

FOR SALE

Columbia Heights Clinic

4000 Central Avenue NE, Columbia Heights, MN 55421



CUSHMAN &
WAKEFIELD

48,925 SF Available

PROPERTY HIGHLIGHTS



- Public transportation on the corner providing multiple routes, near the Columbia Heights Transit Center.
- Visible clinic, in an urban setting with retail and residential surrounding.
- Well maintained with a full building generator.
- New \$60M multipurpose city development adjacent to property.



AVAILABLE SPACE

48,925 SF ON 3 FLOORS



PID

35-30-24-41-0163



PARCEL SIZE

34,473.6 SF OR 0.76 ACRES



YEAR BUILT

1986



ZONING

CBD - CENTRAL BUSINESS DISTRICT



PARKING

12 PARKING SPACES + ACCESS TO CITY OF COLUMBIA HEIGHTS PARKING RAMP (310 STALLS). FAIRVIEW LEASES 130 STALLS. CONTRACTS ARE AVAILABLE TO REVIEW.



SALE PRICE

\$4,600,000



ESTIMATED MARKET VALUE

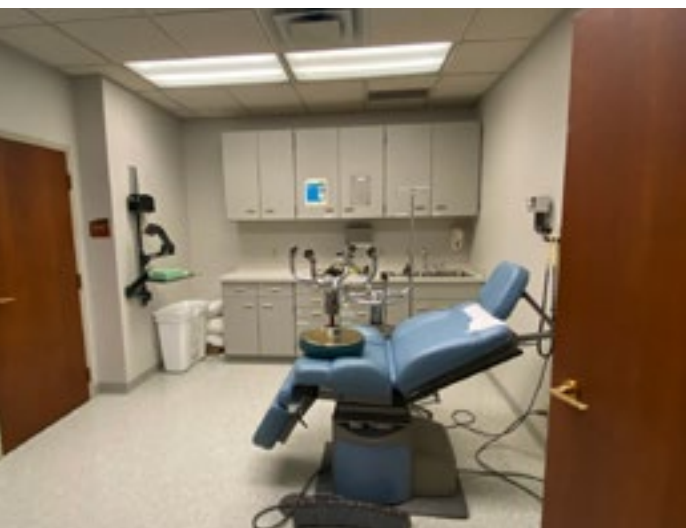
\$5,329,900



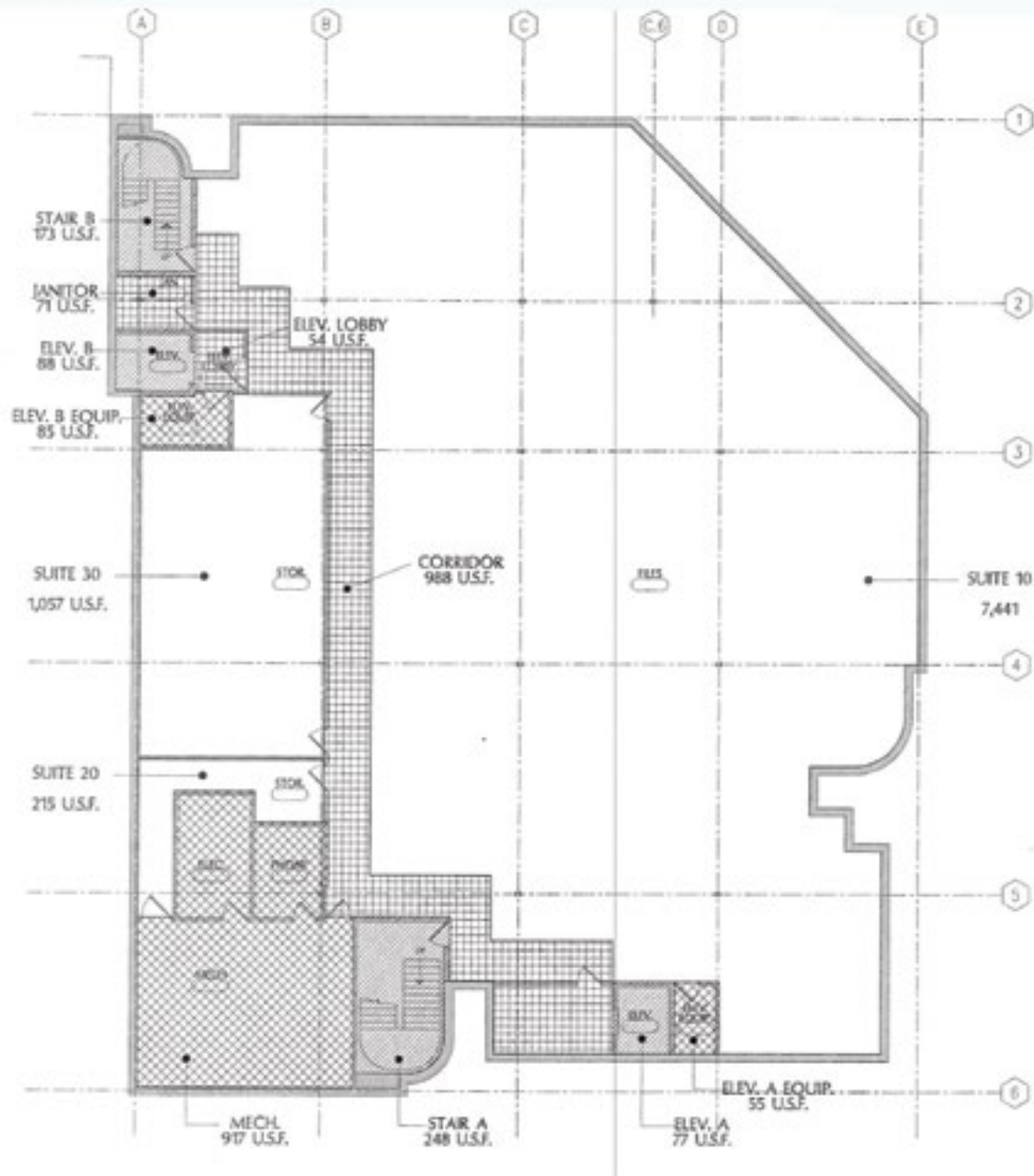
USE

MEDICAL OFFICE/OFFICE

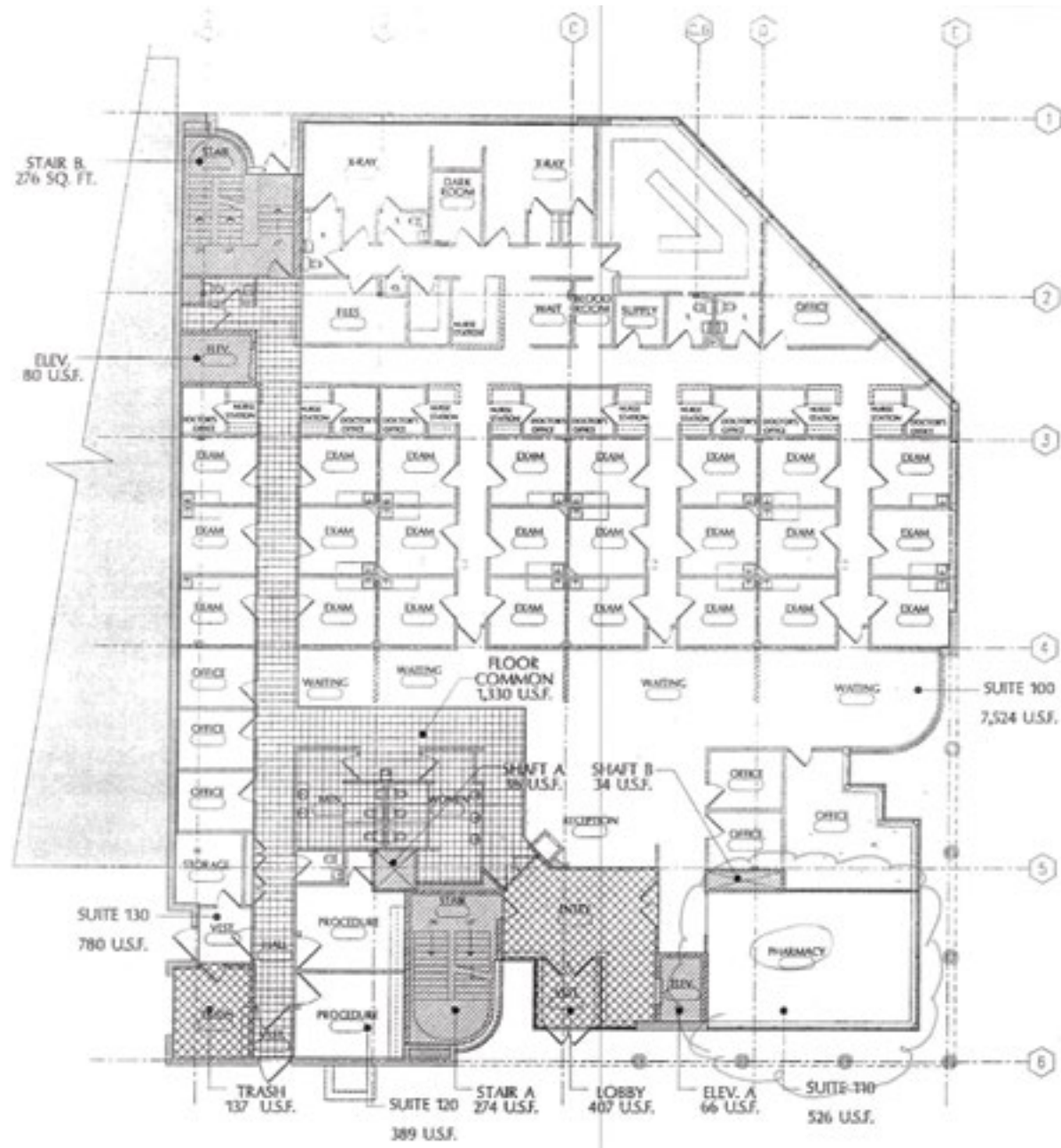
PROPERTY PHOTOGRAPHY



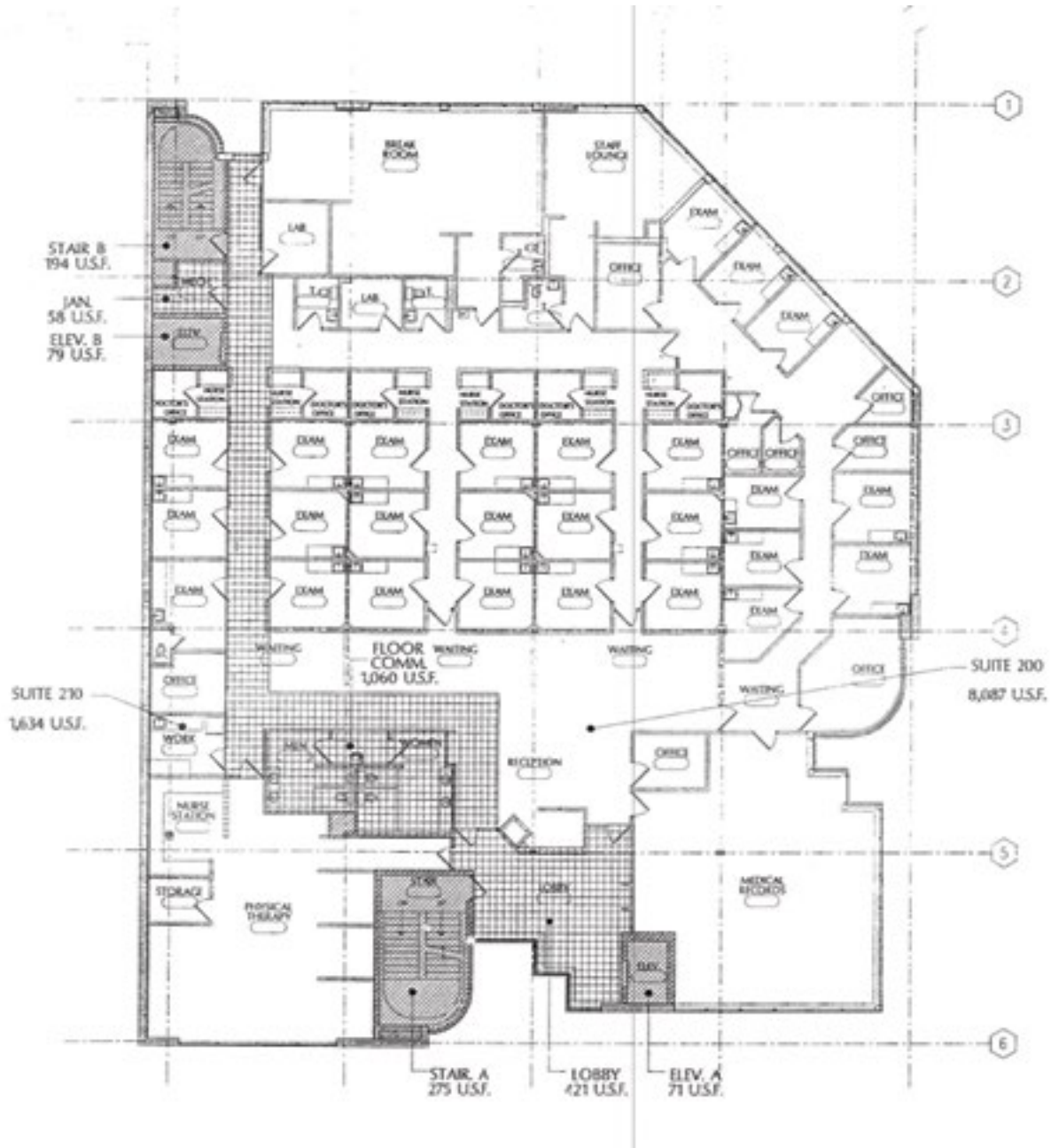
LOWER LEVEL FLOOR PLAN



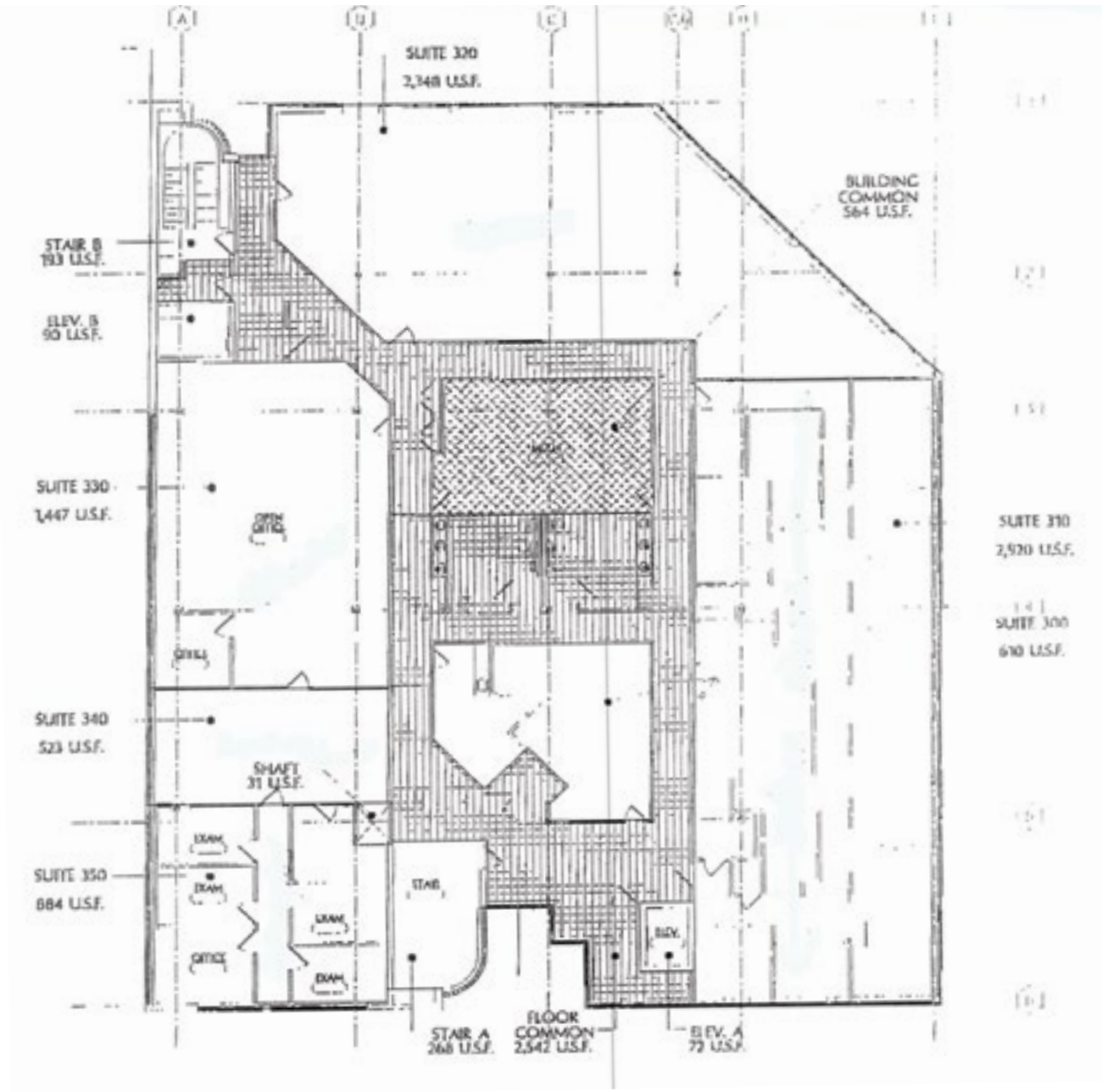
1ST FLOOR PLAN



2ND FLOOR PLAN



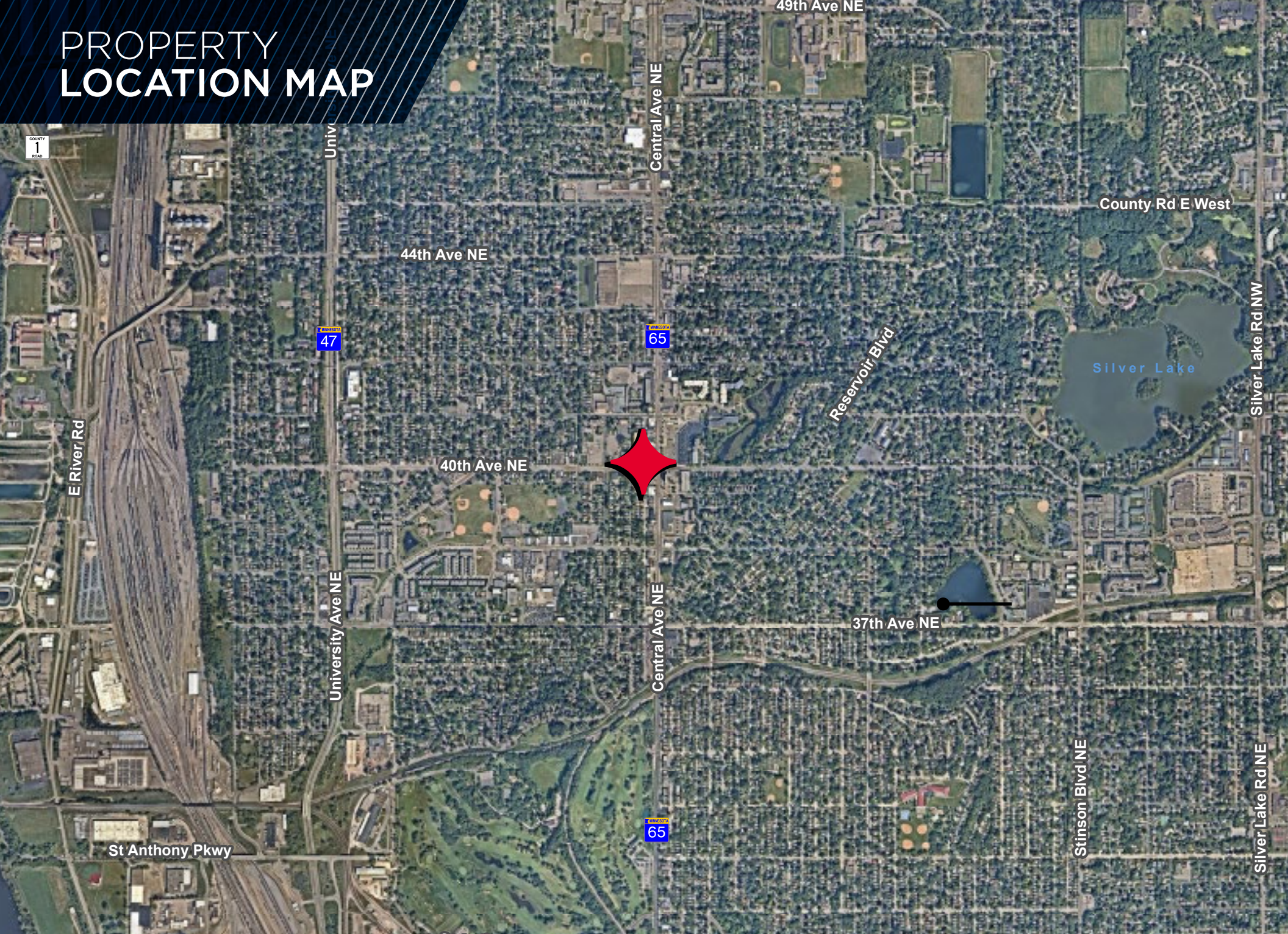
3RD FLOOR PLAN



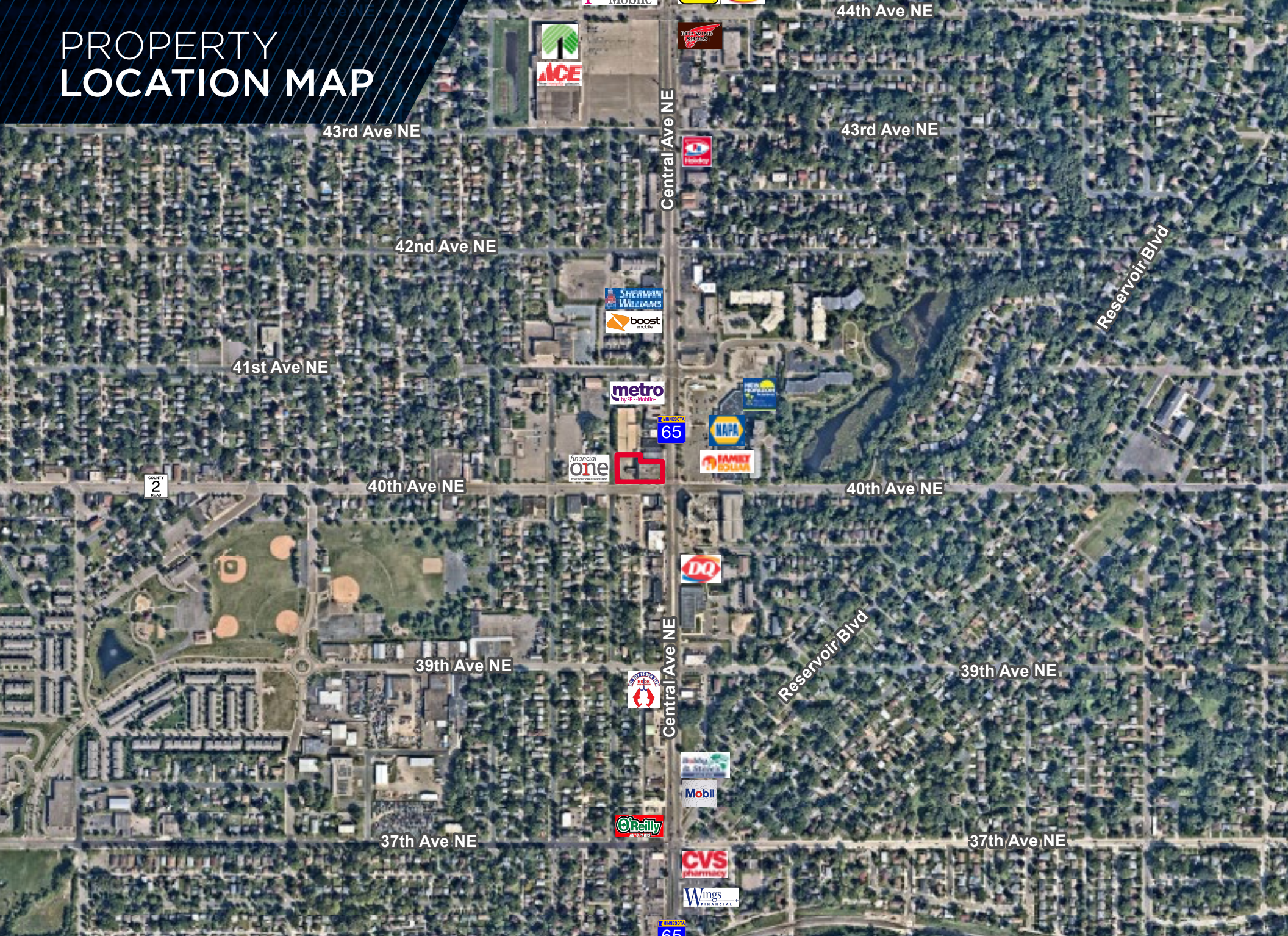
PROPERTY AERIAL MAP



PROPERTY LOCATION MAP



PROPERTY LOCATION MAP





Eric King
Senior Director
+1 651 734 2385
eric.king@cushwake.com