



Office Property For Sale

2000 Aldrich Ave S, Minneapolis, MN 55405



\$925,000

Enjoy the Journey. Love the Result.



Tyler Van Eps
Tyler.VanEps@SummitRE.us
612-708-2631

Ari King
Ari.King@SummitRE.us
510-499-9561

www.summitRE.us

Office Property For Sale

Property Overview

This Victorian, built in 1901, was completely re-habbed in 2015, to include new mechanicals and roof. Interior renovations have made the property immaculate, with tremendous detail throughout, such as hardwood floors, crown molding, and updated fixtures.

With 4,873 SF and 14 private offices, a breakroom, and an incredibly rare 14 parking spaces, this property is turnkey for an office user looking for a high-quality office space with parking. Note: parking is leased to a third party on nights and weekends, generating \$7,800 annually. Buyer can continue or discontinue parking agreement.

Situated in an accessible location minutes from downtown and seconds from I-94, the property provides convenient access from nearly anywhere in the city.

Don't miss your chance to secure this pristine property with amazing parking!



Information contained herein has been obtained from sources deemed to be reliable. No representations or warranties are made in the presentation of this content. Prospective tenants or buyers are responsible for independently verifying information.

Property Details

Address	2000 Aldrich Ave S, Minneapolis 55405
PID	33-029-24-11-005
Property Size	.18 Acres
Building SF	4,873 SF
Parking	14 Off-street parking spaces
Current Zoning	OR2
Year Built / Renovated	1901 / 2015
Signage	Monument
Offices	14 Private Offices
Asking Price	\$925,000

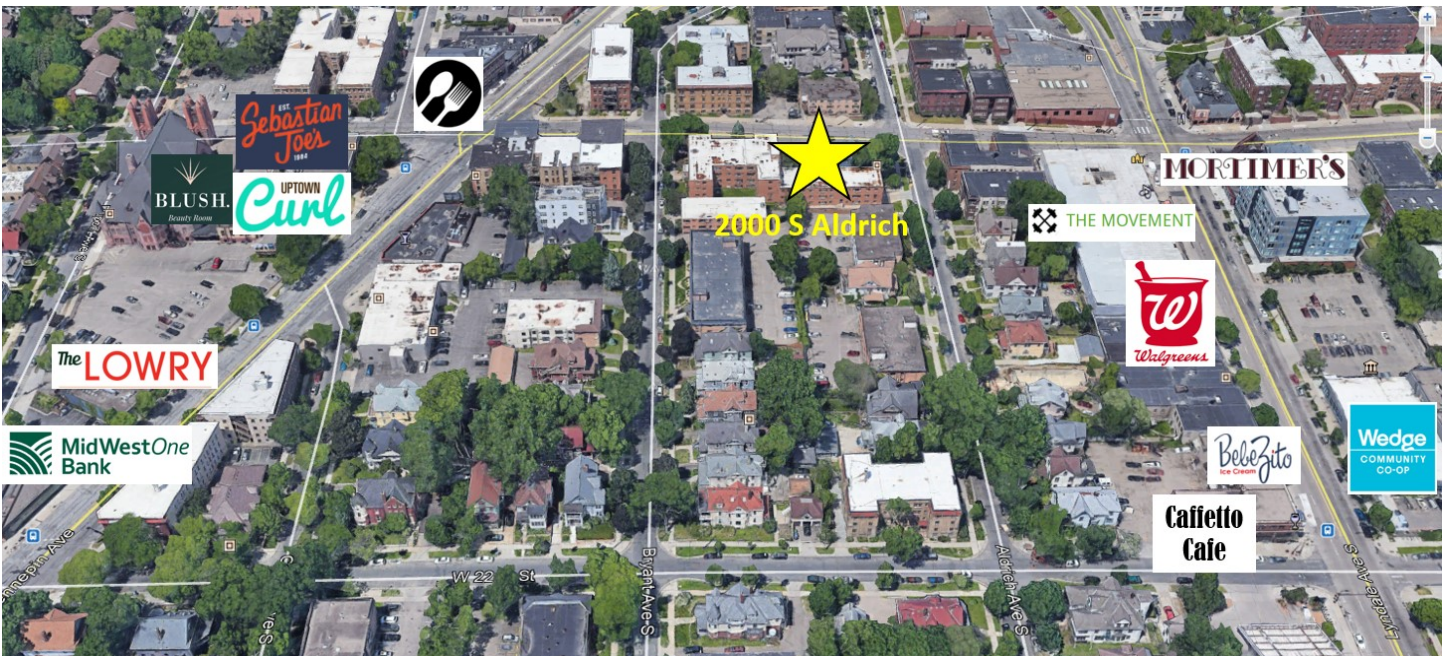
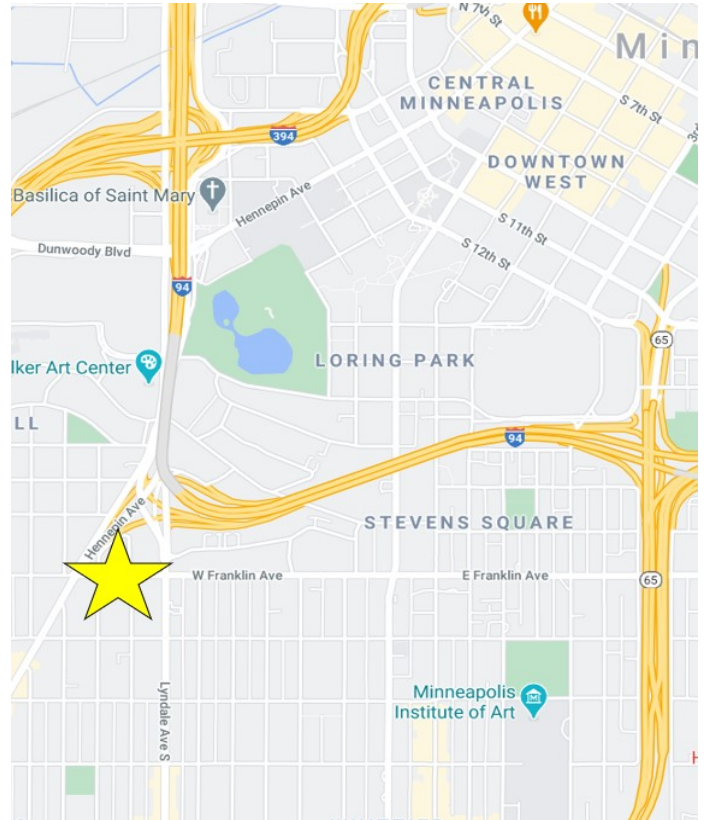
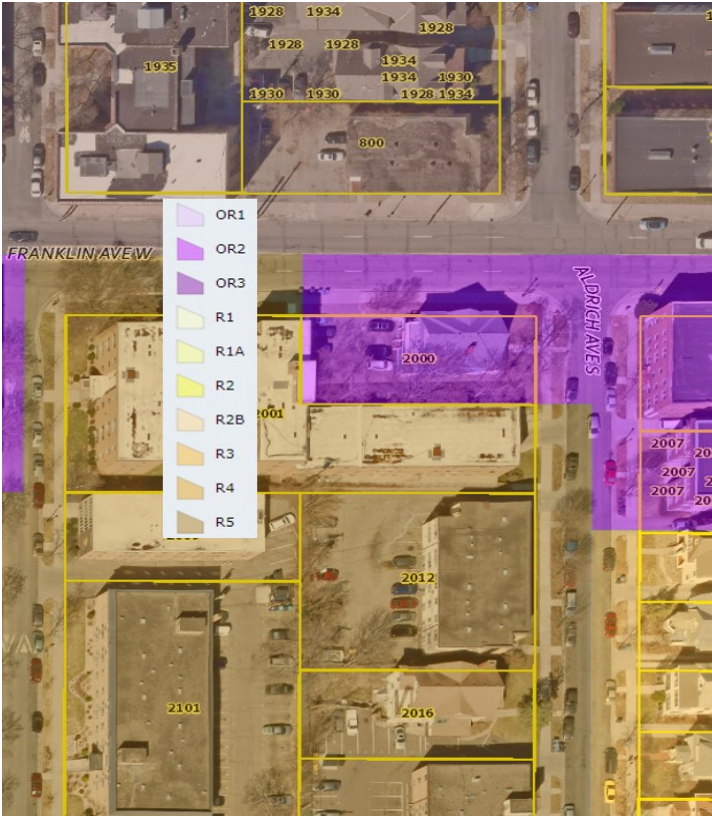
Proforma with \$16 NNN Rent (8.8% CAP)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Base Rent +	\$77,968	\$80,307	\$82,716	\$85,198	\$87,754	\$90,386	\$93,098	\$95,891	\$98,768	\$101,731
Parking +	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$8,500	\$8,670	\$8,843	\$9,020	\$9,201
Expense Reimbursement +	\$38,935	\$39,519	\$40,111	\$40,713	\$41,324	\$41,944	\$42,573	\$43,211	\$43,859	\$44,517
Gross Income	\$124,703	\$127,626	\$130,628	\$133,711	\$136,877	\$140,830	\$144,341	\$147,946	\$151,647	\$155,449
Expenses										
Operating Expenses -	\$21,237	\$21,556	\$21,879	\$22,207	\$22,540	\$22,878	\$23,221	\$23,570	\$23,923	\$24,282
Taxes -	\$17,698	\$17,963	\$18,232	\$18,506	\$18,784	\$19,065	\$19,351	\$19,642	\$19,936	\$20,235
Total	\$38,935	\$39,519	\$40,111	\$40,713	\$41,324	\$41,944	\$42,573	\$43,211	\$43,859	\$44,517
Net Operating Income (NOI)	\$85,768	\$88,107	\$90,516	\$92,998	\$95,554	\$98,886	\$101,768	\$104,734	\$107,788	\$110,931

Information contained herein has been obtained from sources deemed to be reliable. No representations or warranties are made in the presentation of this content. Prospective tenants or buyers are responsible for independently verifying information.

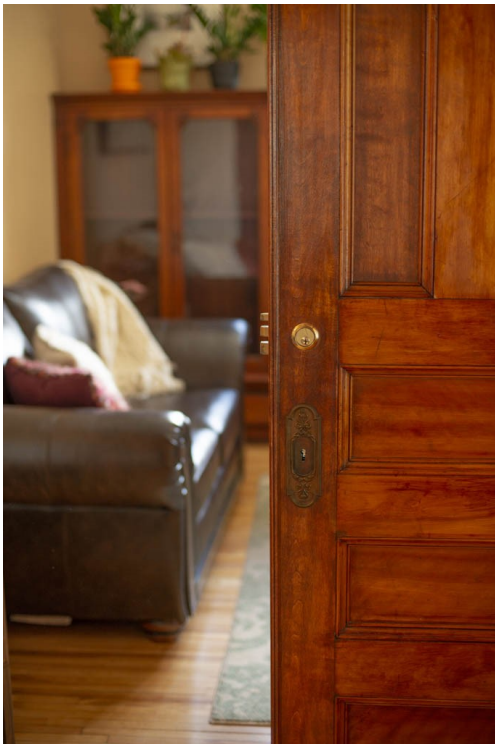
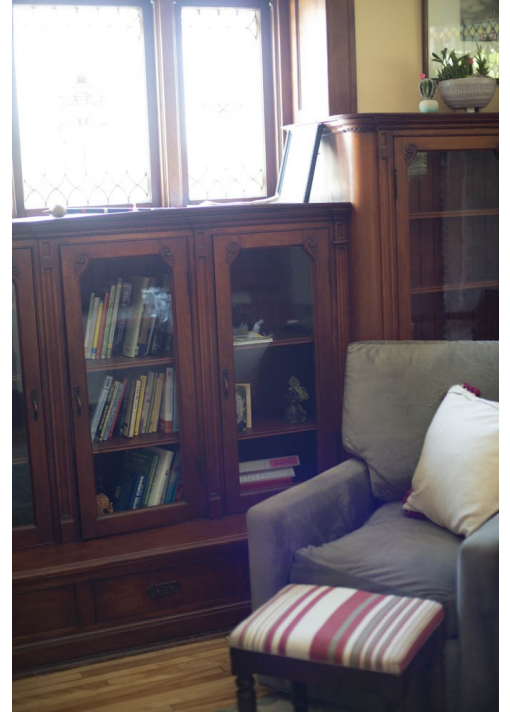
Office Property For Sale

Zoning, Location, and Area Map



Information contained herein has been obtained from sources deemed to be reliable. No representations or warranties are made in the presentation of this content. Prospective tenants or buyers are responsible for independently verifying information.

Office Property For Sale



Information contained herein has been obtained from sources deemed to be reliable. No representations or warranties are made in the presentation of this content. Prospective tenants or buyers are responsible for independently verifying information.



Office Property For Sale

2000 Aldrich Ave S, Minneapolis, MN 55405

**For inquiries, please
contact:**

Tyler Van Eps

612-708-2631

Tyler.VanEps@SummitRE.us

Ari King

510-499-9561

Ari.King@SummitRE.us



Enjoy the Journey. Love the Result.

www.SummitRE.us