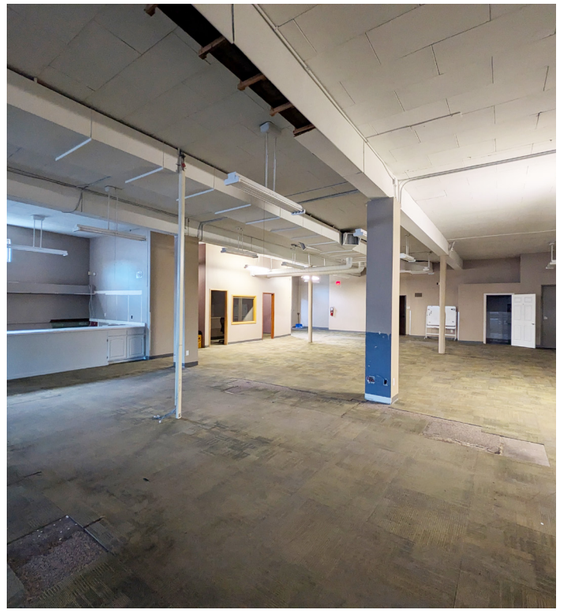
Transwestern

5462 Nicollet Avenue

Minneapolis, MN

Storefront Retail For Sale or Lease





Sale Offering

Transwestern is pleased to present 5462 Nicollet Avenue South, a 6,218-square-foot storefront commercial property available for sale or lease in Minneapolis, Minnesota. The subject is well-located in the Windom neighborhood near the signalized intersection of Nicollet Avenue and Diamond Lake Road, just blocks from Interstate 35W. The property benefits from great visibility and frontage along Nicollet Avenue, off-street parking, proximity to other street retail in a walkable neighborhood, and an open layout ideal for a variety of commercial and retail uses.

PROPERTY HIGHLIGHTS

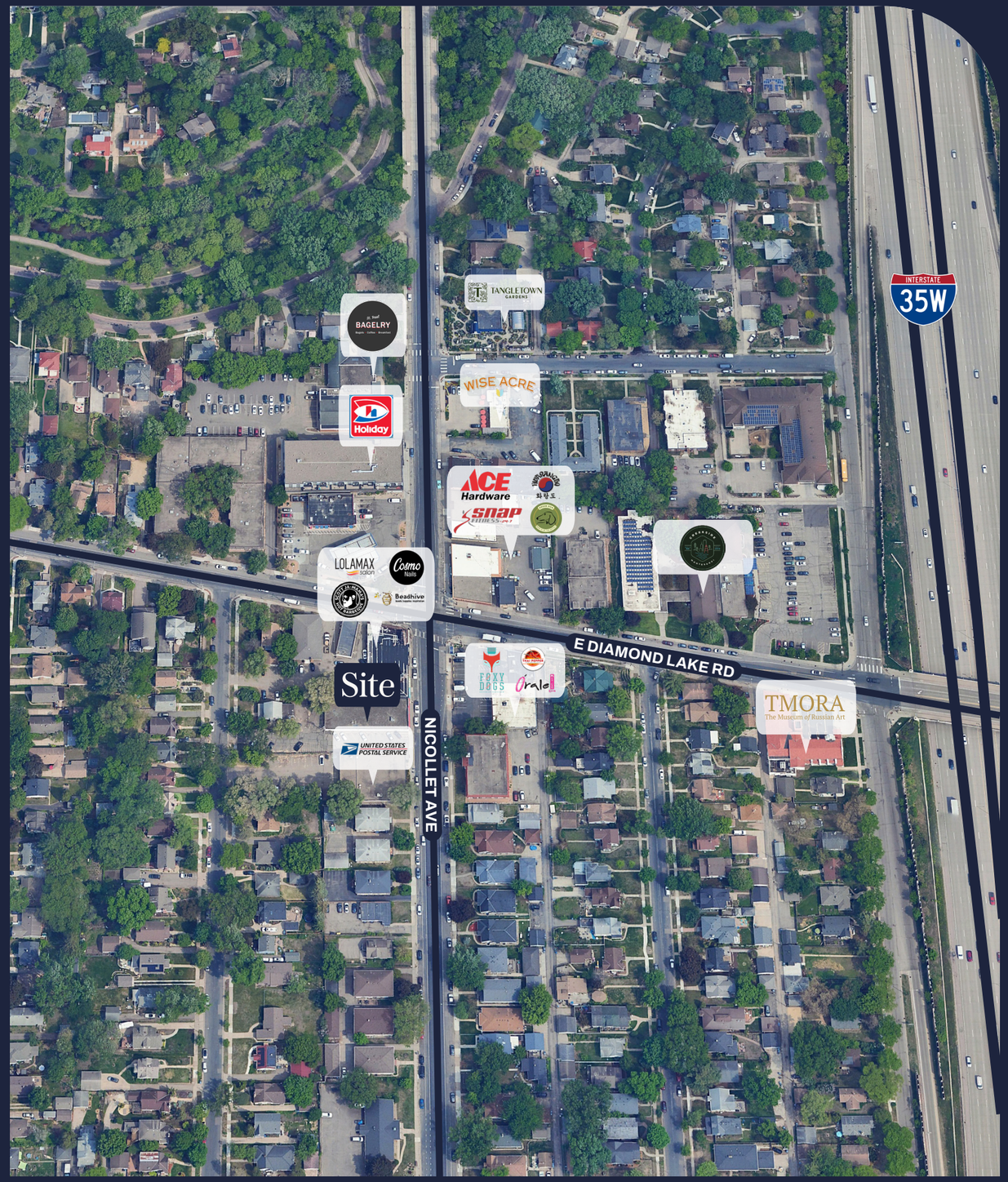
- Open floorplate
- Off-street parking
- Located in an established trade area
- Convenient access to Interstate 35W
- Prominent street frontage

ADDRESS	5462 NICOLLET AVENUE, MINNEAPOLIS, MN 55419
PID	22-028-24-21-0188
SALE PRICE	$1,400,000
LEASE RATE	NEGOTIABLE
UPPER LEVEL SF	6,218 SF
LOWER LEVEL SF	900SF
TOTAL BUILDING SF	7,118 SF
PARCEL SIZE	0.27 AC / 11,676 SF
YEAR BUILT	1947
STORIES	1 PLUS BASEMENT
PARKING STALLS	8



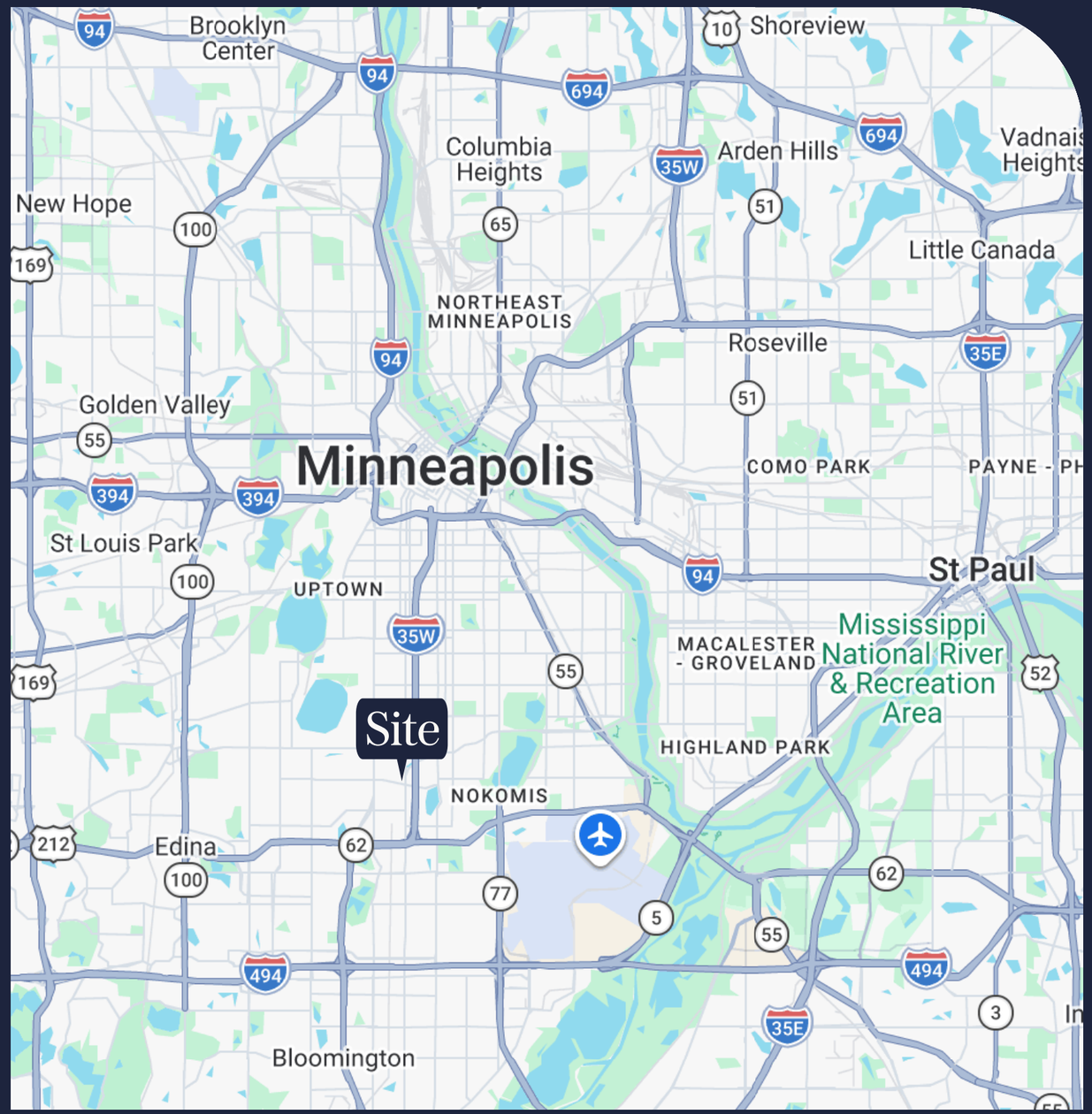


Property Aerial



Twin Cities Location

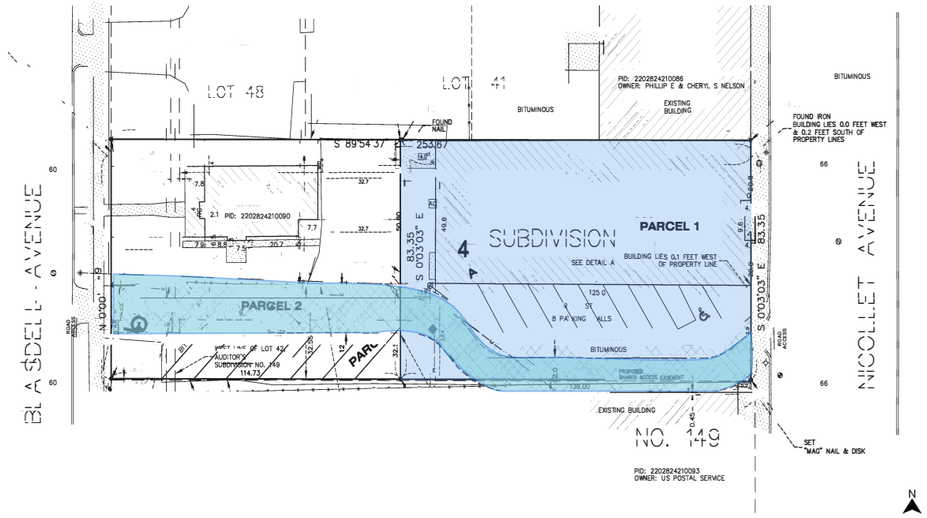
The subject property is well positioned along the Nicollet Avenue corridor in Southwest Minneapolis, offering strong visibility and convenient access to the city's primary transportation routes. The property is easily accessible from I-35W and Highway 62, providing connectivity to Downtown Minneapolis and the broader Twin Cities metro. The surrounding area features various retail and dining amenities within the established residential and commercial trade area with proximity to major employment centers.



Property Survey

SUBJECT PROPERTY

SHARED ACCESS EASEMENT

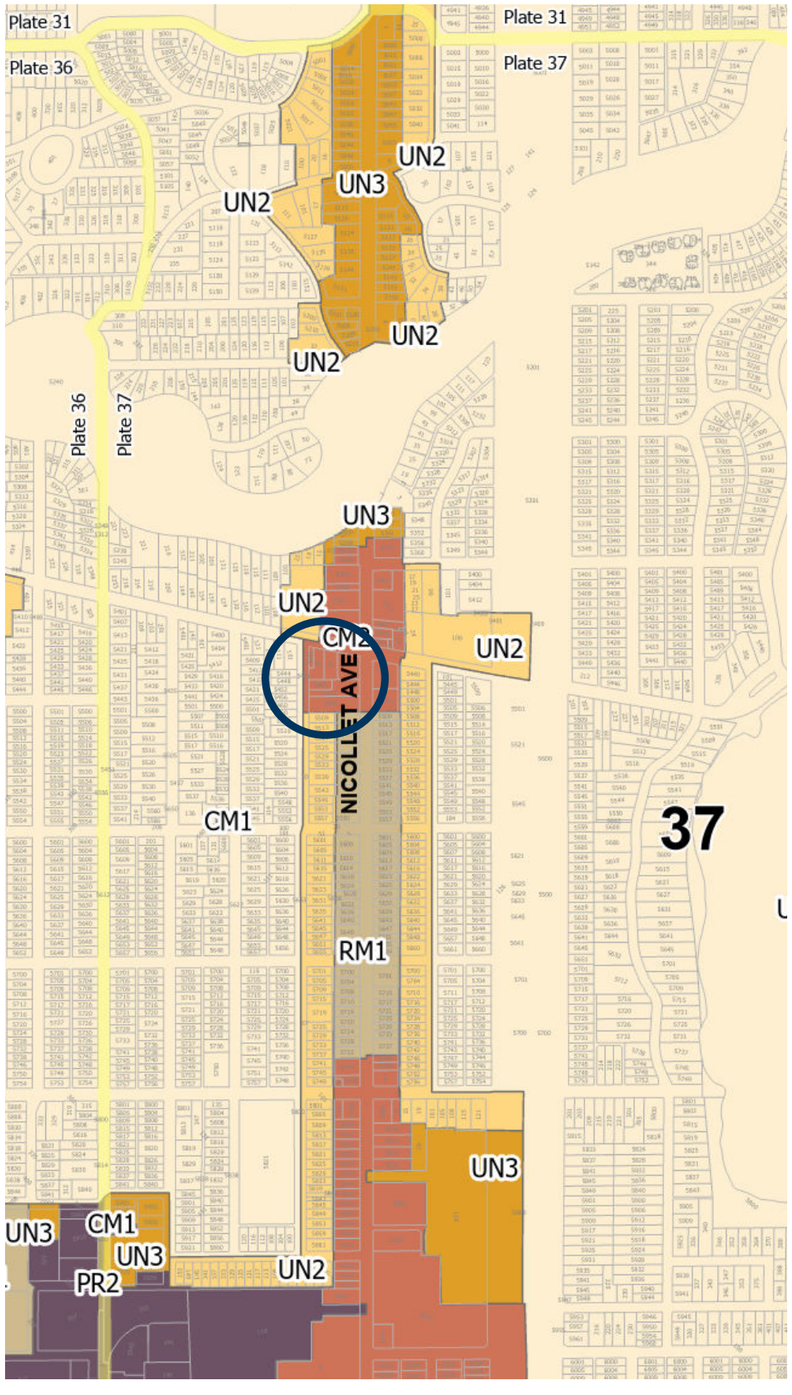


Floor Plan



*Floor plan may not represent the current buildout of the space.

Zoning Map



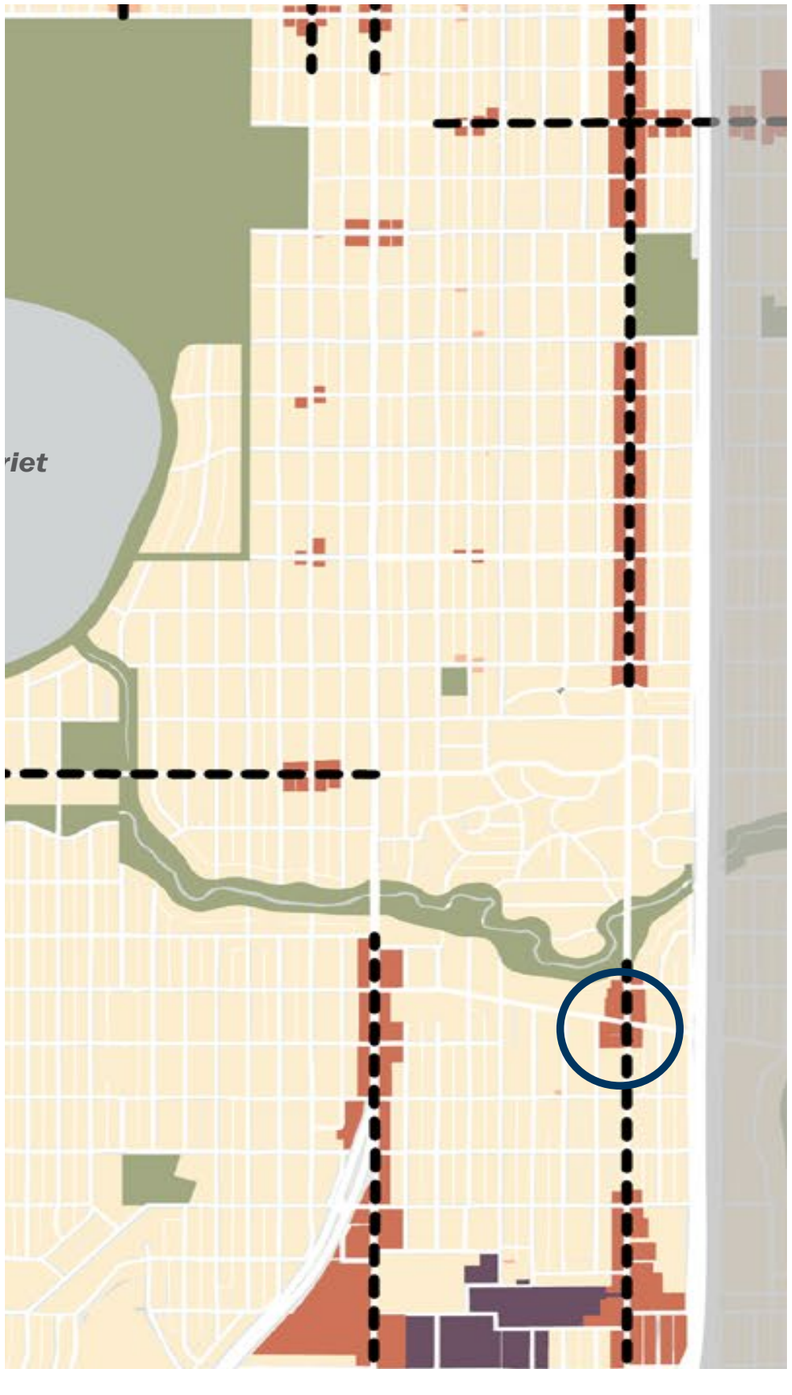
CM2 - Corridor Mixed Use

LEGEND

- UN1 Urban Neighborhood 1
- UN2 Urban Neighborhood 2
- UN3 Urban Neighborhood 3
- RM1 Residence Goods and Services
- RM2 Residence Office and Services
- RM3 Residence and Institutional
- CM1 Neighborhood Mixed-Use
- CM2 Corridor Mixed Use
- CM3 Community Mixed Use
- CM4 Destination Mixed Use
- DT1 Downtown Center
- DT2 Downtown Destination
- PR1 Production Mixed Use
- PR2 Production and Processing
- TR1 Transportation

**Cannabis use allowed*

Future Land Use Map



CM2 - Corridor Mixed Use

LEGEND

	Urban Neighborhood
	Neighborhood Mixed Use
	Corridor Mixed Use
	Community Mixed Use
	Destination Mixed Use
- - - -	Goods and Services Corridor
	Neighborhood Office and Services
	Public, Office, and Institutional
	Parks and Open Space
	Production and Processing
	Production Mixed Use
	Transportation



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