

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 - 3,866 SF

Basement - 1,228 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

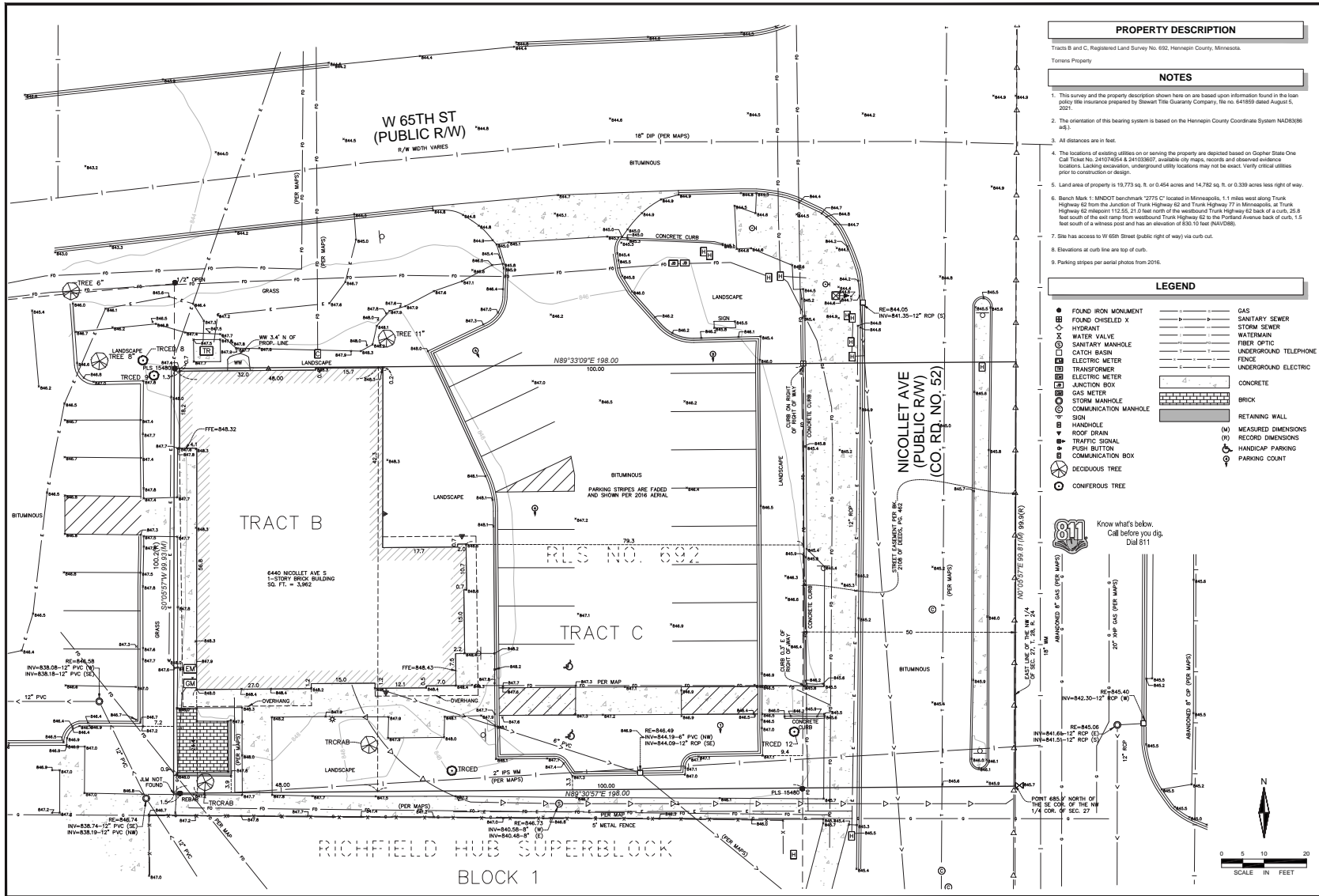
St. Paul, MN 55114

612-817-2840 | Tim@Suntide.com

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SURVEY



ALLIANT
www.alliant.com

RICHFIELD MEDICAL GROUP
PROPERTY ADDRESS
6440 NICOLLET AVENUE
RICHFIELD, MN 55423

DOCUMENT
EXISTING CONDITIONS SURVEY

JOB NO. 40010
DRAWN BY JDT
SCALE AS SHOWN
CHECKED BY JDT
DATE 01/27/24
FIELD DATE 01/27/24
FIELD CREW JDT

DESCRIPTION
DATE

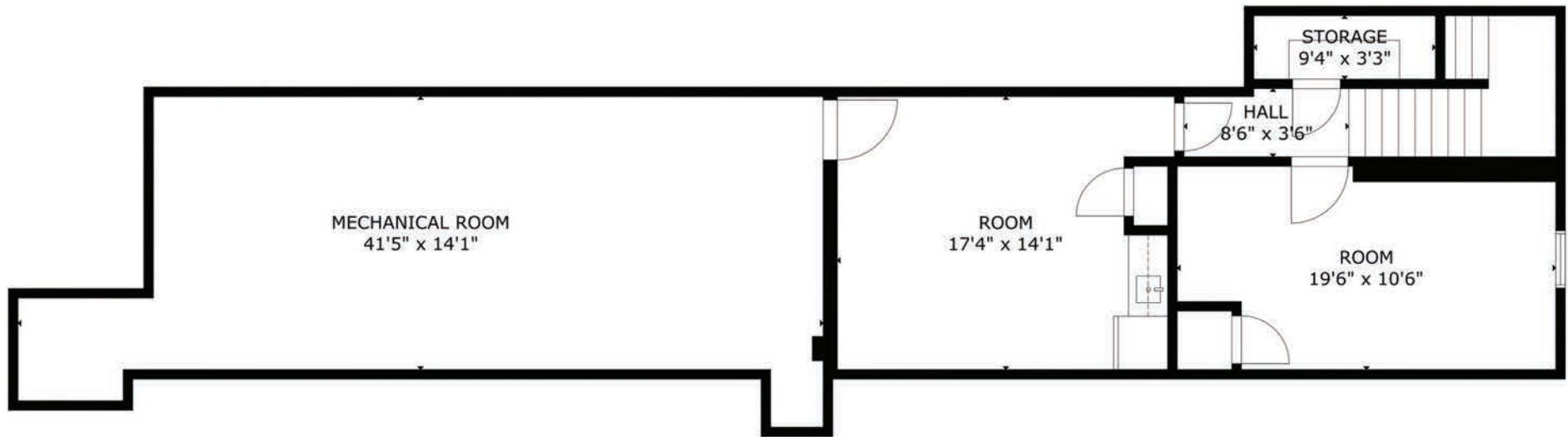
SCALE IN FEET

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EXISTING BASEMENT PLAN

1,228 SF



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EXISTING FIRST FLOOR PLAN

3,866 SF



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AERIAL MAP

