

Available

For Sale
Retail/Investment Opportunity
7,769 Square Foot
Retail Space
3100 West 50th Street
Minneapolis, MN

Property Highlights:

- 75% leased
- Great location
- New in 2004
- Great visibility
- Traffic Counts: 12,000 cars per day on 50th & 9,300 cars per day on Xerxes
- Zoned C2
- In the center of the Fulton Neighborhood



Exclusively Marketed by:

Bruce Bahneman

Phone: 952-224-0722

Email: bruceb@cchaseco.com

Peter Tanis

Phone: 952-224-0723

Email: ptanis@cchaseco.com

The C. Chase Company

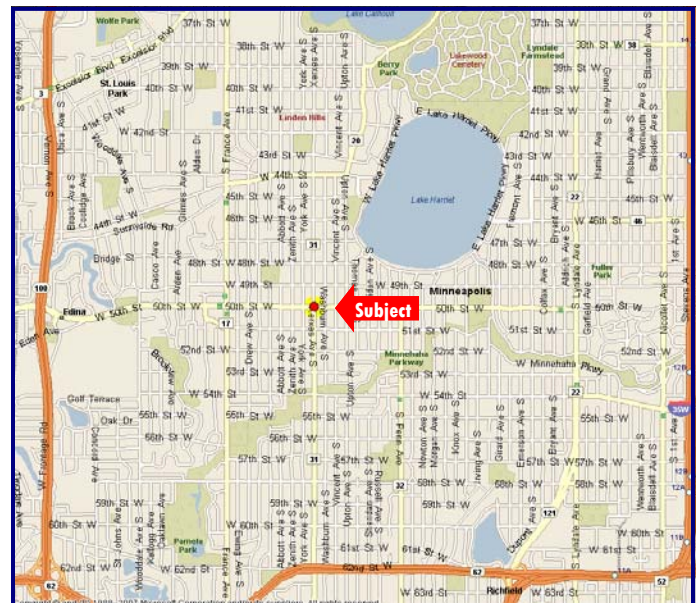
5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509

Phone: 952-525-1000

Fax: 952-525-1335

Website: www.cchaseco.com



The C. Chase Company
CORFAC INTERNATIONAL

FOR SALE
Retail/Investment Opportunity

Address: 3100 West 50th Street – Unit 101
Minneapolis, MN 55410

PID Number: 17-028-24-24-0173

Building Size: 7,769 SF

Lot Size: 10,811 SF (0.25 acres)

Parking: Six (6) stalls of parking included with purchase price

Taxes (2008): \$38,189.34

Zoning: Commercial C2

Sale Price: \$1,750,000.00

Remarks:

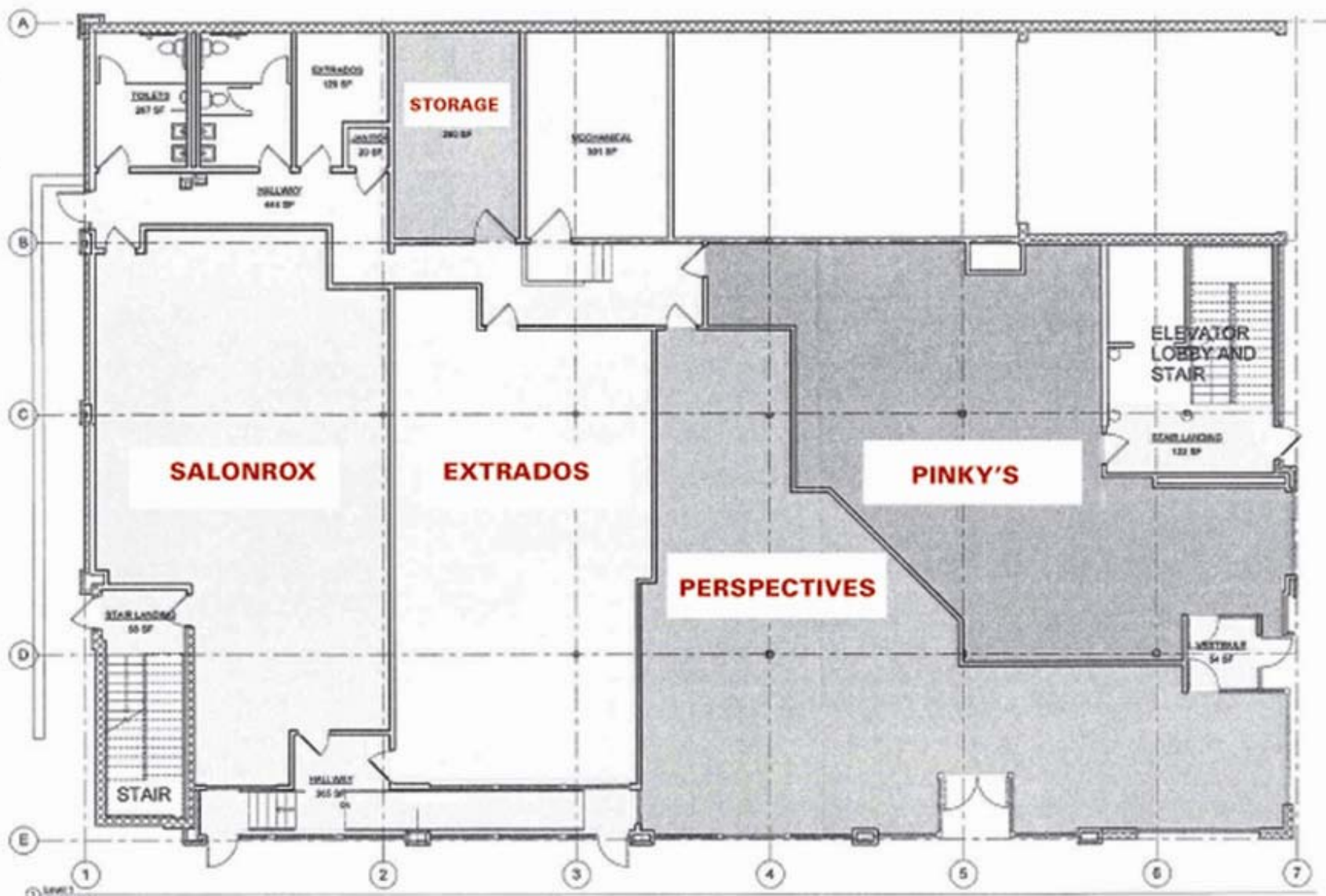
- Three story new construction mixed-use development built in 2004.
- 75% leased.
- Residential homes are 100% sold.
- Very desirable commercial corridor 8 blocks east of 50th and France.
- In the center of the Fulton Neighborhood

For further information, contact:

Bruce Bahneman
Direct: 952-224-0722
E-mail: bruceb@cchaseco.com

Peter Tanis
Direct: 952-224-0723
E-mail: ptanis@cchaseco.com

The C. Chase Company
5353 Gamble Drive, Suite 310
Minneapolis, MN 55416
Phone: 952-525-1000
Fax: 952-525-1335
Website: www.cchaseco.com





Hennepin County Oblique Aerials

Images courtesy of: Microsoft® Virtual Earth™ 2008
Flight Date: April 2006

[Show / Hide Map Control](#)



© 2008 Microsoft Corporation © 2008 NAVTEO © 2008 Pictometry International Corp.