

Property For Sale

MEDICAL OFFICE PROPERTY

2217 Nicollet Ave, Minneapolis, MN 55404

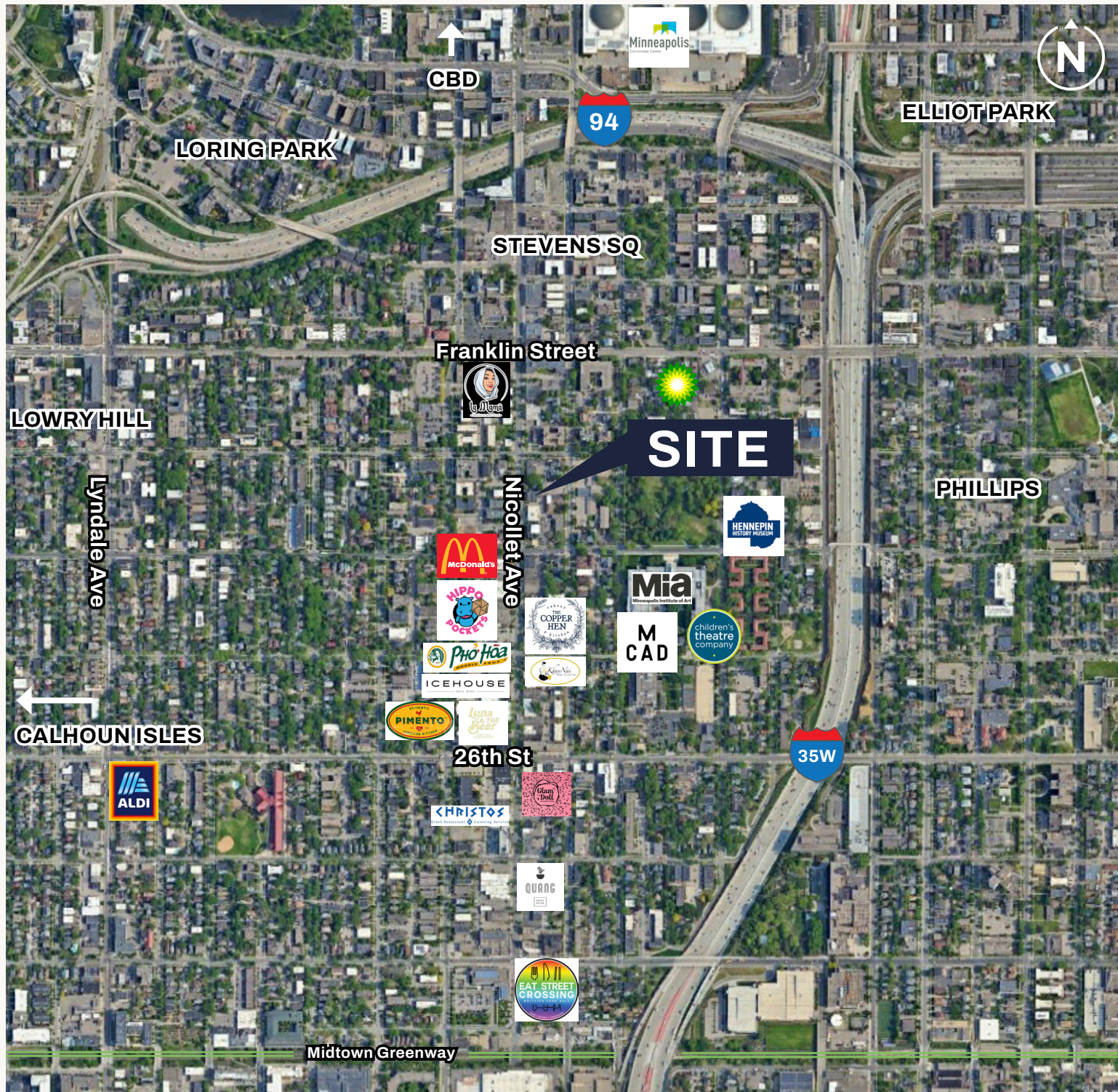
7,983 SF
Available

0.29
Acres

Private Rooftop
Patio

Nicollet Ave
Visibility







About 2217 Nicollet Ave

2217 Nicollet Ave S is a well-located, three-story office property totaling approximately 7,983 square feet in Minneapolis. Situated along the edge of the renowned Eat Street corridor, the property benefits from exceptional visibility, walkability, and convenient access to downtown Minneapolis, public transit, and a wide array of neighborhood amenities. Just a short walk away are several of the city's most notable cultural institutions, including the Minneapolis Institute of Art (Mia), Minneapolis College of Art and Design (MCAD), and Children's Theatre Company. The building offers a flexible floor plan, off-street parking, a private rooftop patio, and attractive landscaping that enhances its curb appeal. Mixed-Use zoning and adaptive reuse potential make the property an excellent fit for office, nonprofit, healthcare, educational, or owner-user occupancy.

PROPERTY FEATURES

- Private rooftop patio
- Off-street parking available
- Prominent Nicollet Avenue visibility
- Accessible via Metro Transit Bus Services
- Maintenance and storage space

BUILDING AREA	7,983 SF
LAND SIZE	0.29 AC / 12,632 SF
ZONING	MIXED USE
YEAR BUILT	1934
STORIES	THREE
PARKING	10 SURFACE STALLS
SALE PRICE	NEGOTIABLE





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