

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C3 & C4

Minneapolis, MN 55403



SALE PRICE: \$728,000

CONDO SIZE: C3- 3,700 SF
C4- 1,500 SF
Total- 5,200 SF

BUILDING SIZE: 213,000 SF

YEAR BUILT: 1977

TAXES 2020: \$22,149

CROSS STREETS: Nicollet Mall And 12th Street South

PROPERTY OVERVIEW

Heavy pedestrian traffic on completely renovated Nicollet Mall. Near Convention Center, hotels and condominiums.

PROPERTY FEATURES

- 2 underground garage stalls
- Full height windows
- Retail or Office Space
- The New Nicollet Mall
- Retail surface parking

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

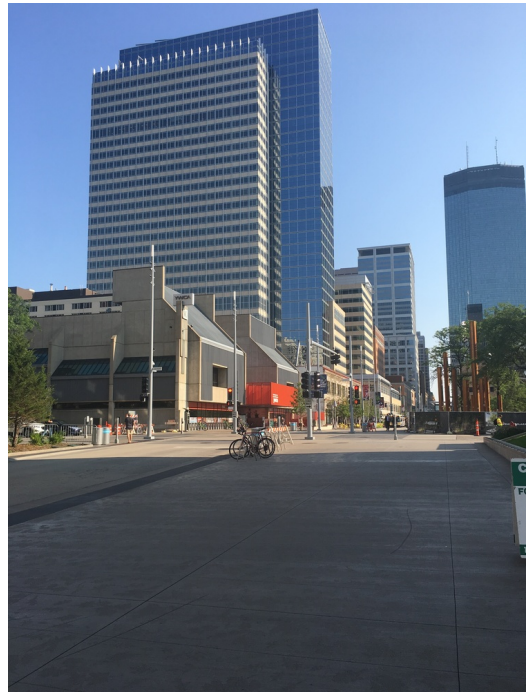
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C3 & C4

Minneapolis, MN 55403



KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

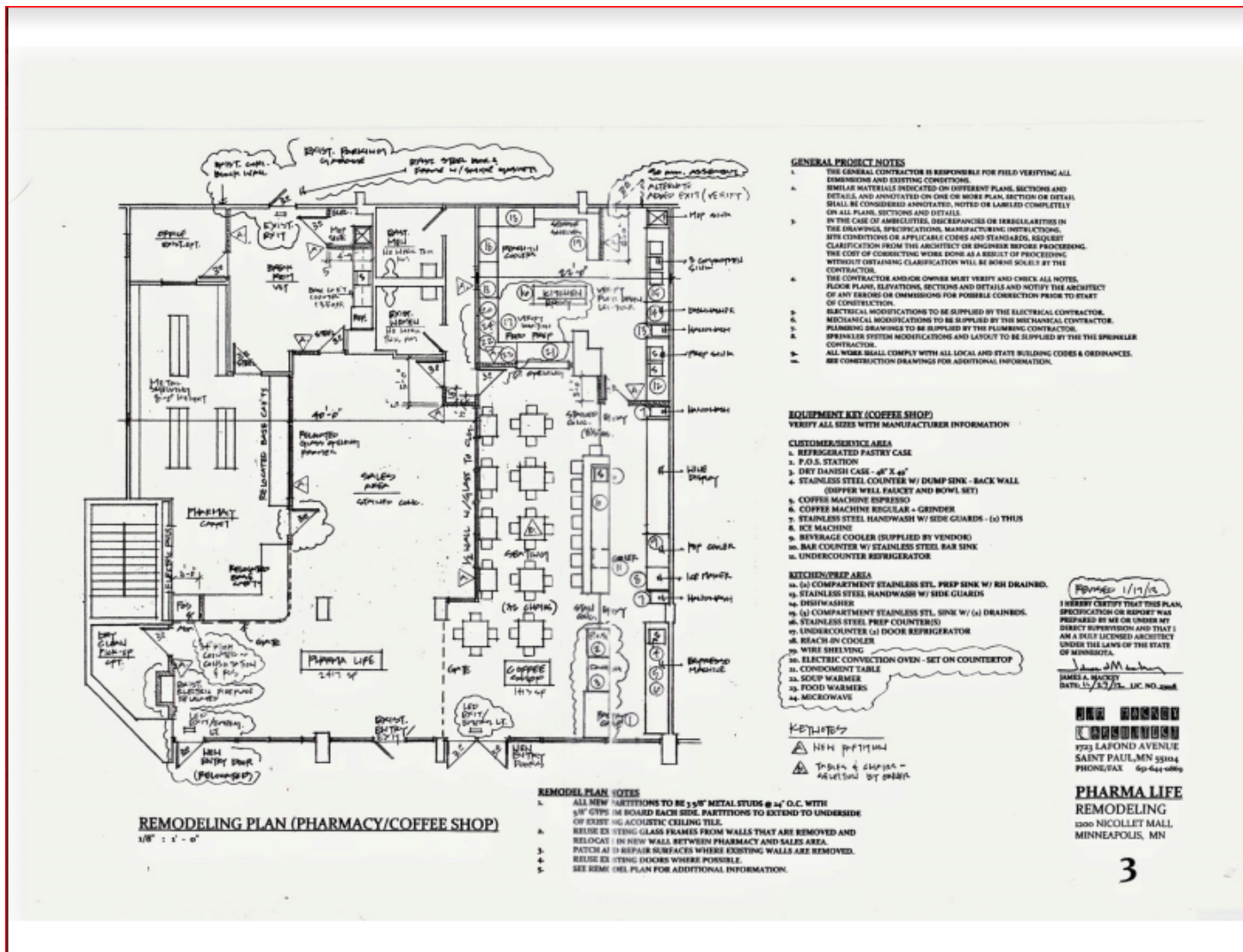
JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

1200 NICOLLET MALL, C3 & C4

Minneapolis, MN 55403



1 1200 NICOLLET MALL, C3
3,700 SF

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
O: 612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

1200 NICOLLET MALL, C3 & C4

Minneapolis, MN 55403



REMODEL NOTES

1. ALL NEW PARTITIONS TO BE 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. PARTITIONS TO EXTEND TO UNDERSIDE OF EXISTING ACOUSTIC CEILING TILE.
2. REUSE EXISTING GLASS FRAMES FROM WALLS THAT ARE REMOVED AND RELOCATE IN NEW WALL BETWEEN PHARMACY AND SALES AREA.
3. PATCH AND REPAIR SURFACES WHERE EXISTING WALLS ARE REMOVED.
4. REUSE EXISTING DOORS WHERE POSSIBLE.
5. EXISTING CEILING TO REMAIN INCLUDING ACOUSTIC CEILING PANELS AND LIGHT FIXTURES. REPLACE/RELOCATE LIGHT FIXTURES AS NECESSARY WHERE NEW PARTITIONS OCCUR.
6. SEE FLOOR/DEMOLITION PLAN ON SHEET 1 FOR ADDITIONAL INFORMATION.

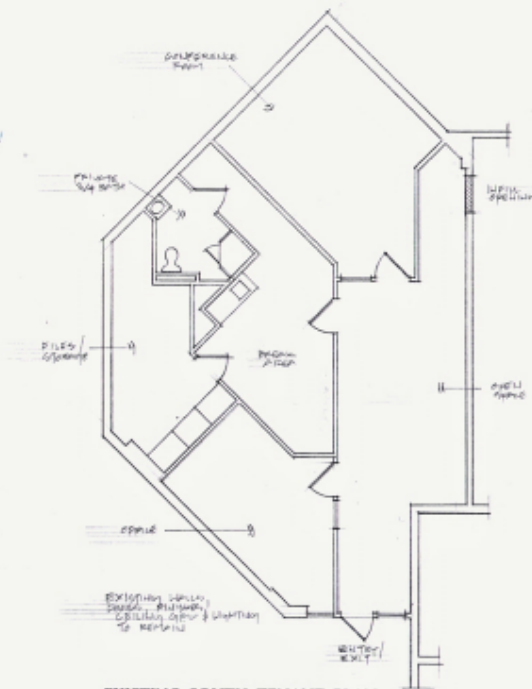
GENERAL PROJECT NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS.
2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTIONS AND DETAILS.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
4. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION.
5. ELECTRICAL MODIFICATIONS TO BE SUPPLIED BY THE ELECTRICAL CONTRACTOR.
6. MECHANICAL MODIFICATIONS TO BE SUPPLIED BY THE MECHANICAL CONTRACTOR.
7. PLUMBING DRAWINGS TO BE SUPPLIED BY THE PLUMBING CONTRACTOR.
8. SPRINKLER SYSTEM MODIFICATIONS AND LAYOUT TO BE SUPPLIED BY THE SPRINKLER CONTRACTOR.
9. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES & ORDINANCES.
10. SEE CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE

NO WORK DONE IN THIS SPACE WITH THE EXCEPTION OF INFILL OPENING TO ADJACENT SPACE.

GROSS AREA: 1370 SQ. FT.



EXISTING SOUTH TENANT PLAN

1/8" = 1' - 0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAMES A. MEEHAN
DATE: 11/27/12 LIC. NO. 20001

KW COMMERCIAL
7723 LAFOND AVENUE
SAINT PAUL, MN 55104
PHONE/FAX 651-444-0869

PHARMA LIFE
REMODELING
1300 NICOLLET MALL
MINNEAPOLIS, MN

2

1

1200 NICOLLET MALL, C4

1,500 SF

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
O: 612.991.6360
jeff.meehan@kwcommercial.com

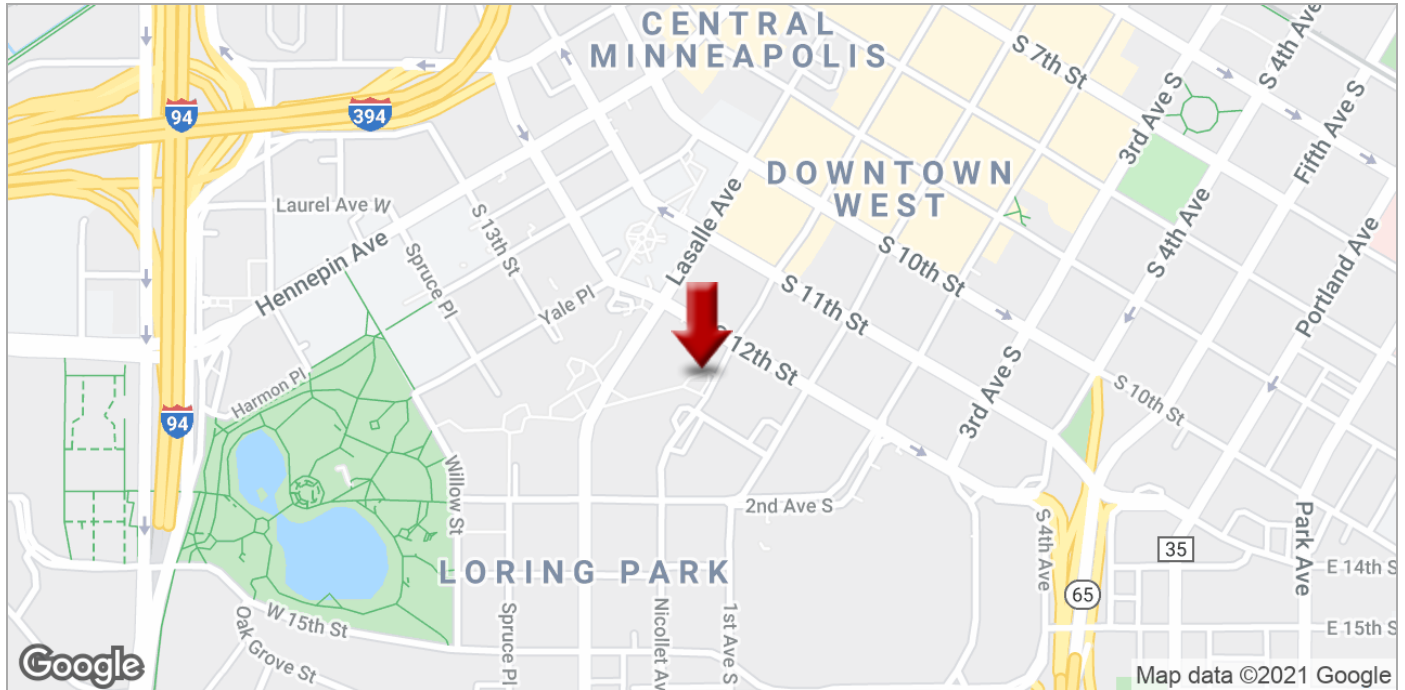
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C3 & C4

Minneapolis, MN 55403



KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL CONDO FOR SALE

1200 NICOLLET MALL, C3 & C4

Minneapolis, MN 55403



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	8,631	36,818	76,276
MEDIAN AGE	38.0	33.1	32.0
MEDIAN AGE (MALE)	40.8	35.2	33.4
MEDIAN AGE (FEMALE)	35.6	31.2	30.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,308	23,010	42,014
# OF PERSONS PER HH	1.4	1.6	1.8
AVERAGE HH INCOME	\$53,753	\$55,318	\$56,585
AVERAGE HOUSE VALUE	\$235,436	\$283,485	\$299,238
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	74.5%	71.1%	65.9%
% BLACK	16.9%	18.7%	22.7%
% ASIAN	4.7%	4.0%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.5%	0.7%
% OTHER	1.3%	2.4%	3.5%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	3.5%	6.9%	11.3%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
O: 612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com