

6440 NICOLLET AVE

6440 Nicollet Ave. Richfield, MN 55423

Fantastic Office Building for Sale



STATS

Sale Price: \$1,237,500.00

Building Size:

First Floor - 4,500 SF

Basement - 3,000 SF

Lot Size: 0.34 Acres / 14,801 SF

Taxes: 2024 - \$27,617.32

Zoning: Commercial Preferred

HIGHLIGHTS

- Corner lot with stoplight
- Next to Hub Shopping Center
- Off bus line
- Off-street parking
- Monument signage for high visibility
- Walking distance from several retail locations and restaurants



Tim Igo

2550 University Ave. W. #305-S

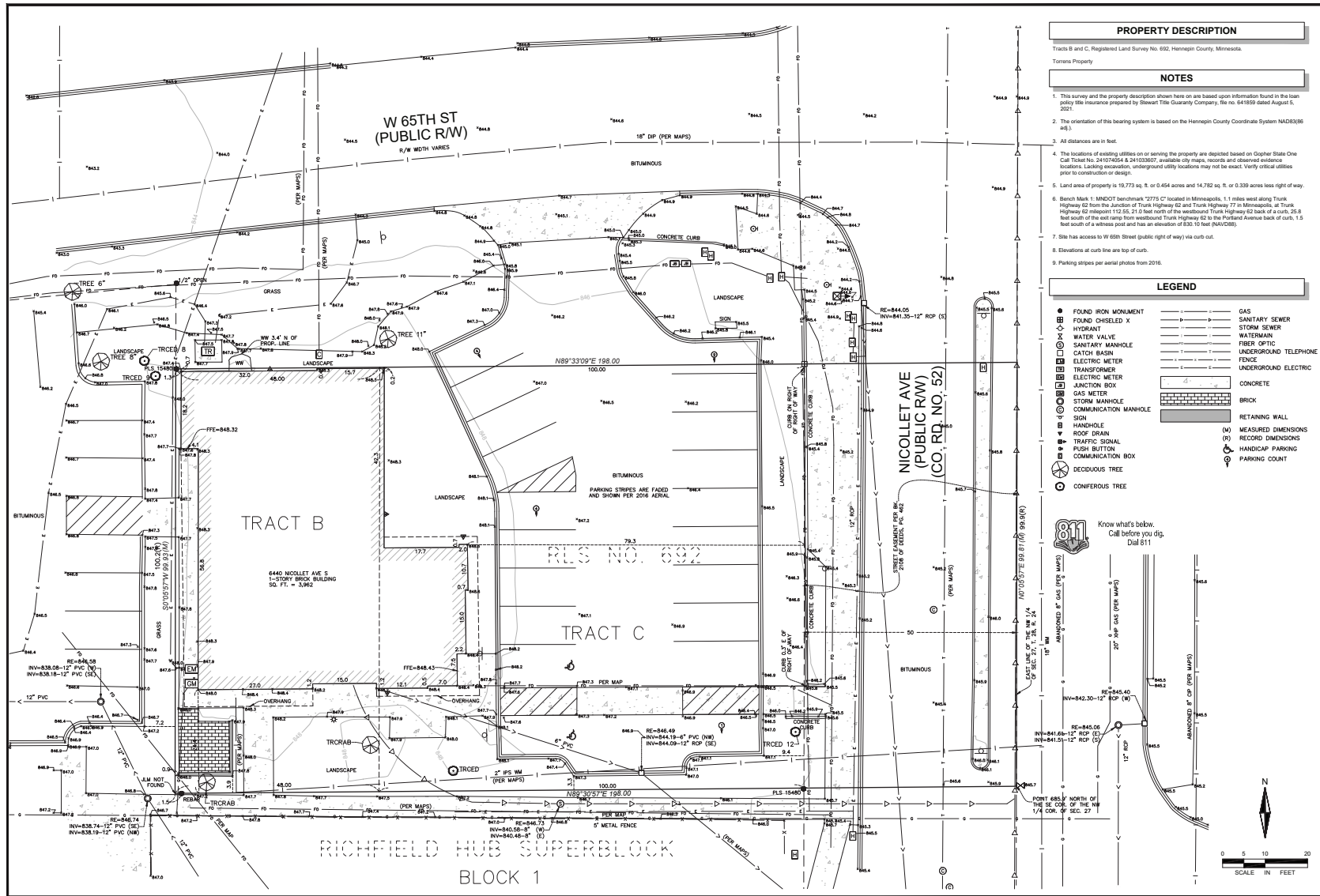
St. Paul, MN 55114

612-817-2840 | Tim@Suntide.com

6440 NICOLLET AVE

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SURVEY



PROPERTY DESCRIPTION
 Tracts B and C, Registered Land Survey No. 692, Hennepin County, Minnesota.
 Tomera Property

NOTES

- This survey and the property description shown here on are based upon information found in the loan policy title insurance prepared by Stewart Title Guaranty Company, file no. 641859 dated August 5, 2021.
- The orientation of this bearing system is based on the Hennepin County Coordinate System NAD83(86 483).
- All distances are in feet.
- The locations of existing utilities on or serving the property are depicted based on Gopher State One Call Ticket No. 24107454 & 241033607, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
- Land area of property is 19,773 sq. ft. or 0.454 acres and 14,782 sq. ft. or 0.339 acres less right of way.
- Bench Mark 1: MNCOT benchmark "2775 C" located in Minneapolis, 1.1 miles west along Trunk Highway 62 from the junction of Trunk Highway 62 and Trunk Highway 77 in Minneapolis, at Trunk Highway 62 midpoint 112.55, 21.0 feet north of the westbound Trunk Highway 62 back of a curb, 25.8 feet south of the east ramp from westbound Trunk Highway 62 to the Portland Avenue back of curb, 1.5 feet south of a witness post and has an elevation of 830.10 feet (NAVD83).
- Site has access to W 65th Street (public right of way) via curb cut.
- Elevations at curb line are top of curb.
- Parking stripes per aerial photos from 2016.

LEGEND

- FOUND IRON MONUMENT
- ⊗ FOUND CHISEL X
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊕ SANITARY MANHOLE
- ⊕ CATCH BASIN
- ⊕ ELECTRIC METER
- ⊕ TRANSFORMER
- ⊕ ELECTRIC METER JUNCTION BOX
- ⊕ GAS METER
- ⊕ STORM MANHOLE
- ⊕ COMMUNICATION MANHOLE
- ⊕ SON
- ⊕ HANDHOLE
- ⊕ ROOF DRAIN
- ⊕ TRAFFIC SIGNAL
- ⊕ PUSH BUTTON
- ⊕ COMMUNICATION BOX
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- FENCE
- UNDERGROUND ELECTRIC
- CONCRETE
- BRICK
- RETAINING WALL
- SON
- (M) MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- ⊕ HANDICAP PARKING
- ⊕ PARKING COUNT

PROPERTY ADDRESS
6440 NICOLLET AVENUE
RICHFIELD, MN 55423

Know what's below.
 Call before you dig.
 Dial 811



ALLIANT
 www.alliant.com

CLIENT: **RICHFIELD MEDICAL GROUP**
 PROPERTY ADDRESS: **6440 NICOLLET AVENUE RICHFIELD, MN 55423**

EXISTING CONDITIONS SURVEY

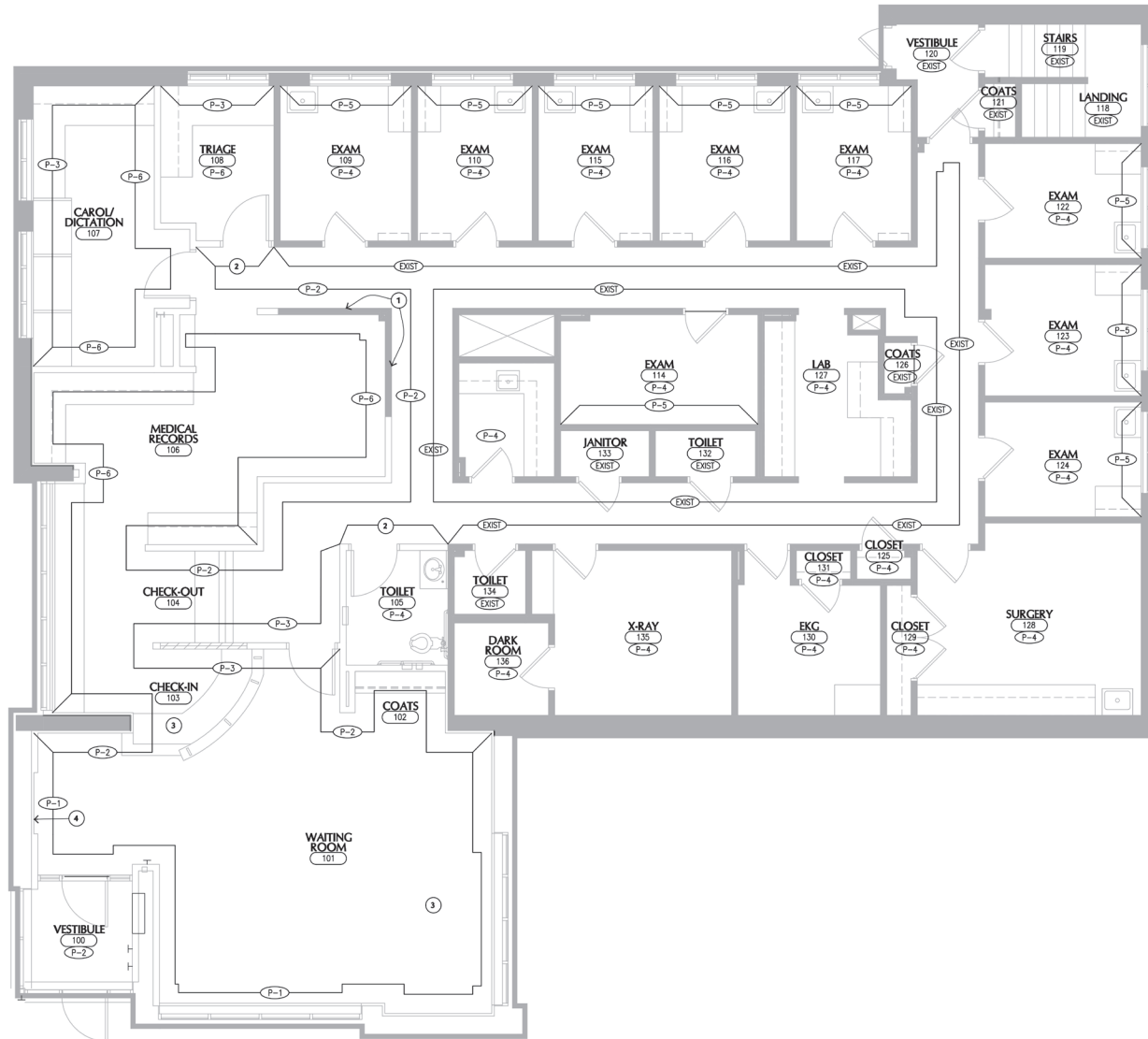
JOB NO.	DRAWN BY	DATE	DESCRIPTION
40010	JIT		
SCALE	CHECKED BY		
PL/ST	DA		
FIELD DATE	FIELD CREW		
5/13/2024	NJ		

PLS NO. 15480

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FLOOR PLAN



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AERIAL MAP

