

# Little Canada Plaza

2680 - 2688 Rice Street | Little Canada, MN 55113

For Sale



# Property Summary

## LITTLE CANADA MARKET OVERVIEW

Little Canada Plaza is located in Little Canada, Minnesota, an established inner-ring suburb within the Minneapolis–St. Paul metropolitan area. The location provides convenient access to both downtown Minneapolis and downtown St. Paul as well as the broader Twin Cities employment base via Interstate 35E, Interstate 694 and Highway 36.

- The Property is 100% occupied.
- Trade area population of 87,000 within a three-mile radius.
- Strong tenant mix with long-term tenancy and commitment to the center.
- Tenants include: Anytime Fitness, Mail n Ship, Great Nails, Playmakers Barber Shop, Three Stars and Valvoline Instant Oil Change.



PRICE	\$2,500,956
SIZE	11,915 SF
OCCUPANCY	100%
PRICE PER SQUARE FOOT	\$209.90
NET OPERATING INCOME	\$182,570
CAP RATE	7.30%

CLICK HERE FOR:



Chad Anvary

612.359.1642

chad.anvary@transwestern.com

Brad Kaplan, CCM

612.359.1625

brad.kaplan@transwestern.com

Broker  
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