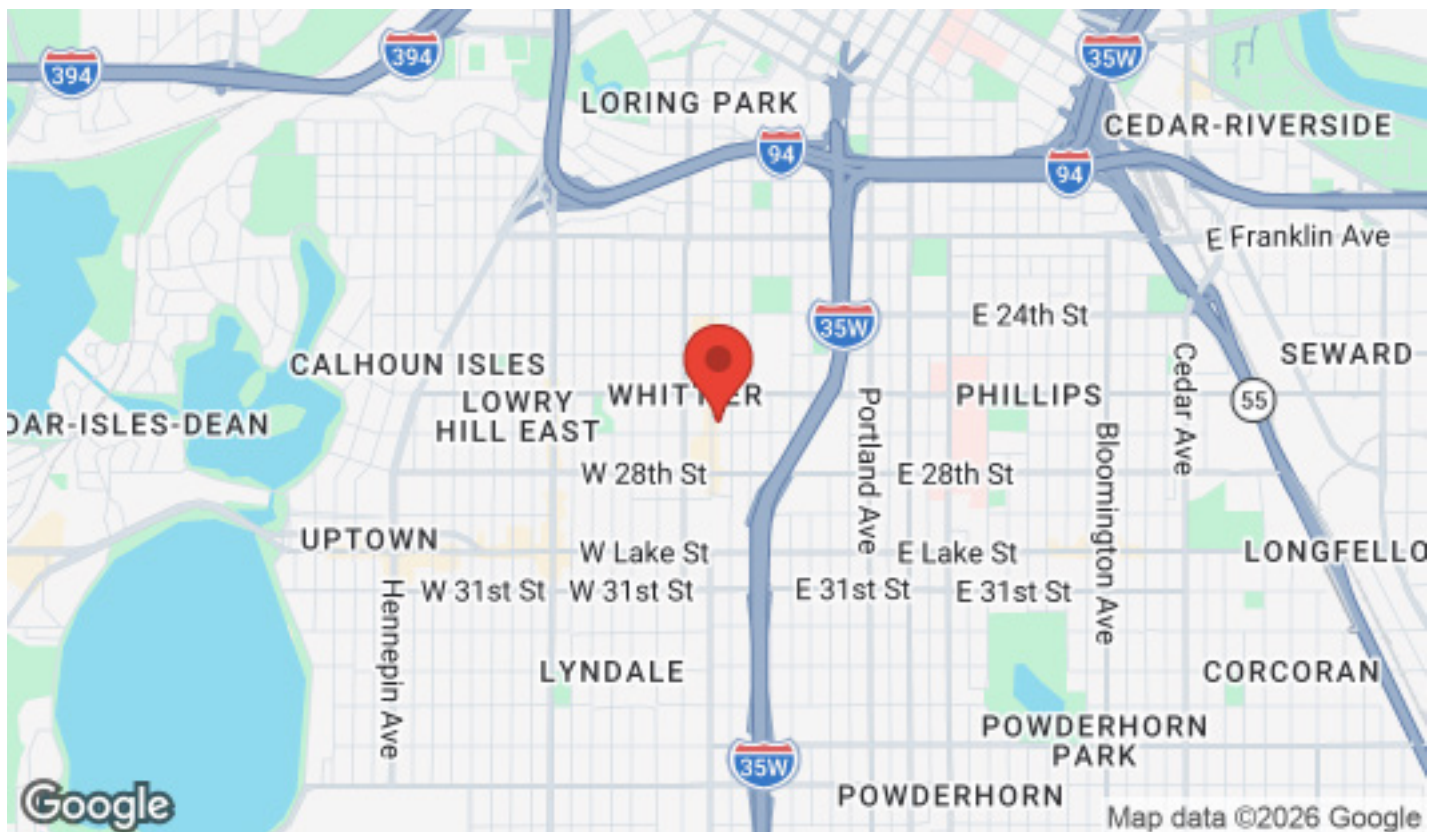
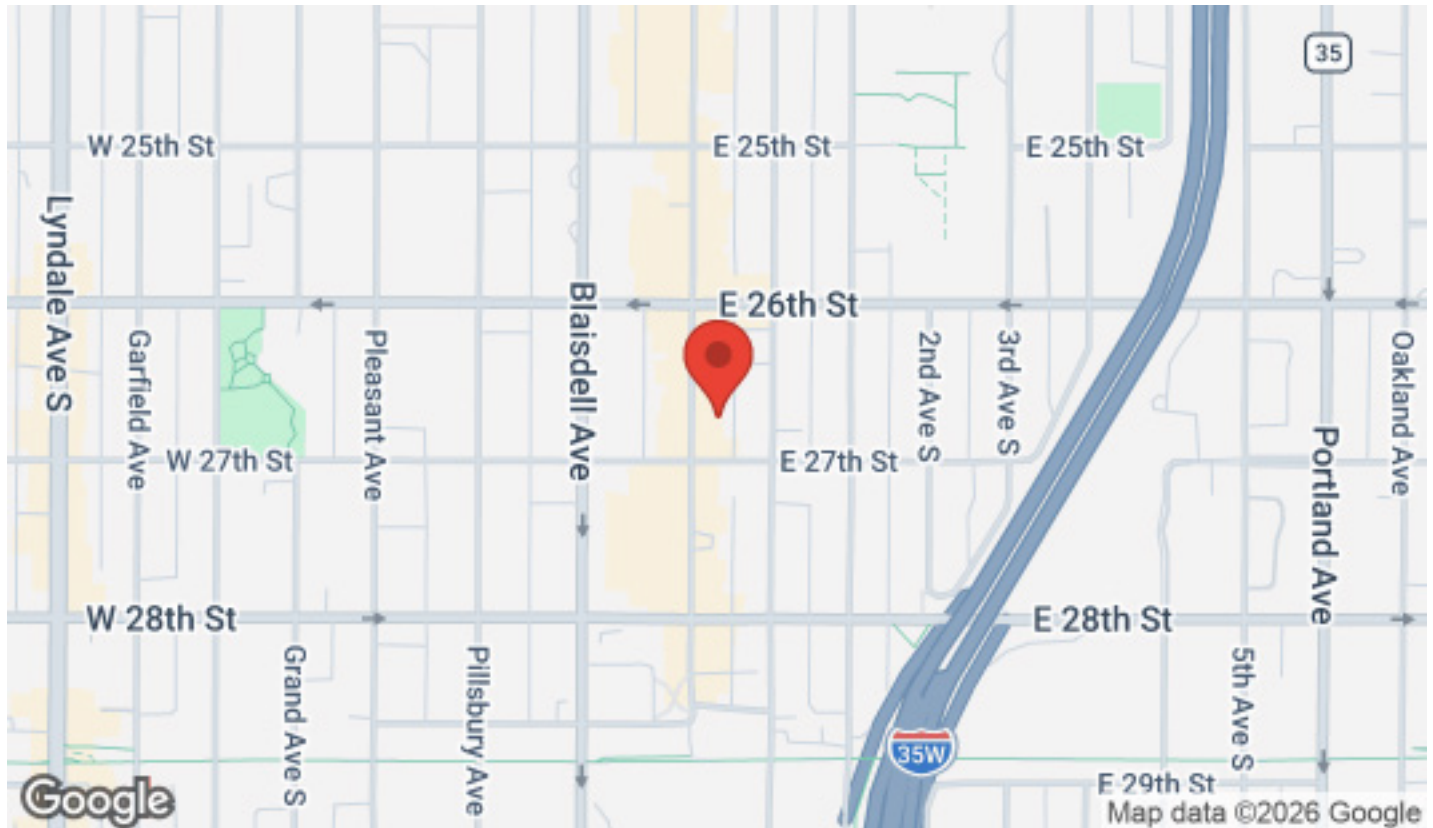
DAVID LUND

Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



LOCATION MAPS

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408



AMK PROPERTIES TEAM

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND

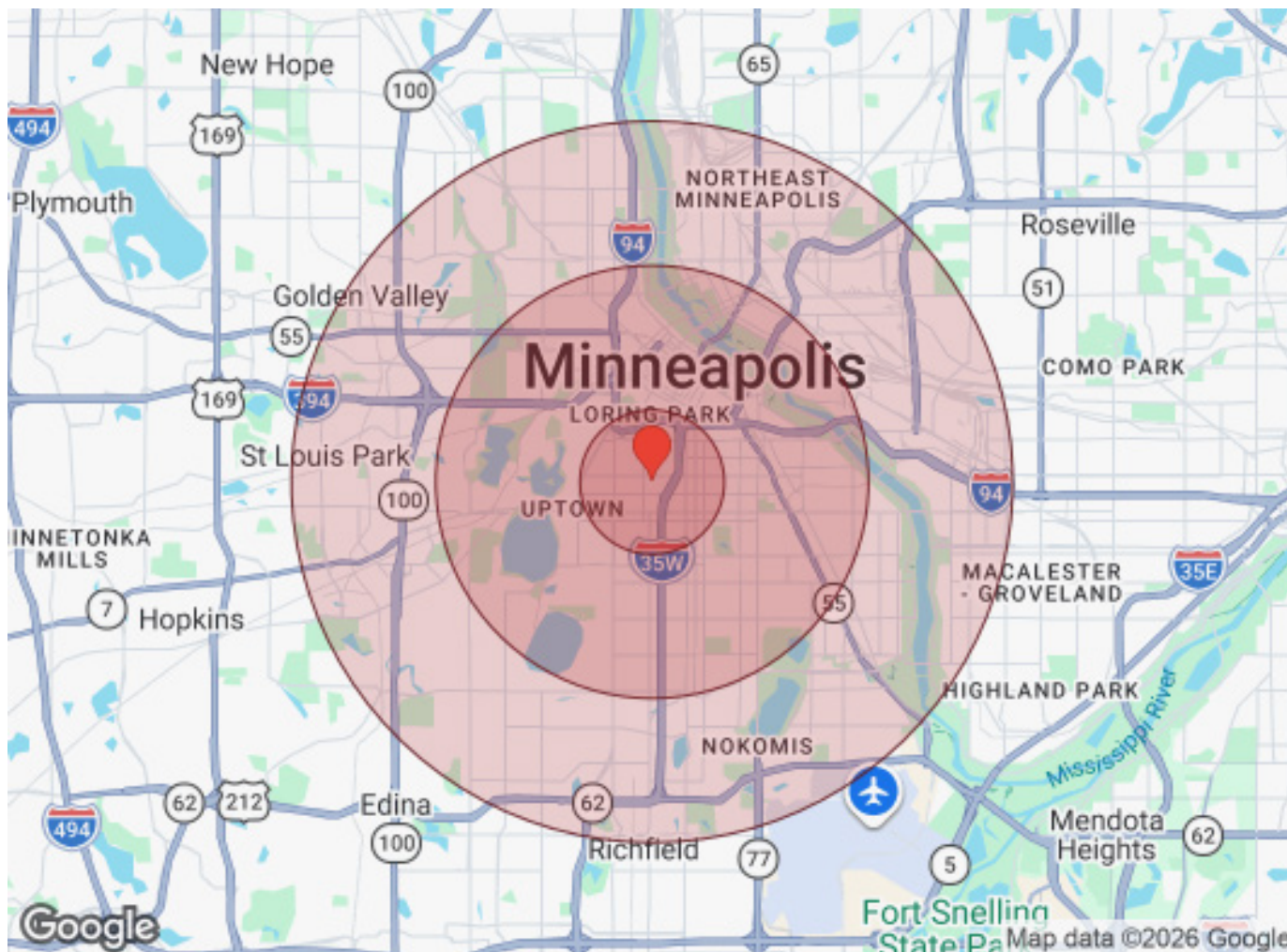
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



DEMOGRAPHICS

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

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



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

ANDY MANTHEI
Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND
Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota



DISCLAIMER

2639 NICOLLET AVENUE EAST, MINNEAPOLIS, MN 55408

All materials and information received or derived from Suntide Commercial Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Suntide Commercial Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Suntide Commercial Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Suntide Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Suntide Commercial Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Suntide Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.

DAVID LUND

Senior Associate

(651) 354-5637

dlund@suntide.com

40468728, Minnesota

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



AMK PROPERTIES TEAM

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
amanthei@suntide.com
20366237, Minnesota

DAVID LUND

Senior Associate
(651) 354-5637
dlund@suntide.com
40468728, Minnesota

