

A photograph of a single-story commercial building with a white brick facade. The word "FULTON" is mounted on the wall above the entrance in large, dark, sans-serif letters. The letter 'U' is stylized with a green roof-like shape above it. The entrance features a central double door with glass panels and transoms, flanked by large display windows with black frames. The building is situated on a sidewalk, and other buildings are visible in the background.

FULTON

FOR SALE | OFFICE/RETAIL

4251 Nicollet Ave

MINNEAPOLIS, MN

Results
COMMERCIAL
RE/MAX RESULTS

LISTING BROKERS



HAYDEN HULSEY, CCIM

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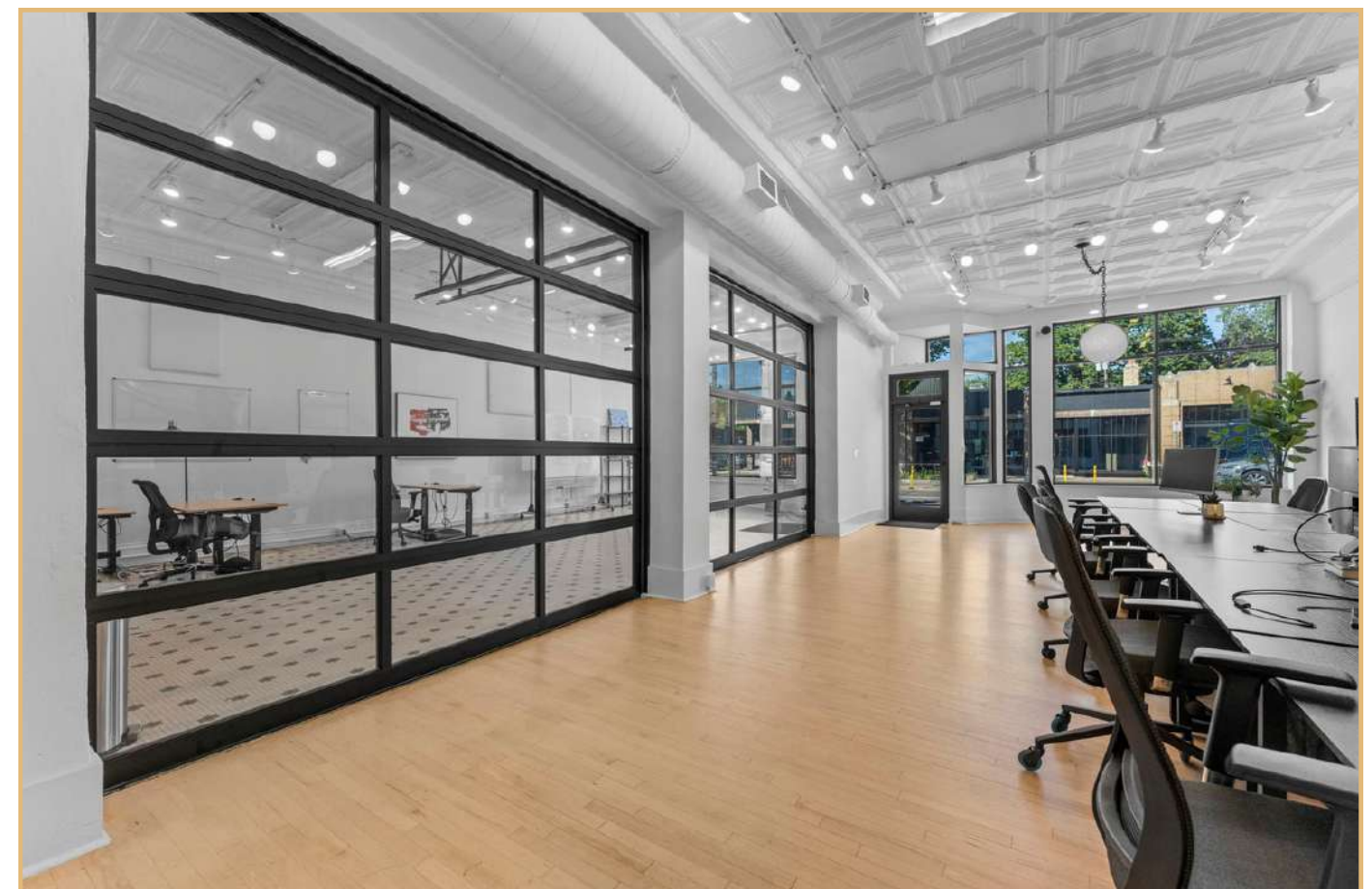
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EXECUTIVE SUMMARY

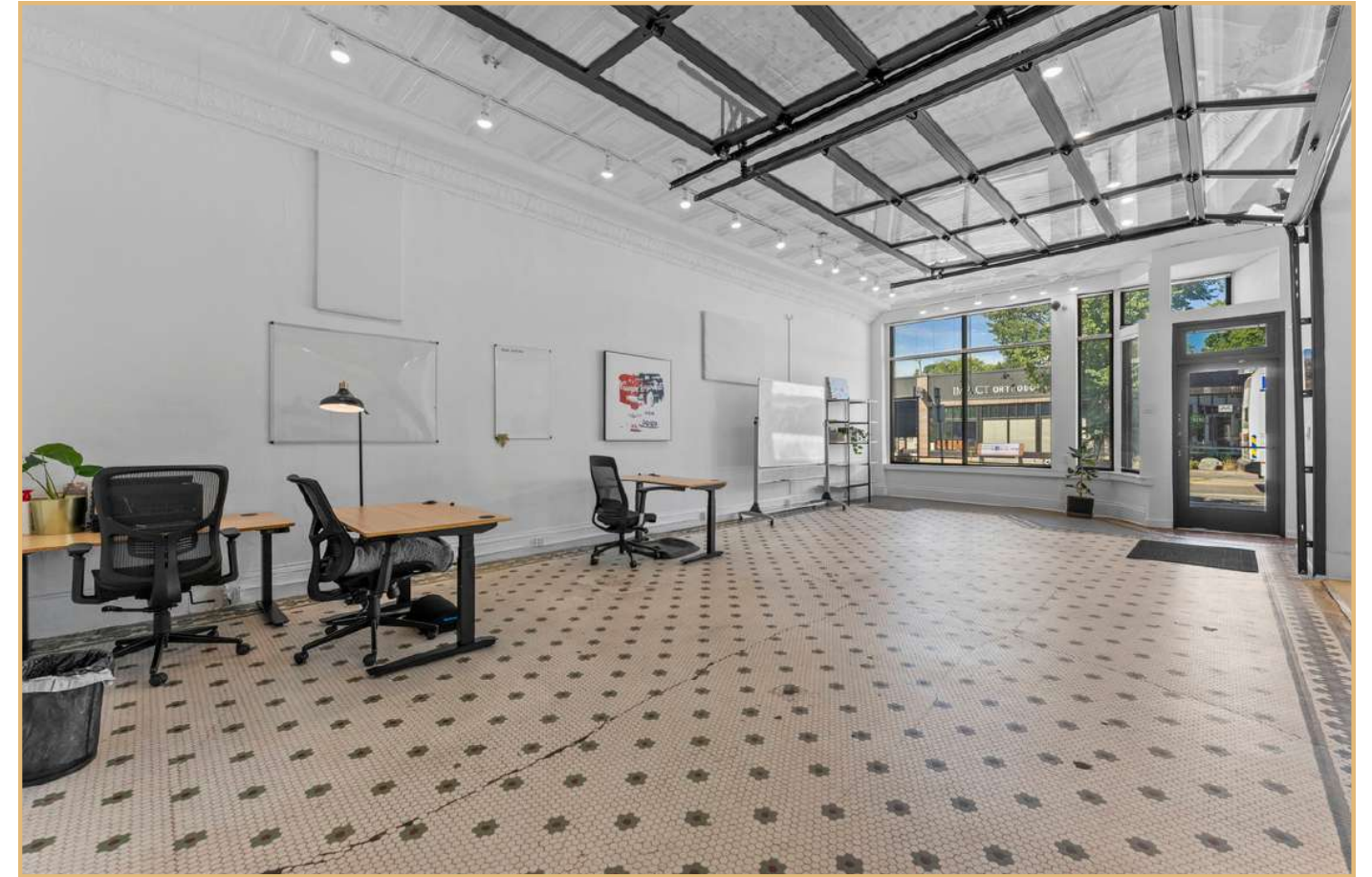
Property Overview

- **Rare Kingfield South Minneapolis Office/Retail Building For Sale**
- **Beautifully renovated in 2021-2022** & located on desirable Nicollet & 43rd
- **Perfect Investor, 1031 Exchange, or Owner/User Opportunity**
- **Currently owner occupied and will vacate at closing**
- **6,696 SF Total** Building: 3,348 SF main level + 3,348 SF basement.
- **Excellent Condition & Turn-Key Office Buildout:** Currently occupied and built out as a real estate office with modern finishes, abundant natural light, and flexibility
- **Functional Main-Level Layout** Includes: 5 private offices, 2 conference rooms, large open workspace, large flex space, kitchen, restroom, and collaborative work areas.
- **Full 3,348 SF Basement:** Partially finished lower level provides substantial additional flex space, storage, workspace, and workout room.
- **Potential 2 Suite Configuration:** Main level can potentially be demised into two separate units with two existing storefront entrances and existing interior garage-style doors providing a natural separation between the spaces.



Property Overview

- **4 Dedicated Parking Stalls** located directly behind the building with convenient alley access.
- **Rooftop Solar System:** 19.6 kW system consisting of 43 solar panels with Enphase inverters and estimated annual production of approximately 23,635 kWh.
- Building Systems: Solar 2025, Roof 2002, HVAC 2007, storage & restroom addition 2007, major office buildout by current owner in 2021-2022
- **CM2 Corridor Mixed-Use Zoning:** Flexible Minneapolis zoning accommodating a broad range of retail, office, service, residential, and mixed-use opportunities.
- Highly desirable Kingfield / South Minneapolis Location: Surrounded by dense residential neighborhoods, restaurants, neighborhood retail, apartments, and everyday amenities.
- Strong Surrounding Demographics: Approximately 24,329 residents and \$140,183 average household income within one mile.
- **6,871 Vehicles Per Day on Nicollet Avenue** providing consistent visibility and exposure.
- Contact Listing Broker **Hayden Hulsey, CCIM** for additional information and tours.



Offering Summary

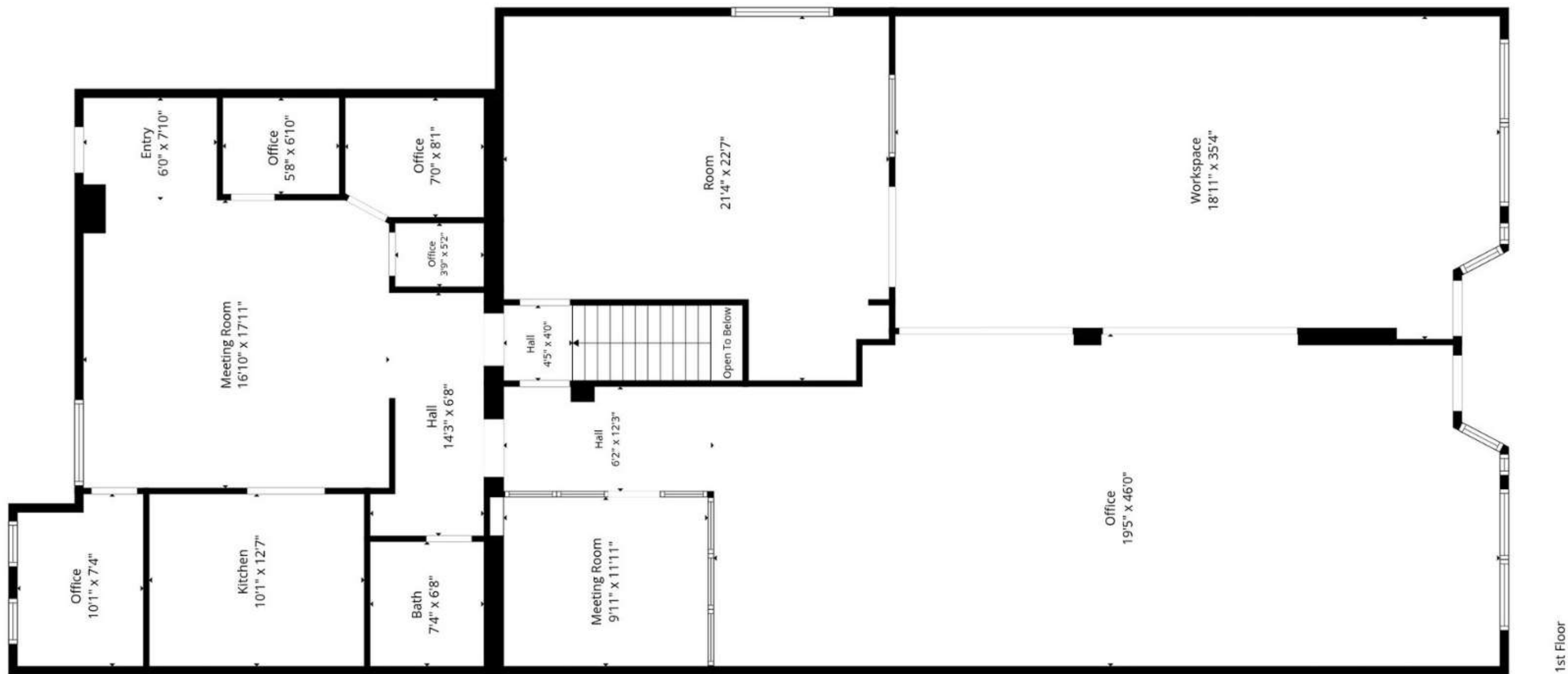
Asking Price	\$1,150,000
Total Building Size	6,696 SF
Main Floor	3,348 SF
Basement	3,348 SF (partially finished)
Zoning	CM2
Year Built	1908
2026 Taxes	\$21,498
PID	10-028-24-42-0143





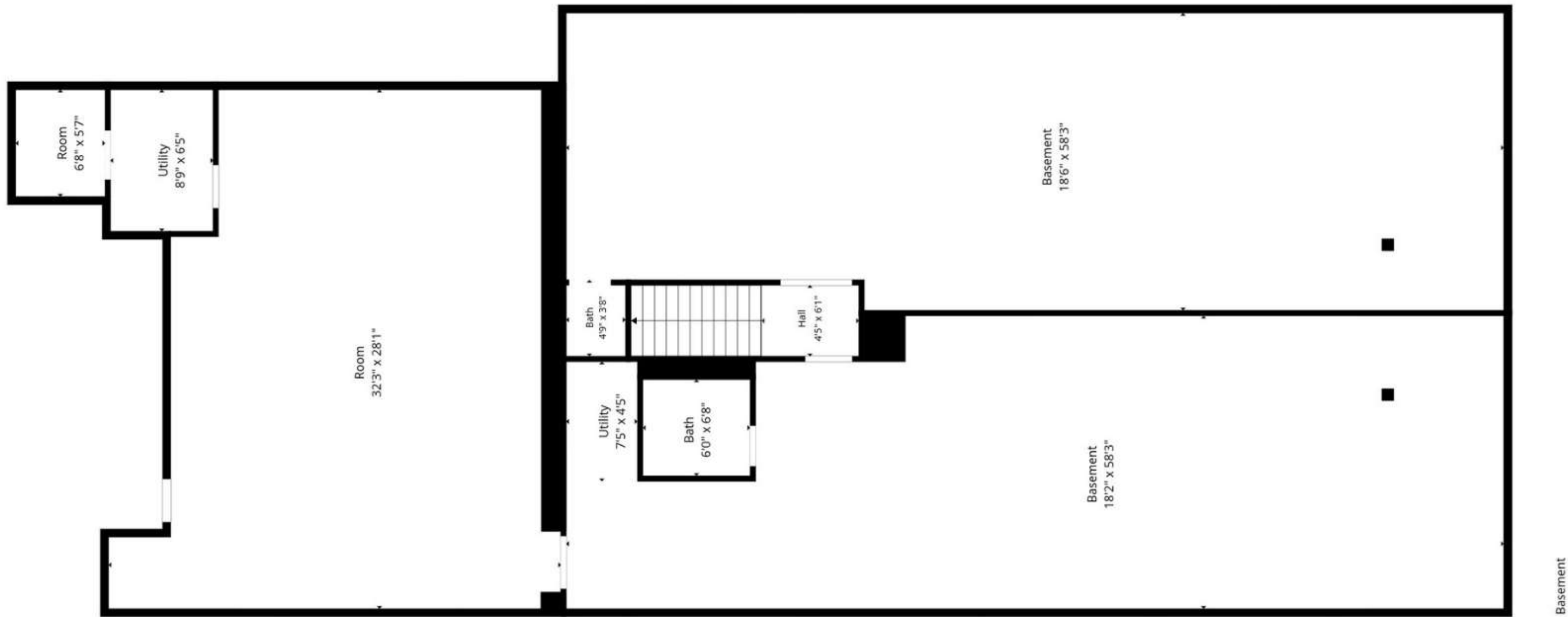
FLOOR PLANS

Main Level Floor Plan



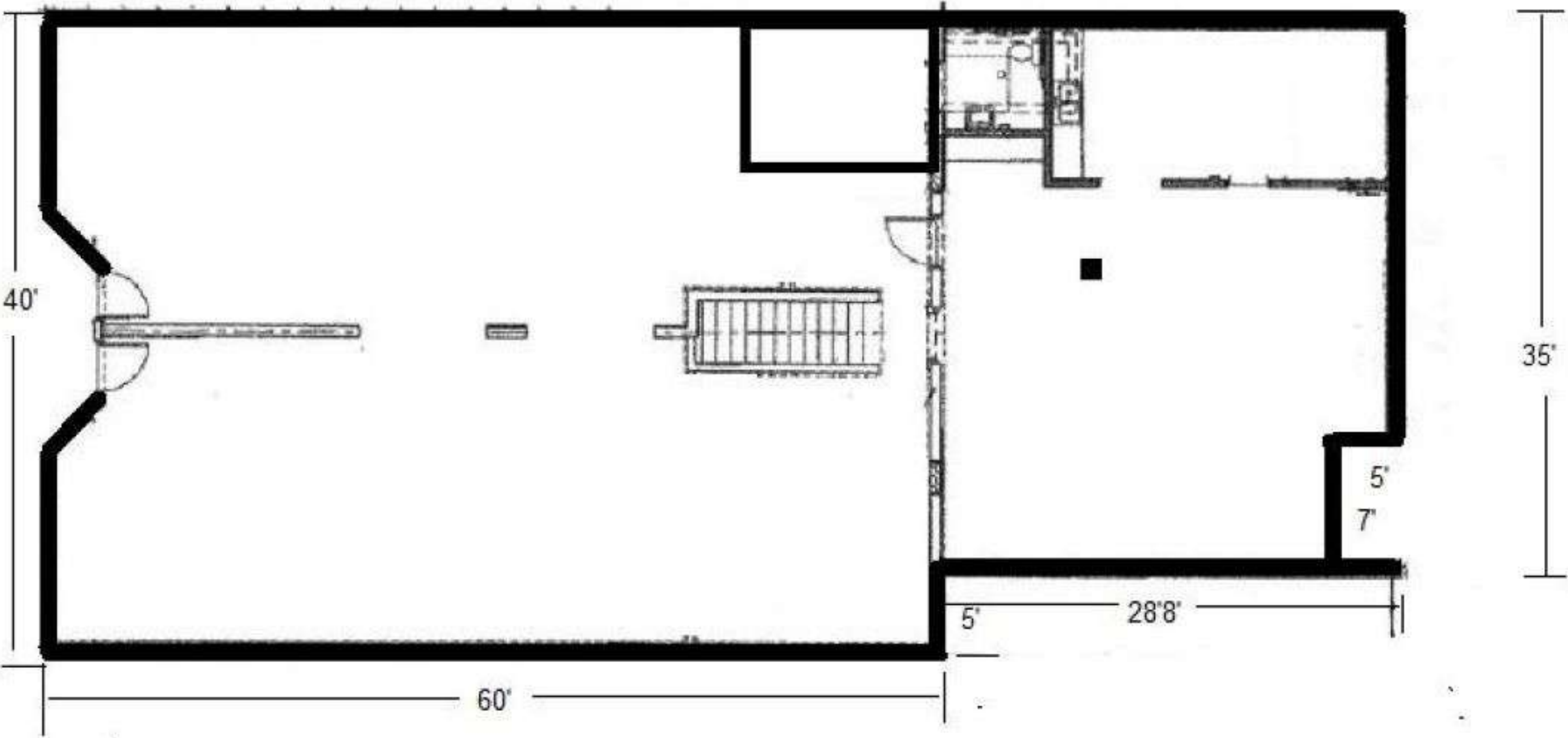
**all dimensions are approximate*

Basement Floor Plan



**all dimensions are approximate*

Exterior Dimensions



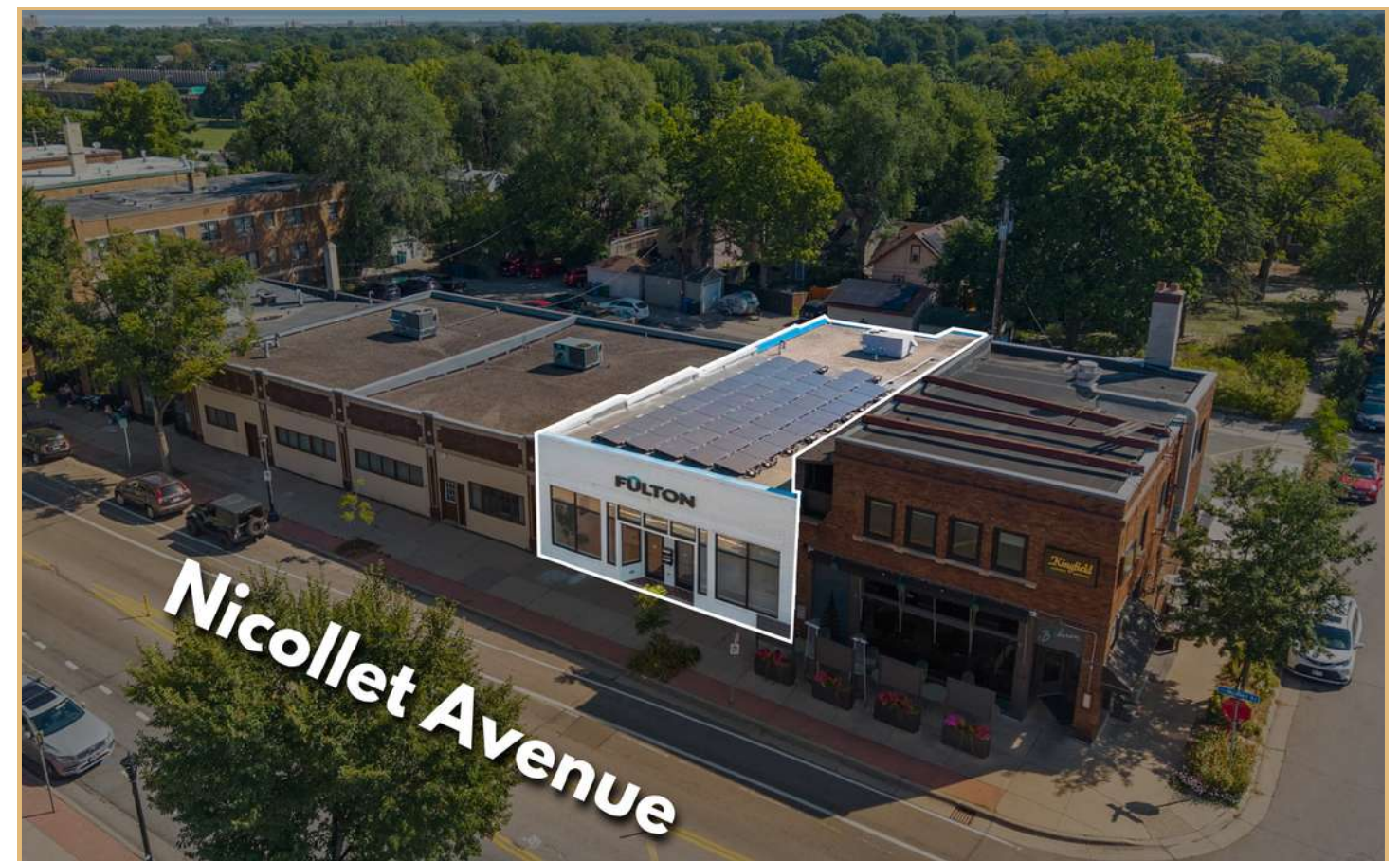
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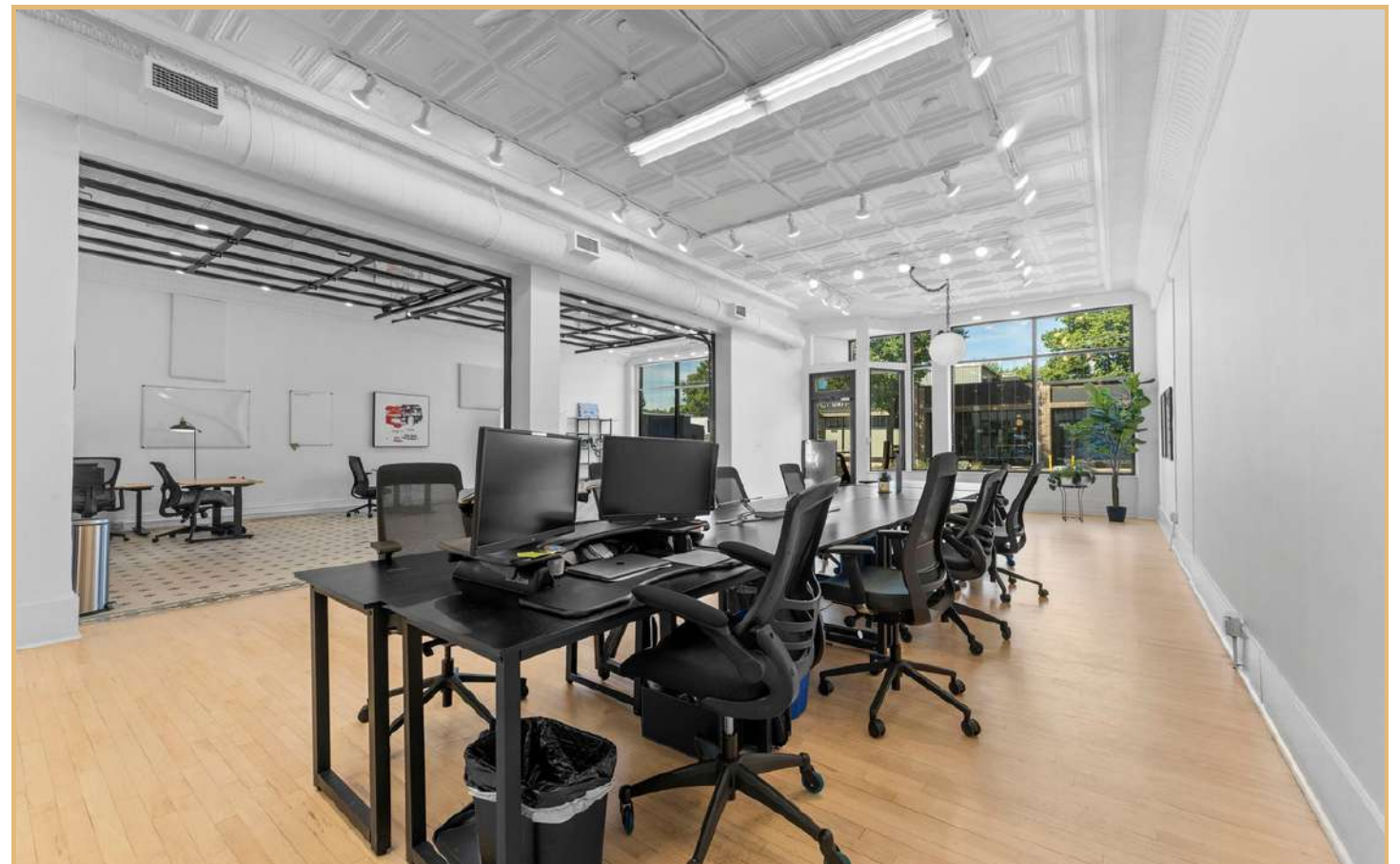
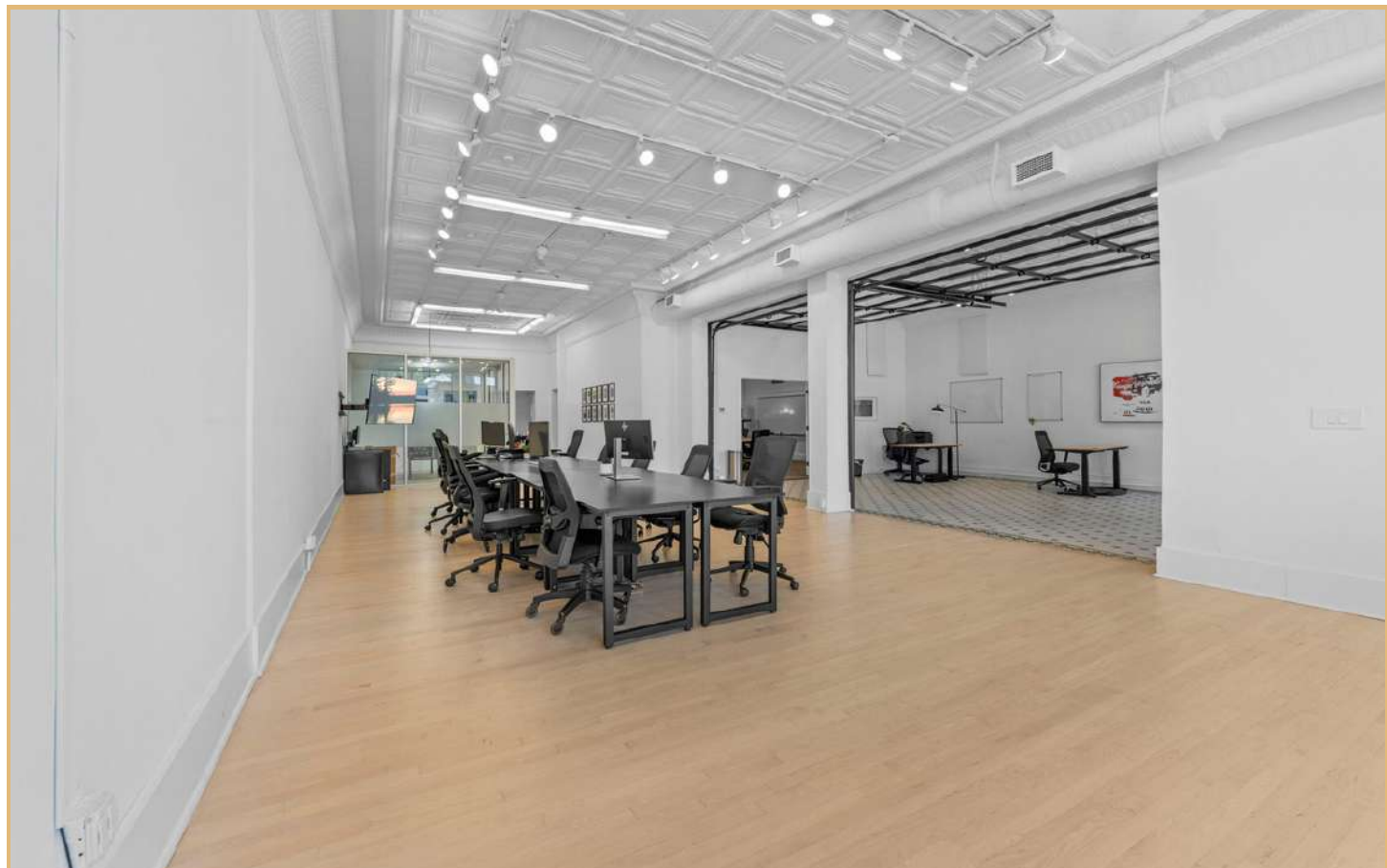
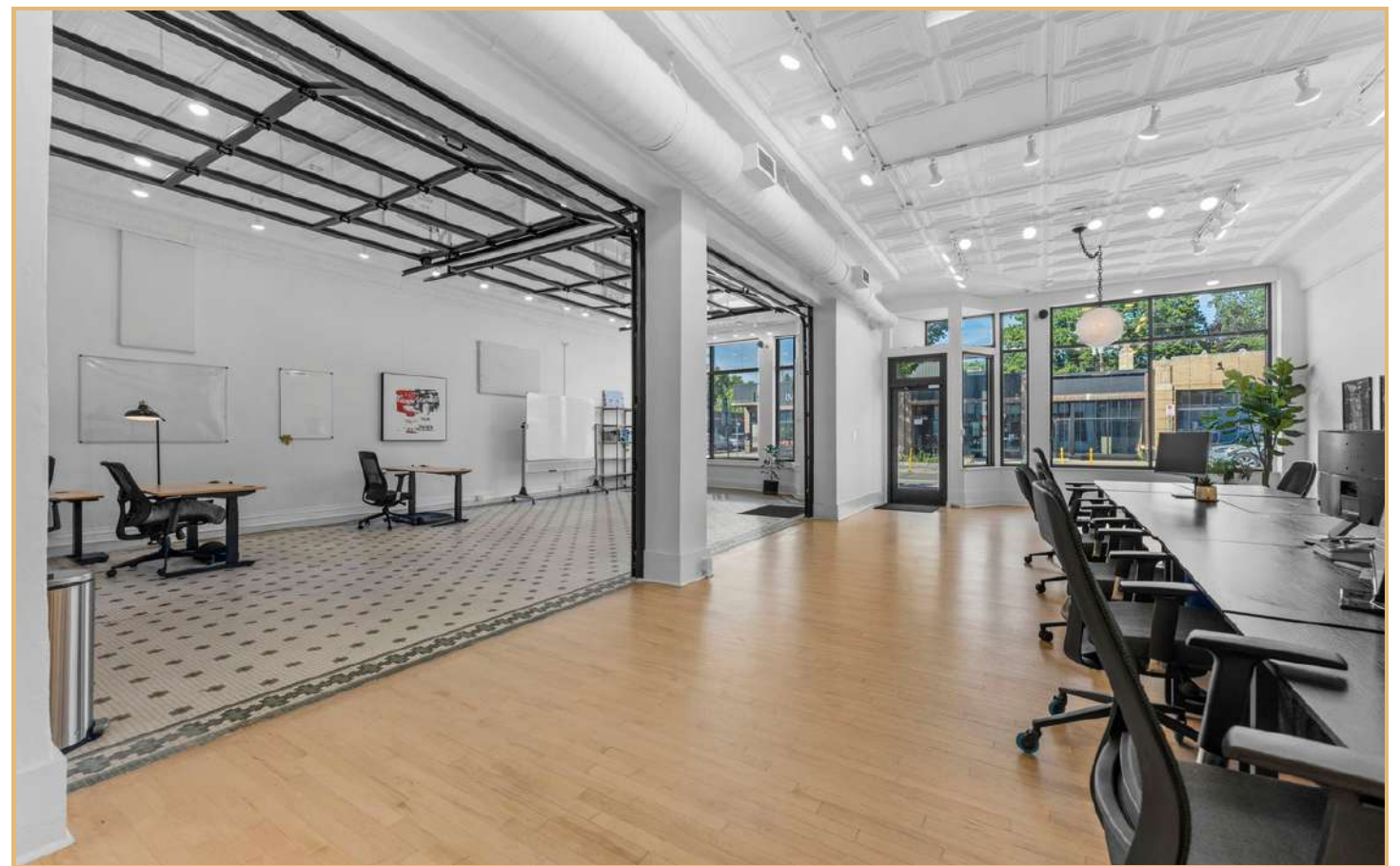
A photograph of a single-story building with a white brick facade. The word "FULTON" is mounted on the wall in large, dark, sans-serif capital letters. The letter 'U' is stylized with a teal-colored house icon above it. The building features large windows and a central entrance with glass doors, all of which are illuminated from within, casting a warm yellow glow. To the left of the building is a brick structure with a diamond-shaped decorative element. To the right is a taller brick building with a dark door and a small evergreen tree in front. The sky above is a mix of orange and pink, indicating sunset. A dark blue banner with the text "PHOTO GALLERY" is overlaid on the bottom left. A small white "EXIT" sign is visible above the entrance doors.

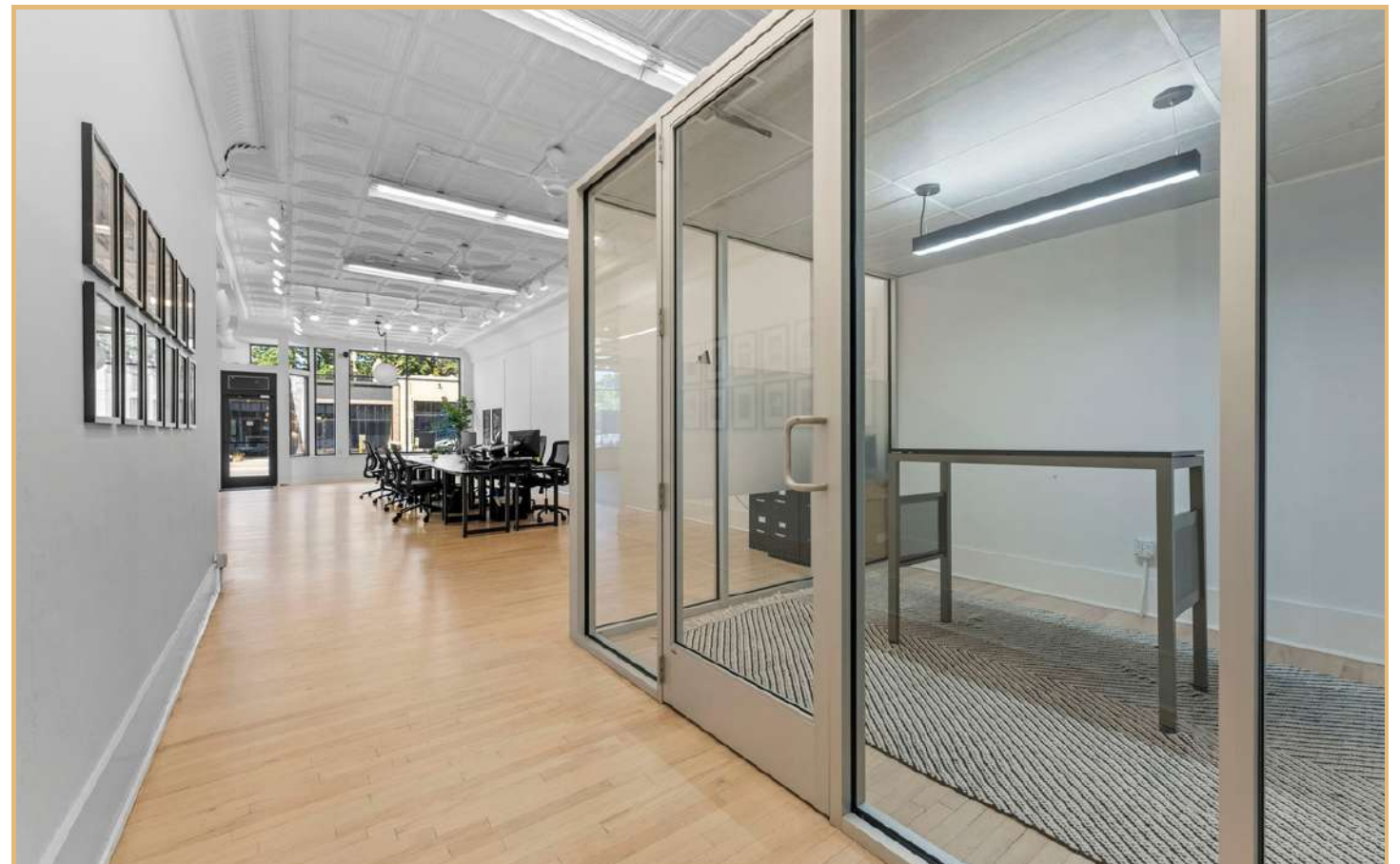
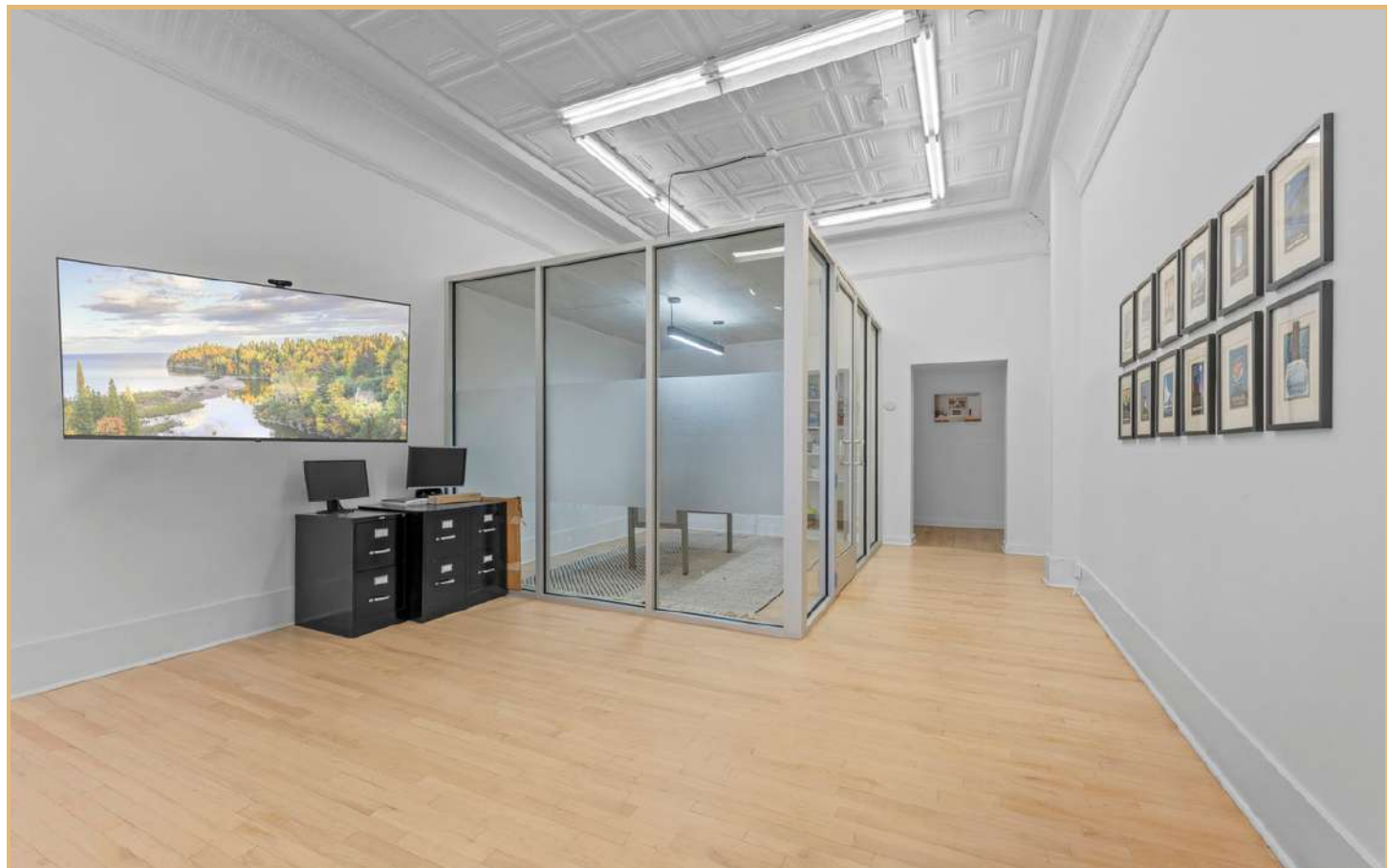
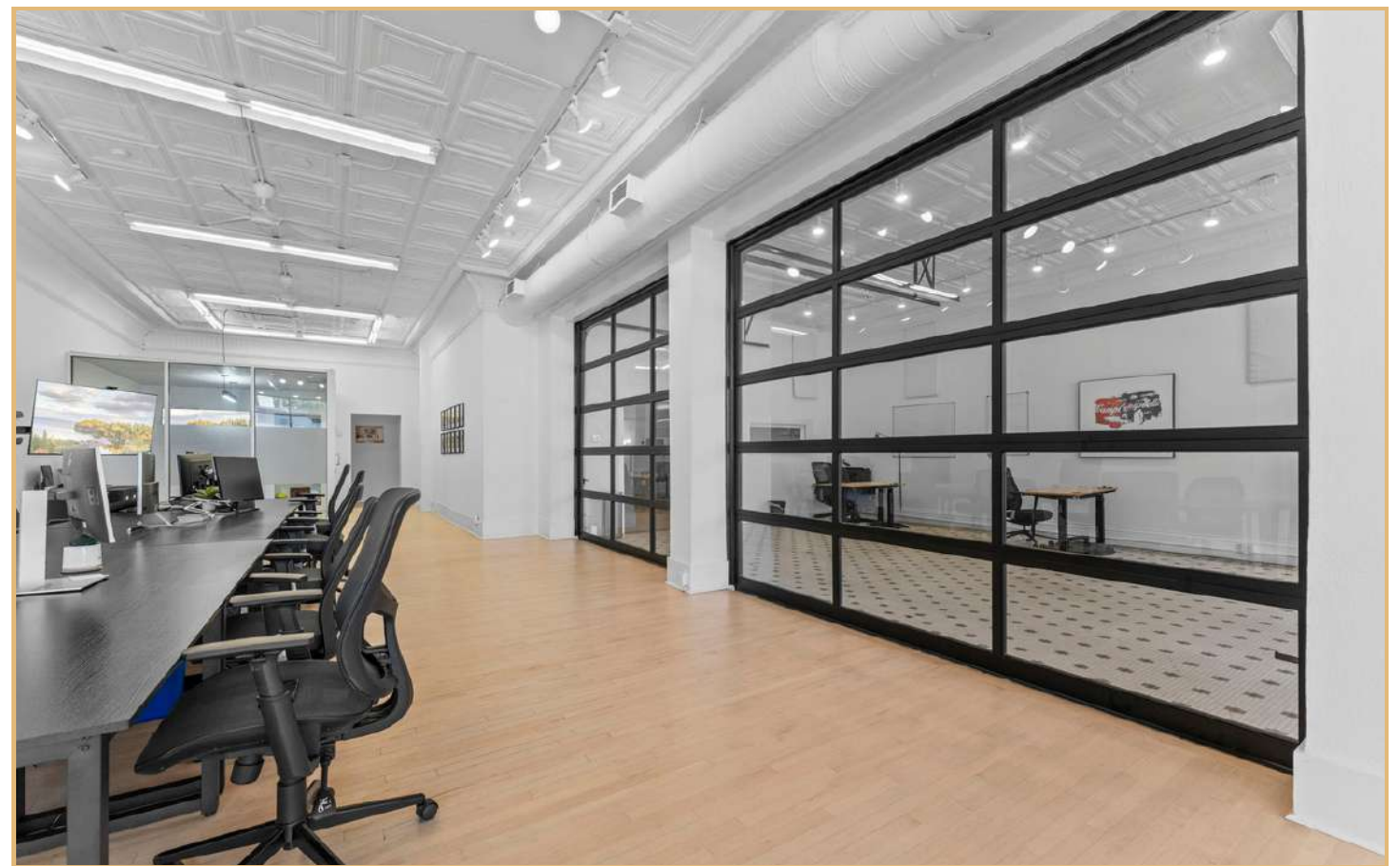
FULTON

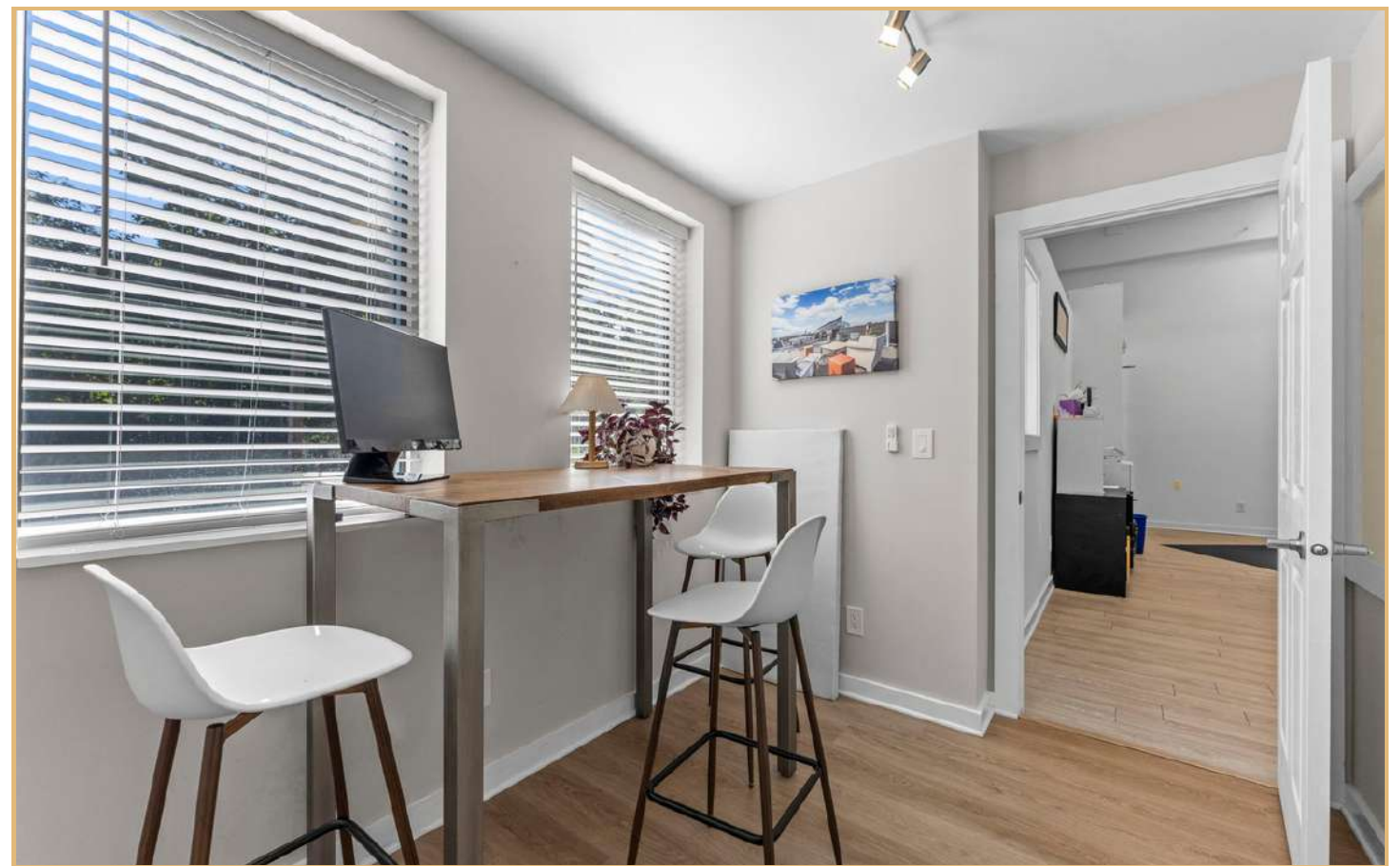
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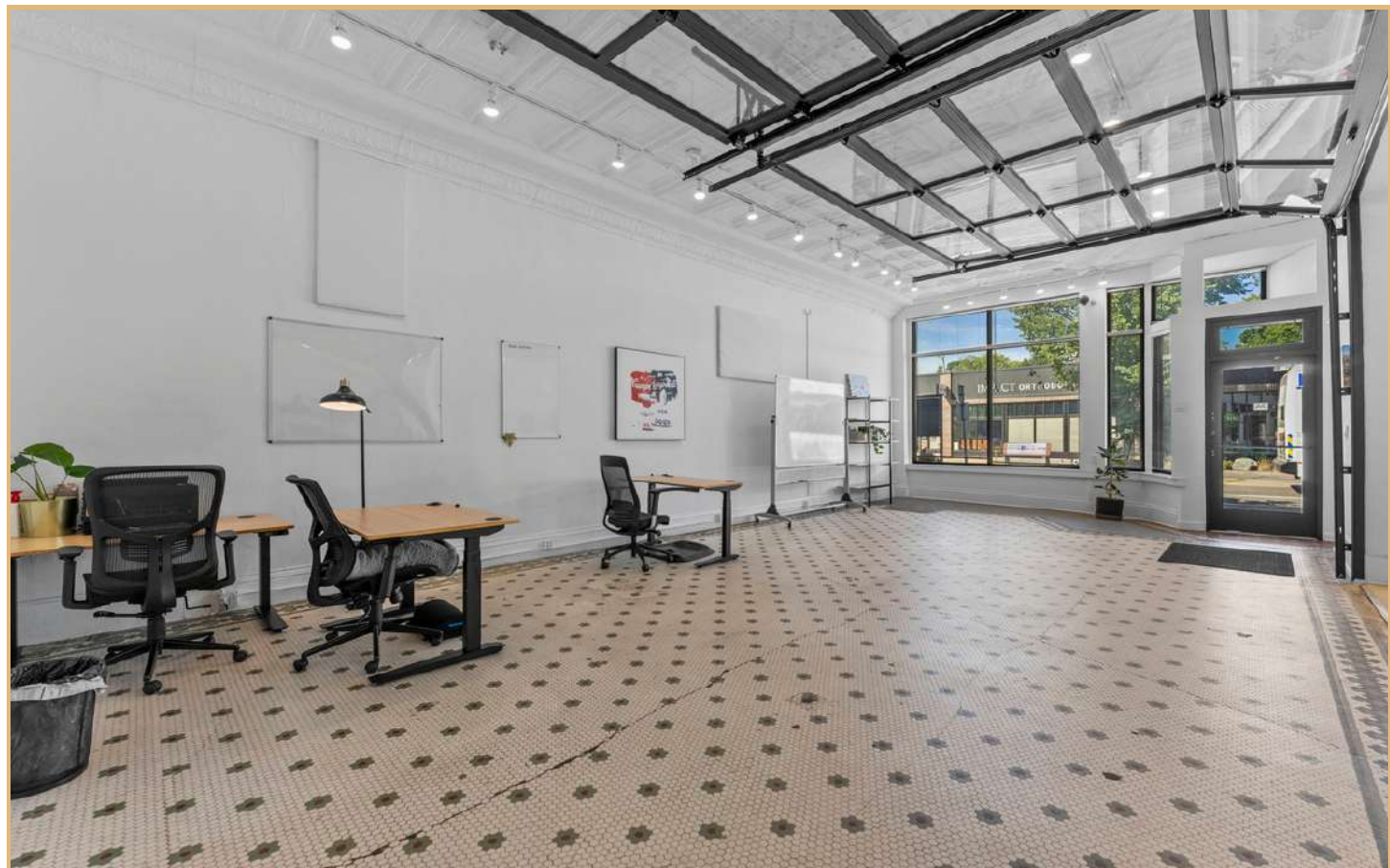
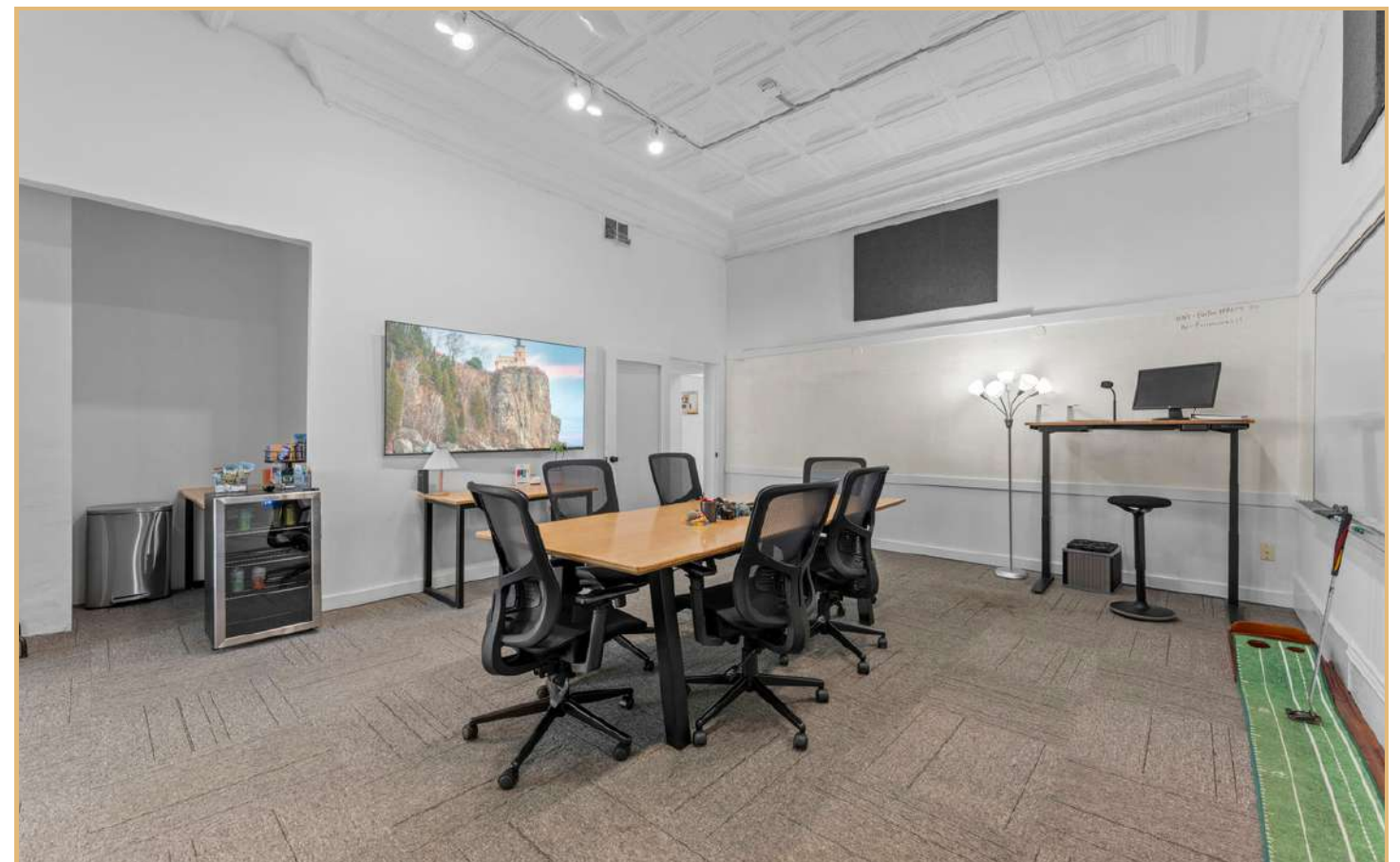
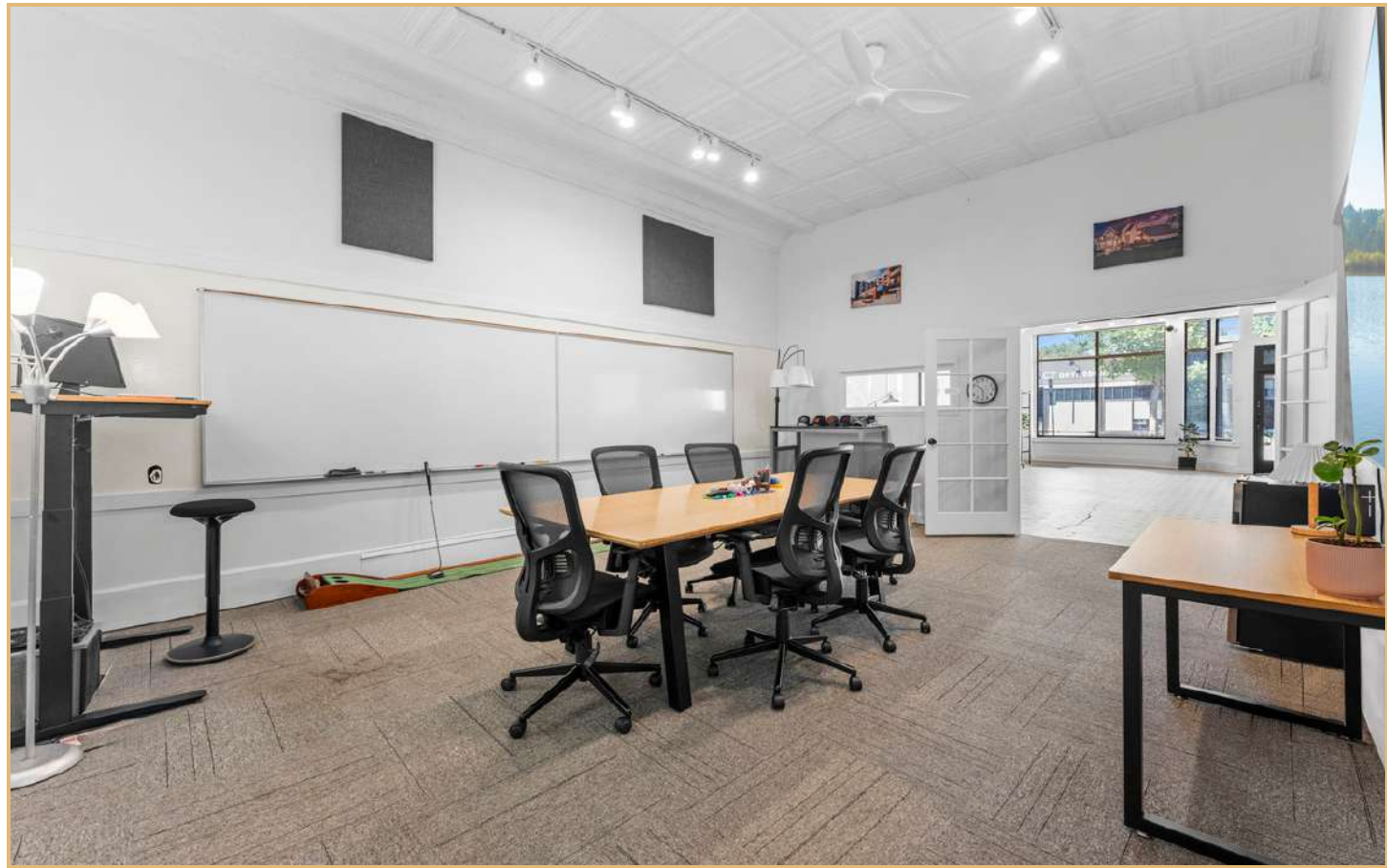


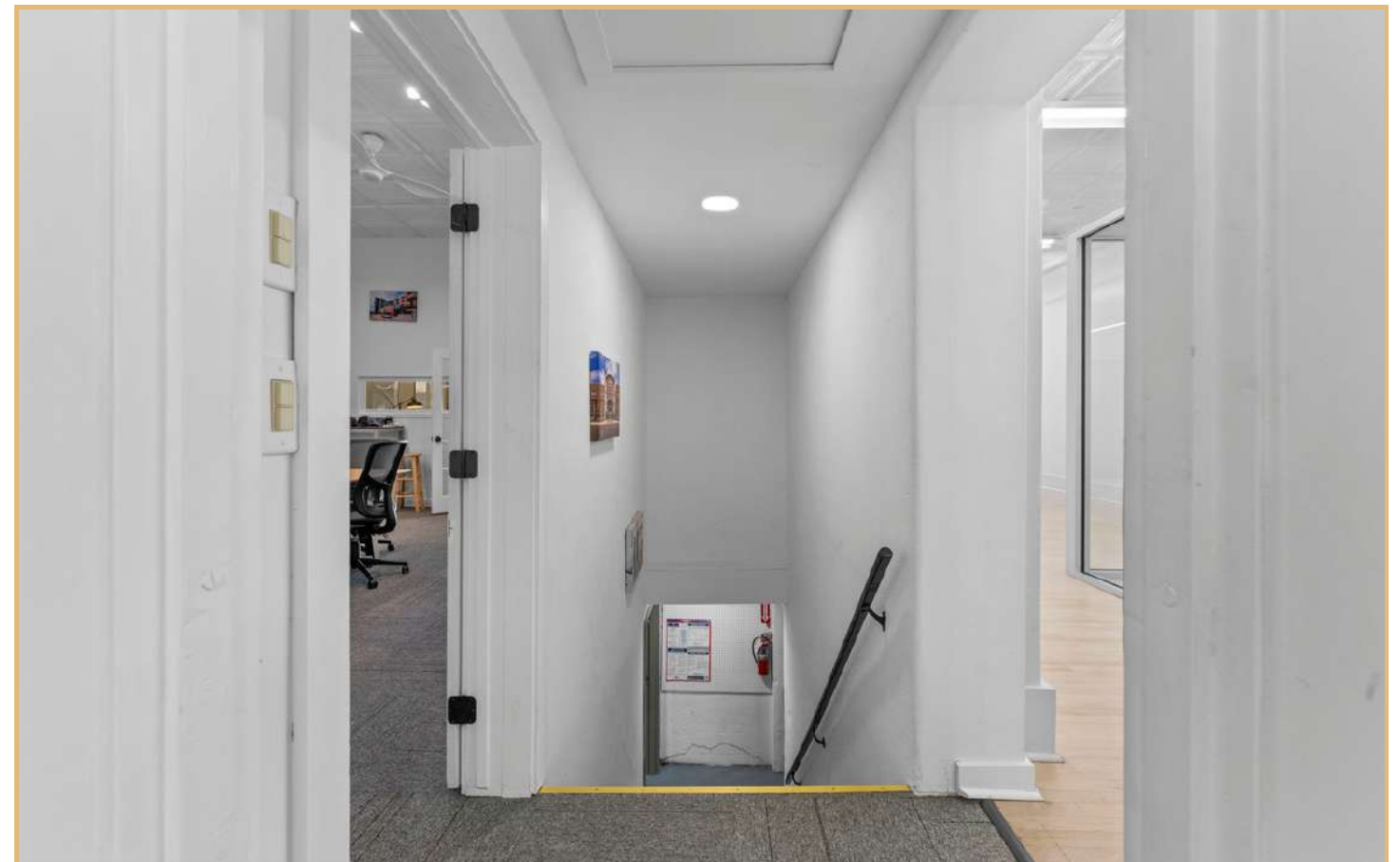
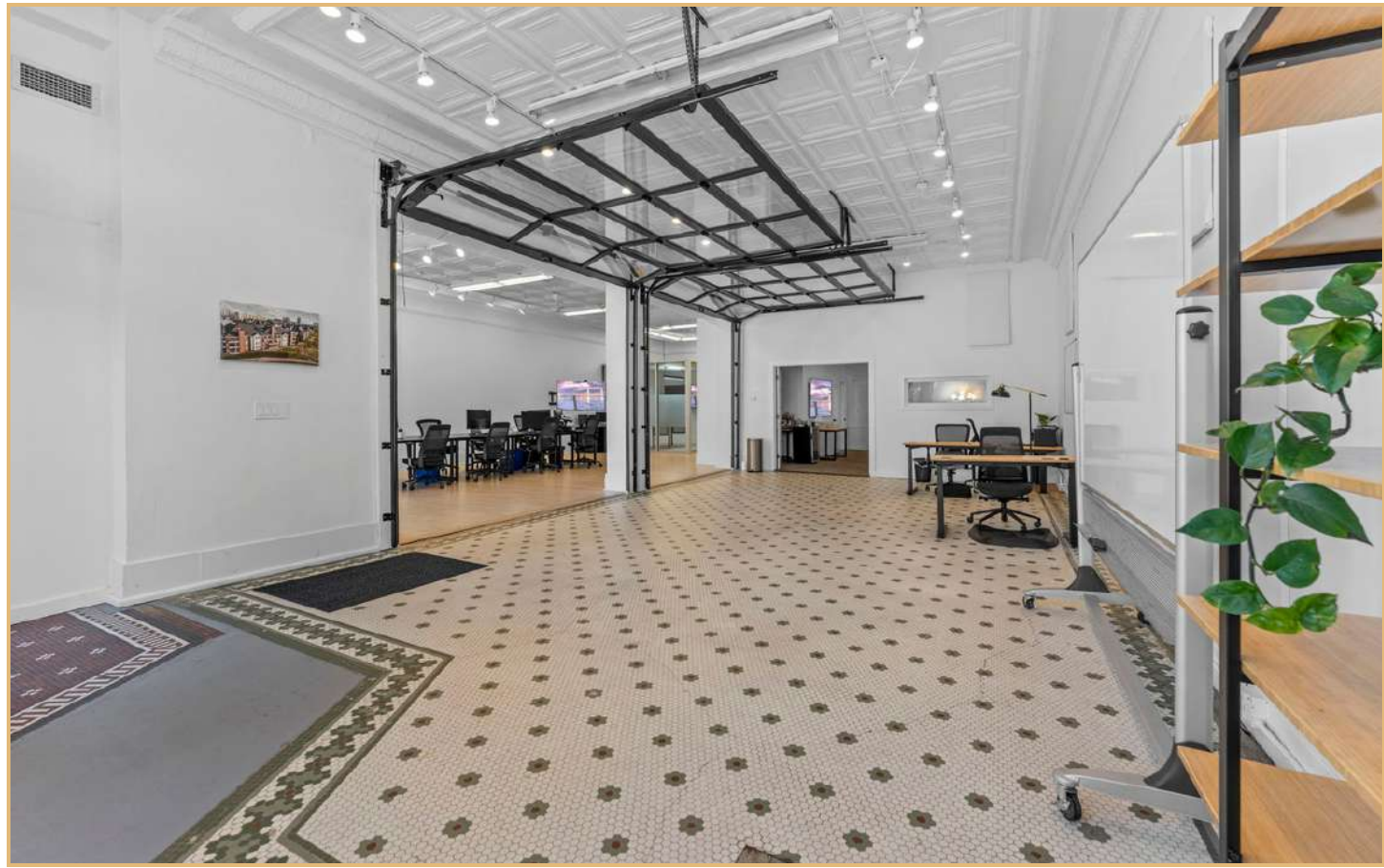


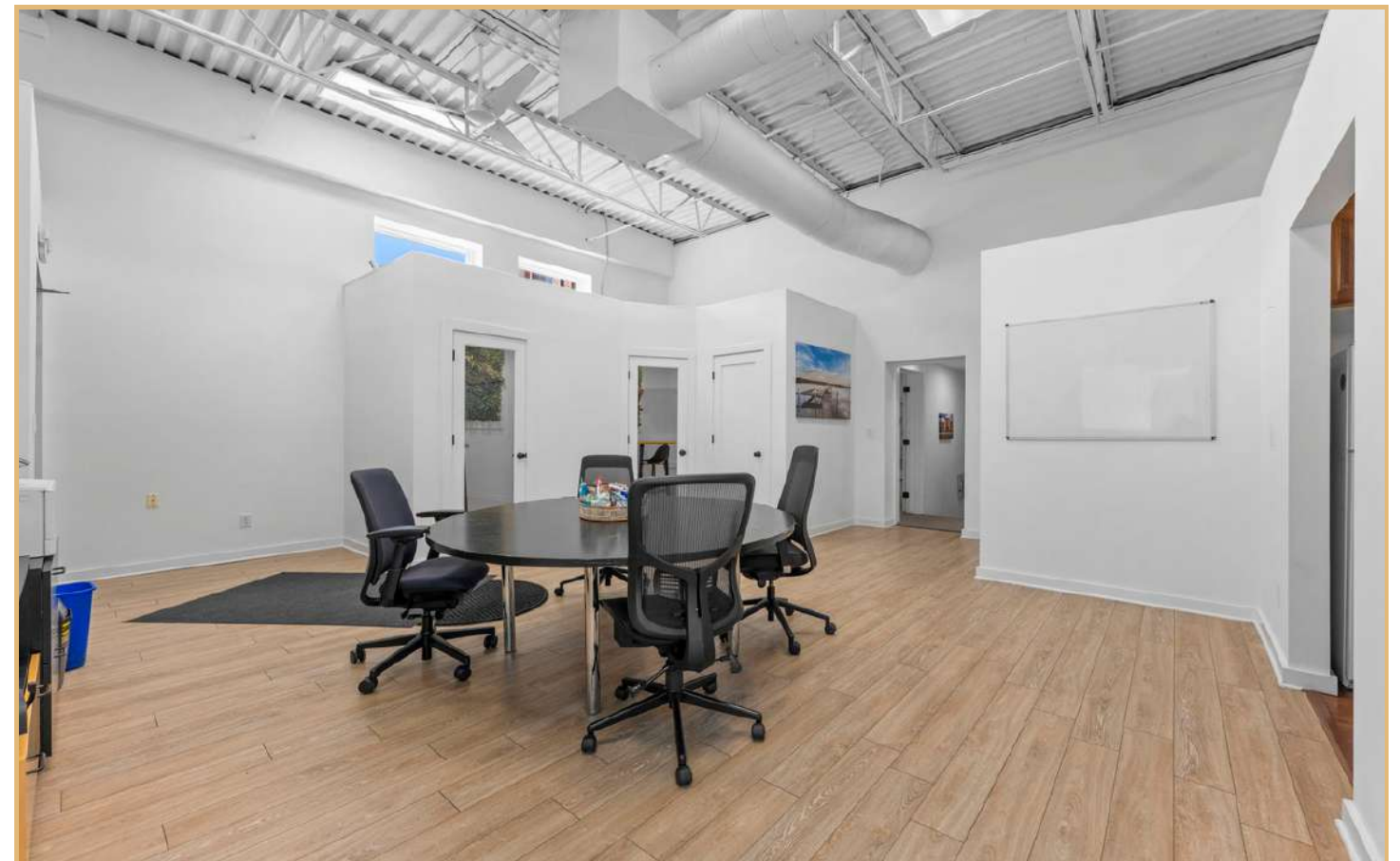
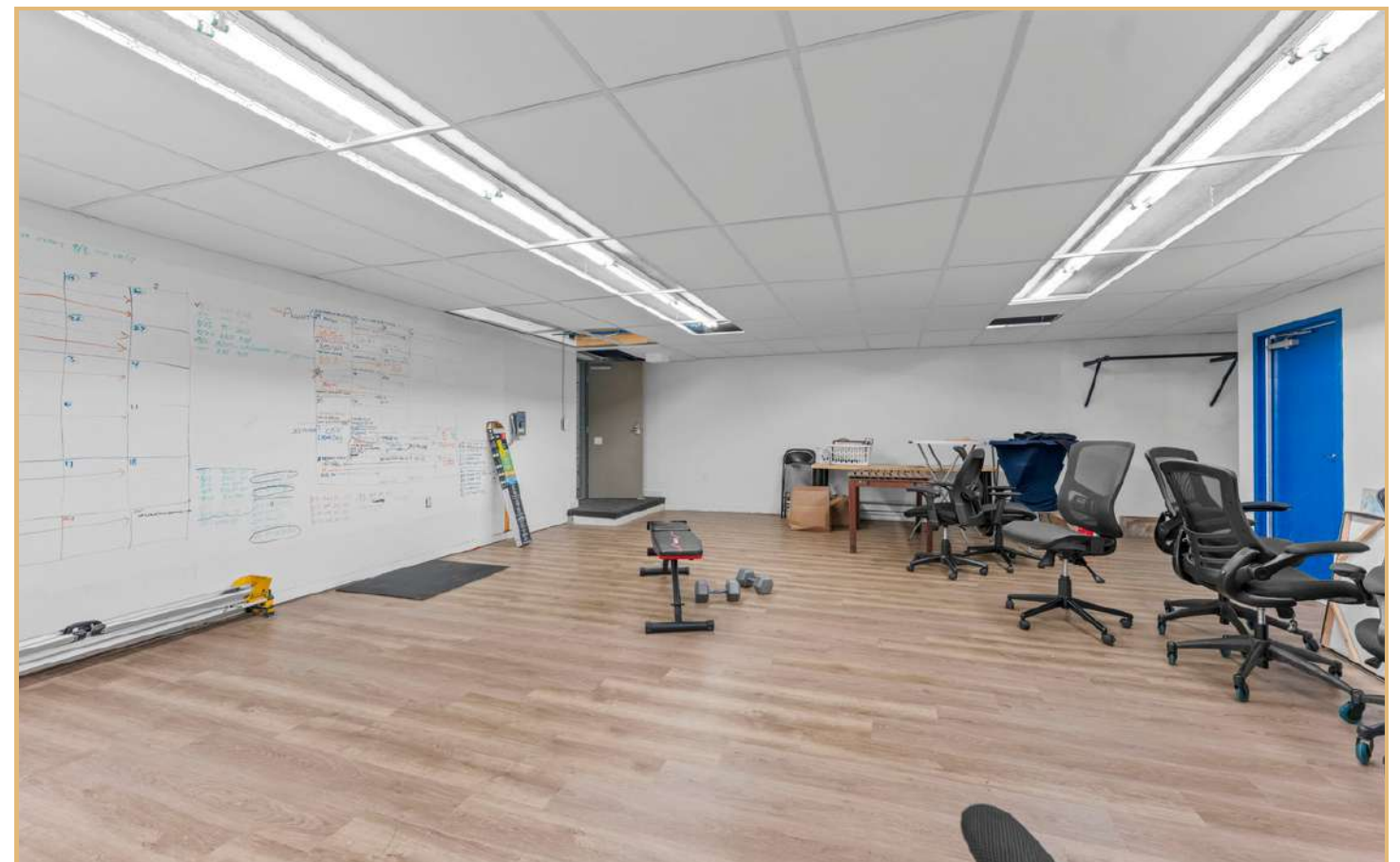
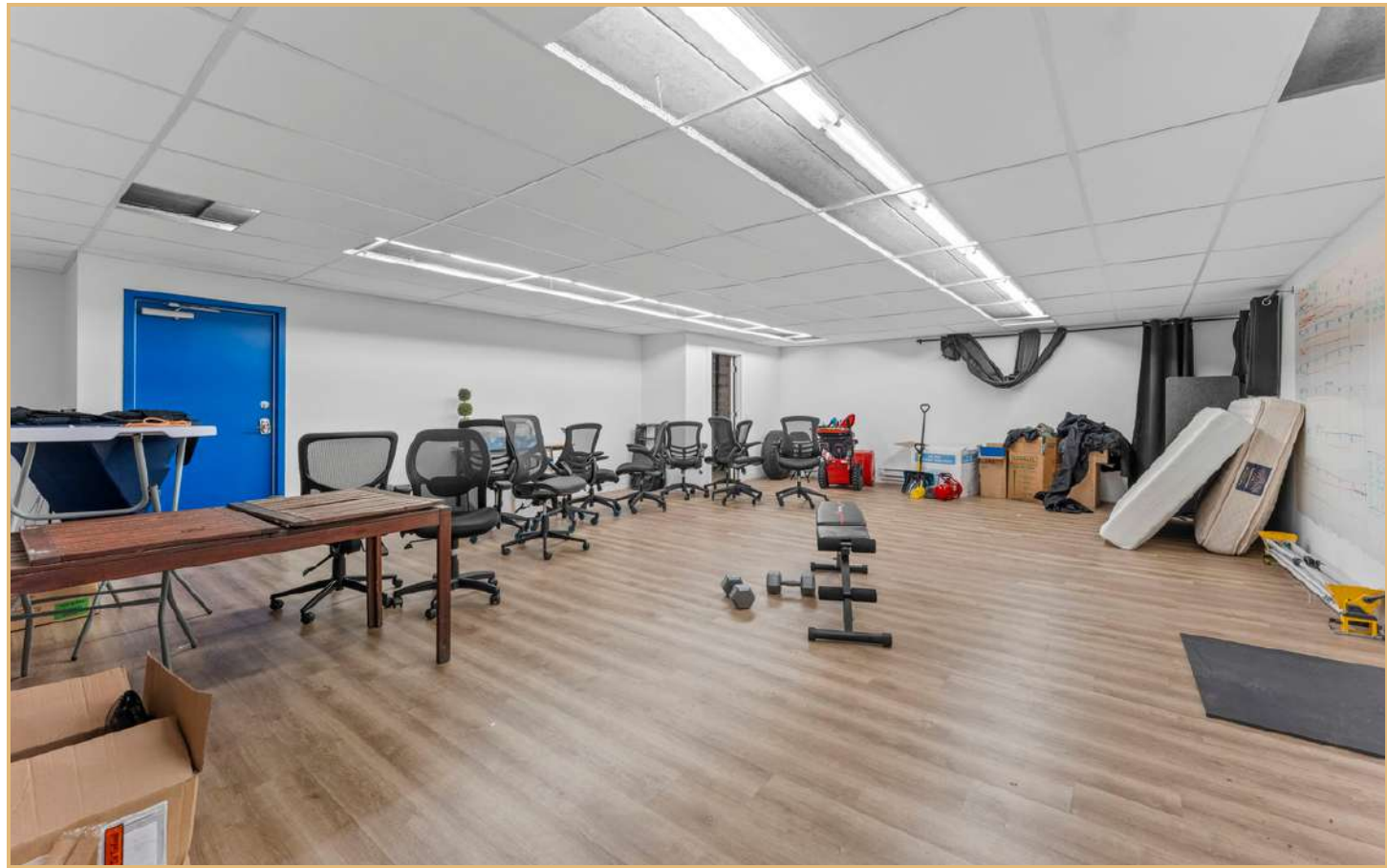


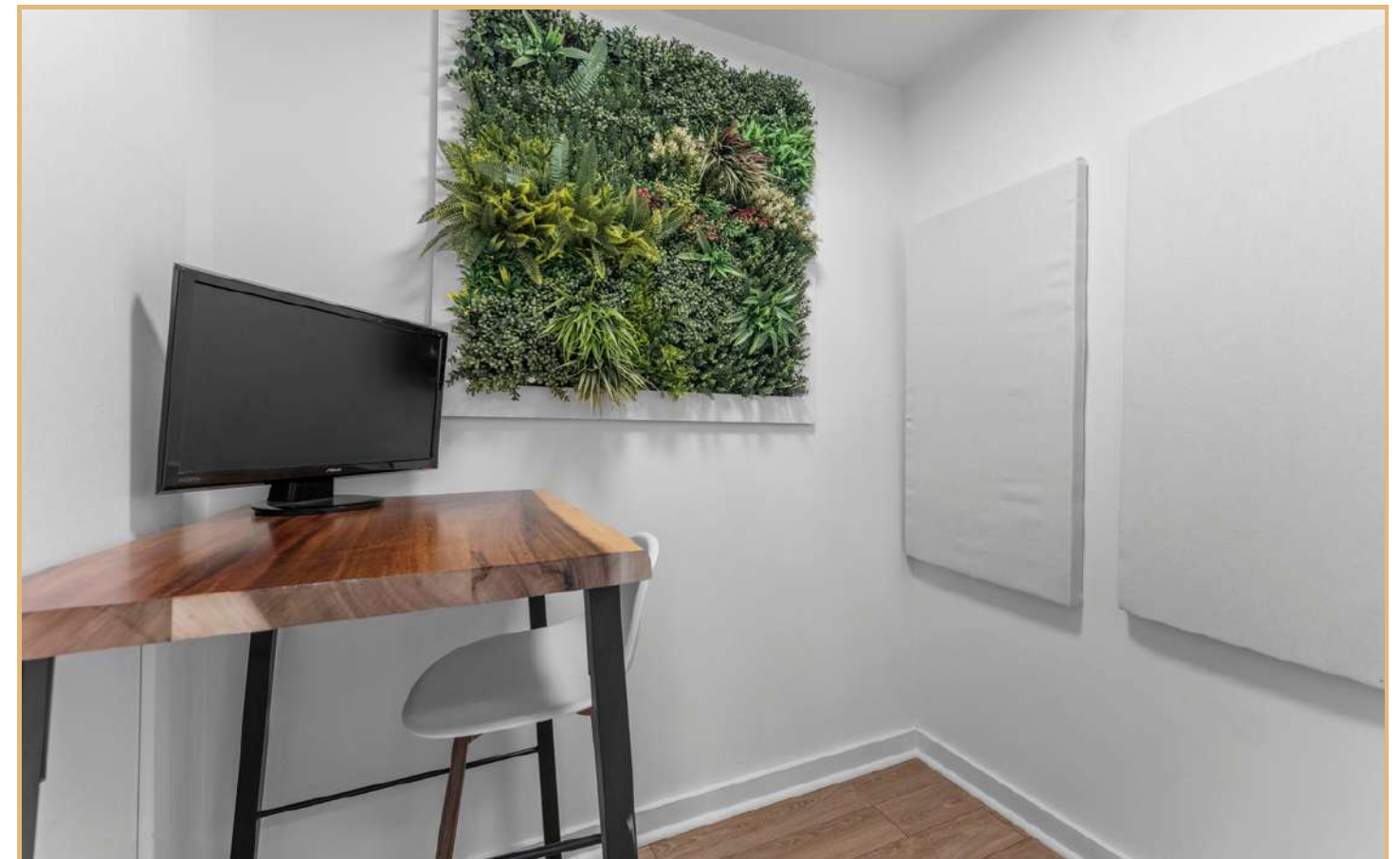
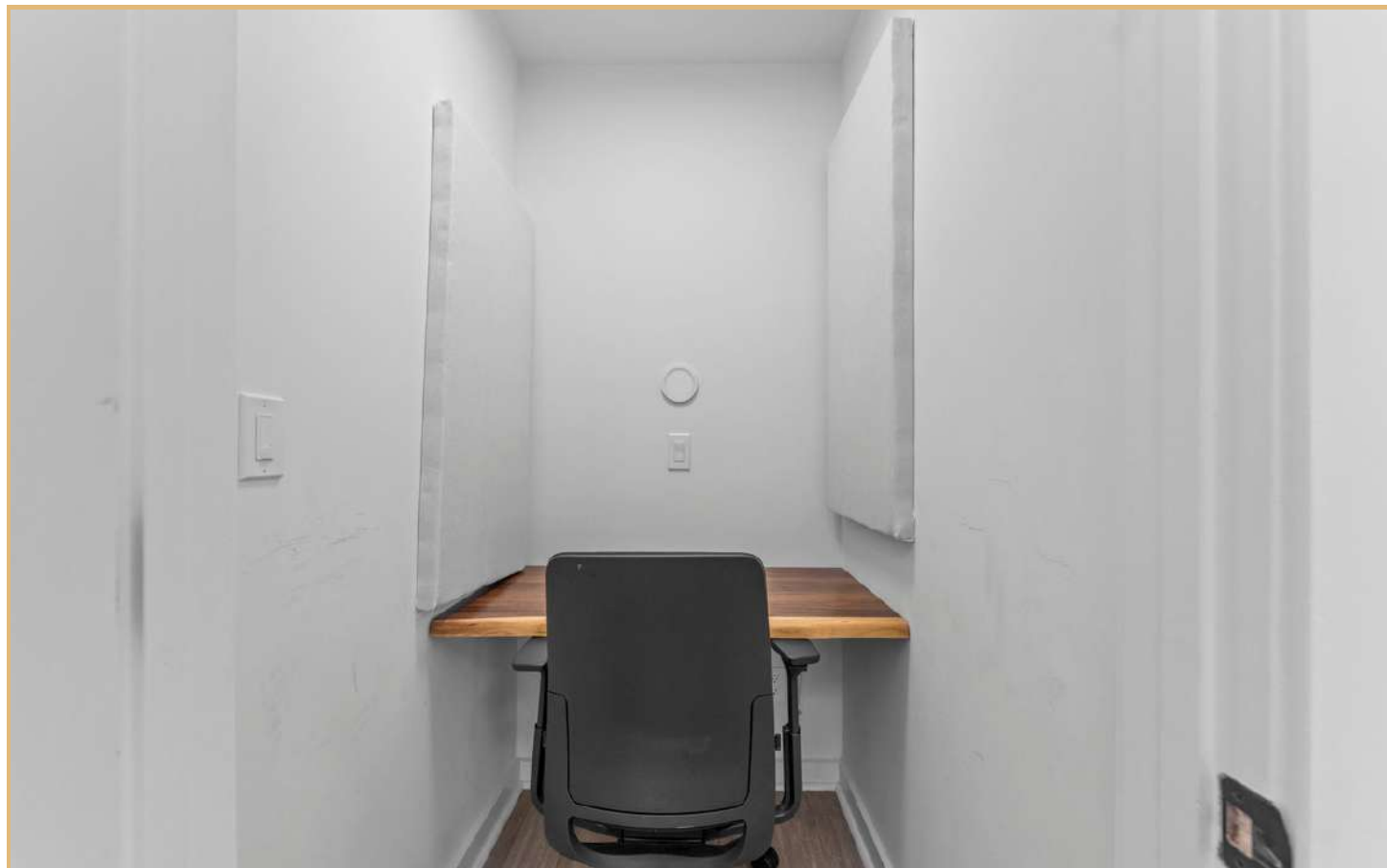
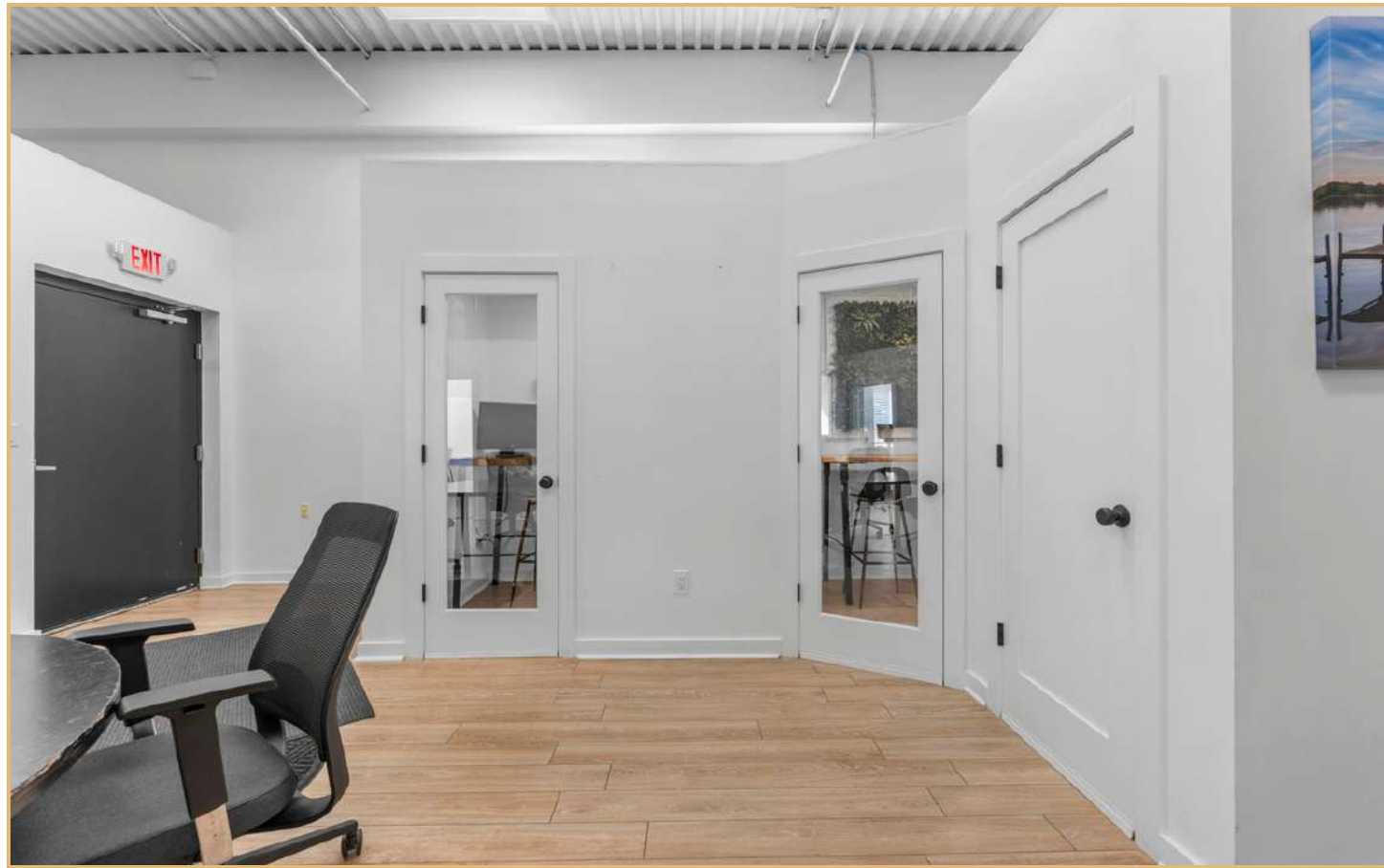


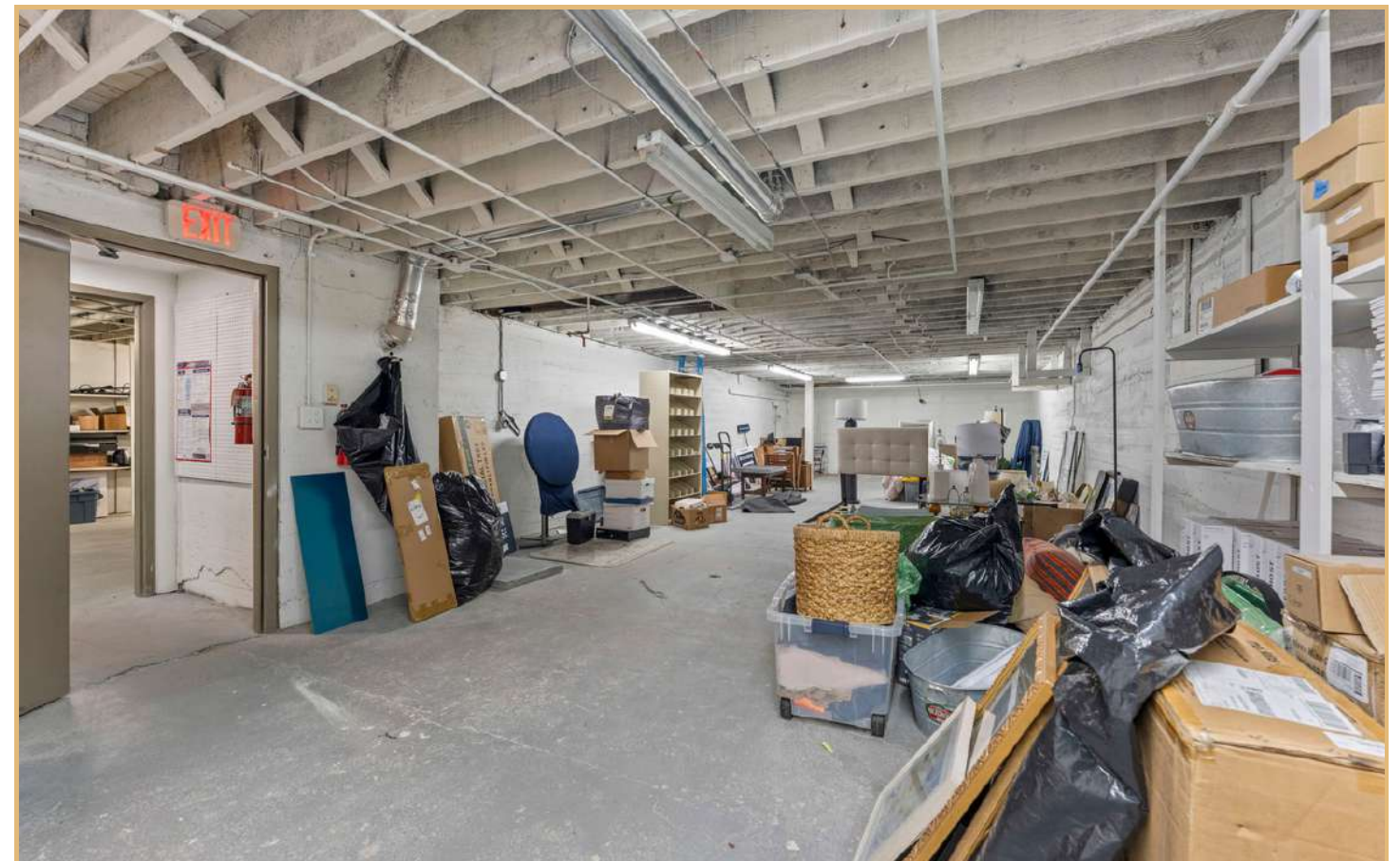
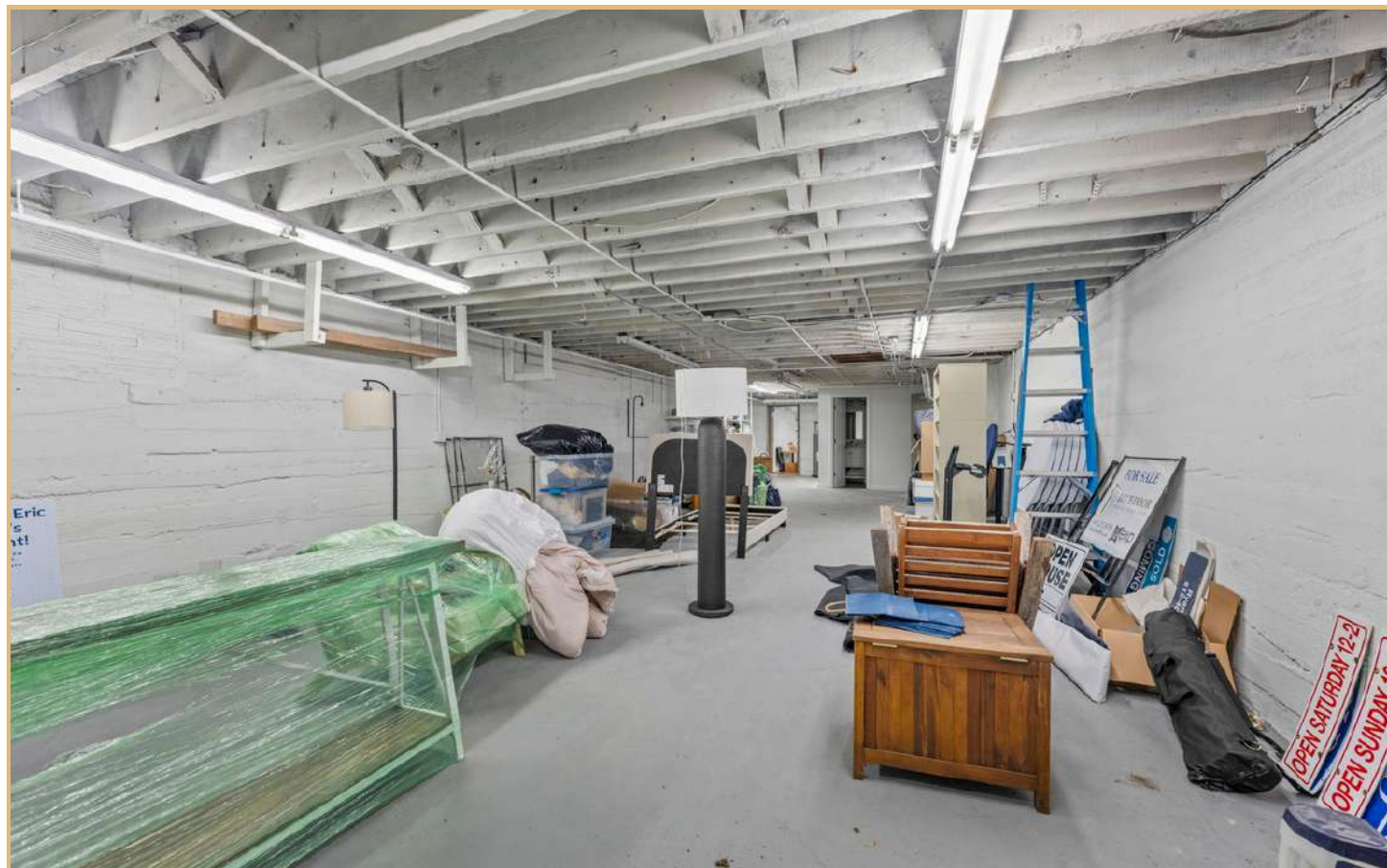
















ZONING INFORMATION

Zoning Information



The CM2 Corridor Mixed-Use District accommodates a range of small- to large-scale commercial uses while encouraging multistory, mixed-use development. It supports active corridors with a combination of retail, office, service, residential, and other compatible uses.

Prospective buyers and representatives are encouraged to consult with the City of Minneapolis to confirm permitted uses, allowable density, setbacks, building requirements and any site-specific approvals.

[CM2 Permitted Uses List](#)

[Minneapolis Zoning Page](#)

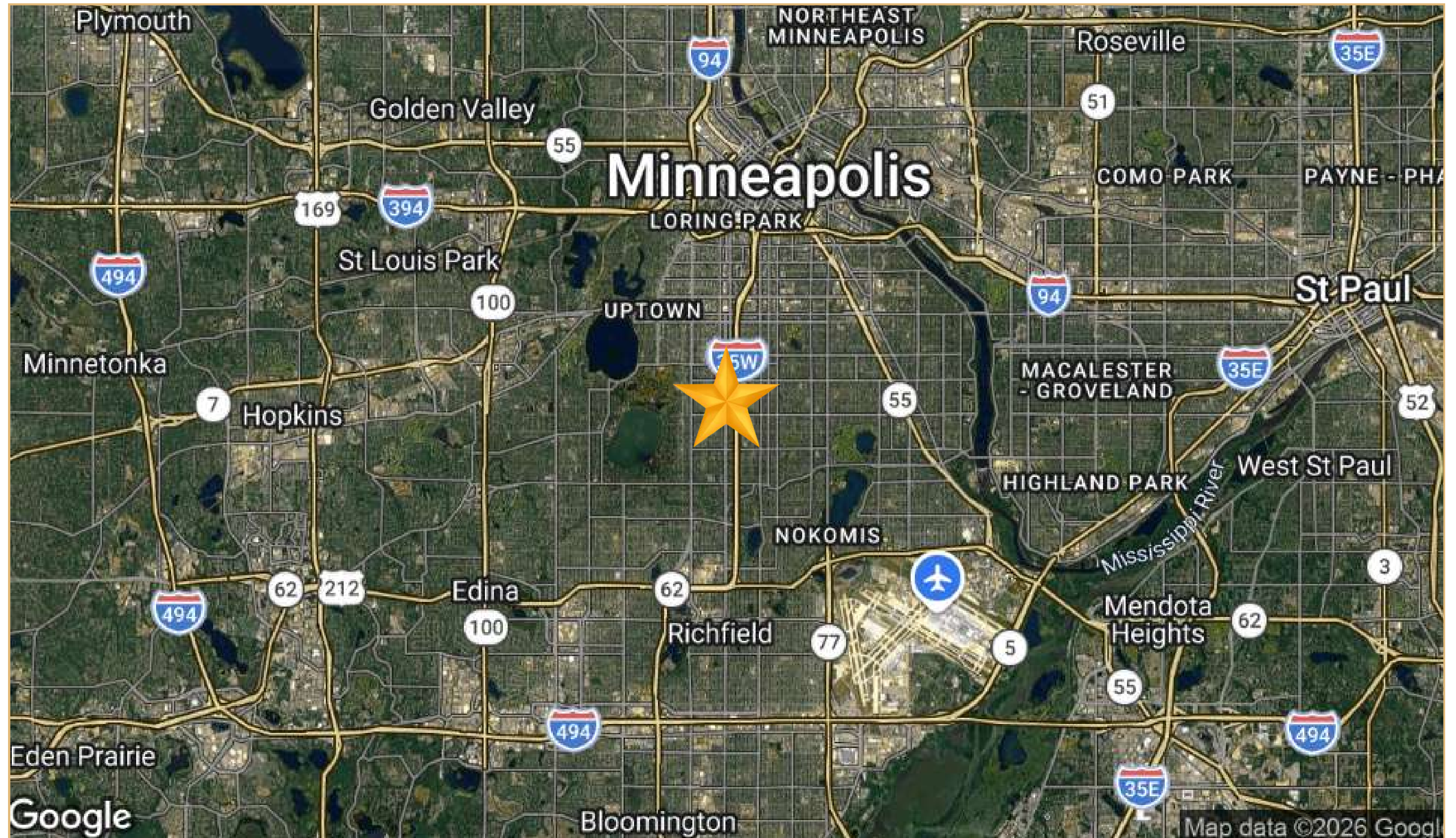


LOCATION INFORMATION

Nearby Map



Regional Map





ABOUT SOUTH MINNEAPOLIS

SOUTH MINNEAPOLIS

4251 Nicollet Avenue is positioned along a well-established commercial corridor in Minneapolis’ Kingfield neighborhood. The surrounding area combines dense residential blocks with independent restaurants, neighborhood retail, and everyday services—supporting a built-in customer and employee base.

Nicollet Avenue provides direct north-south connectivity through South Minneapolis, while nearby transit and access to I-35W connect the property to downtown and the broader metro. For an office or retail user, the location offers prominent corridor visibility in a walkable, amenity-rich neighborhood.



427,246

MINNEAPOLIS POPULATION

24,329

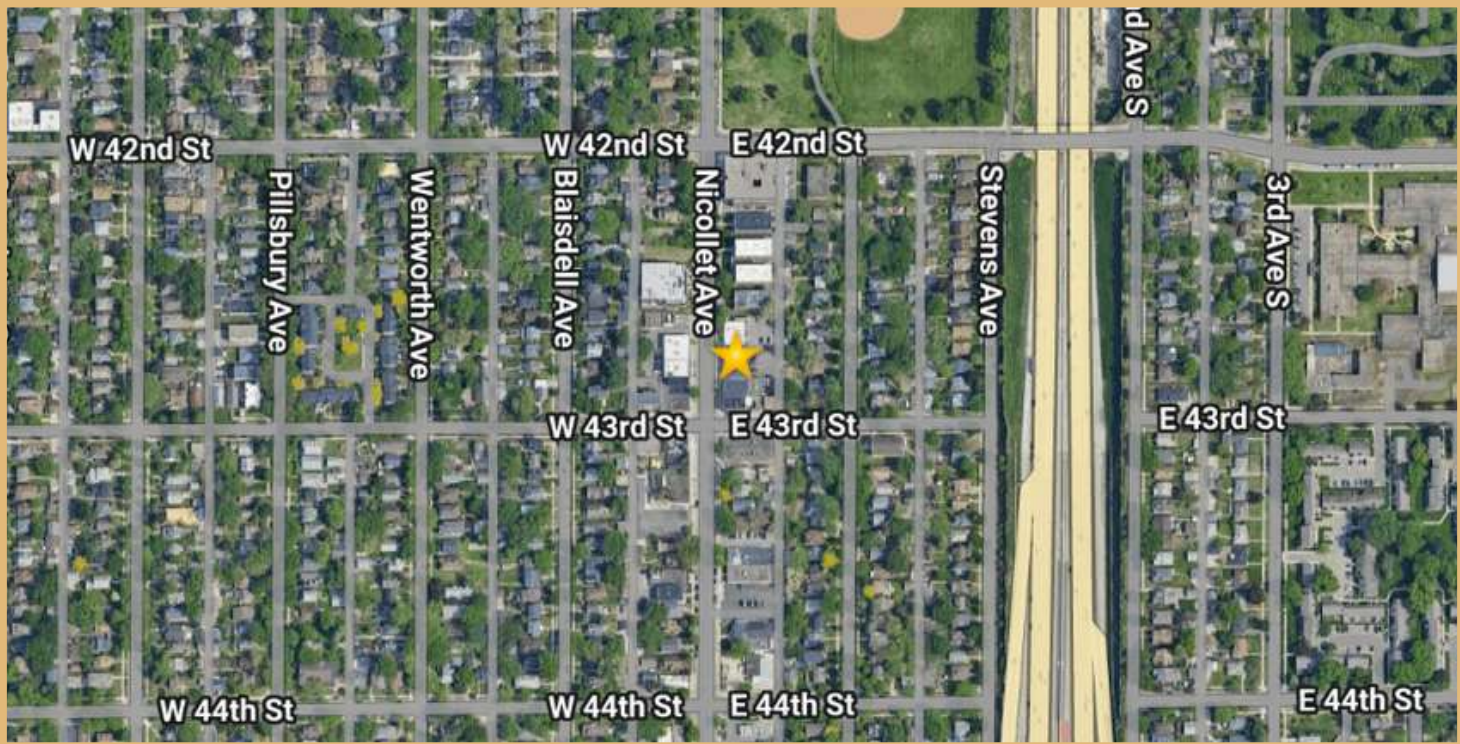
POPULATION WITHIN 1 MILE

\$140,183

AVERGAE HH INCOME WITHIN 1 MILE

6,871 VPD

NICOLLET AVE VPD

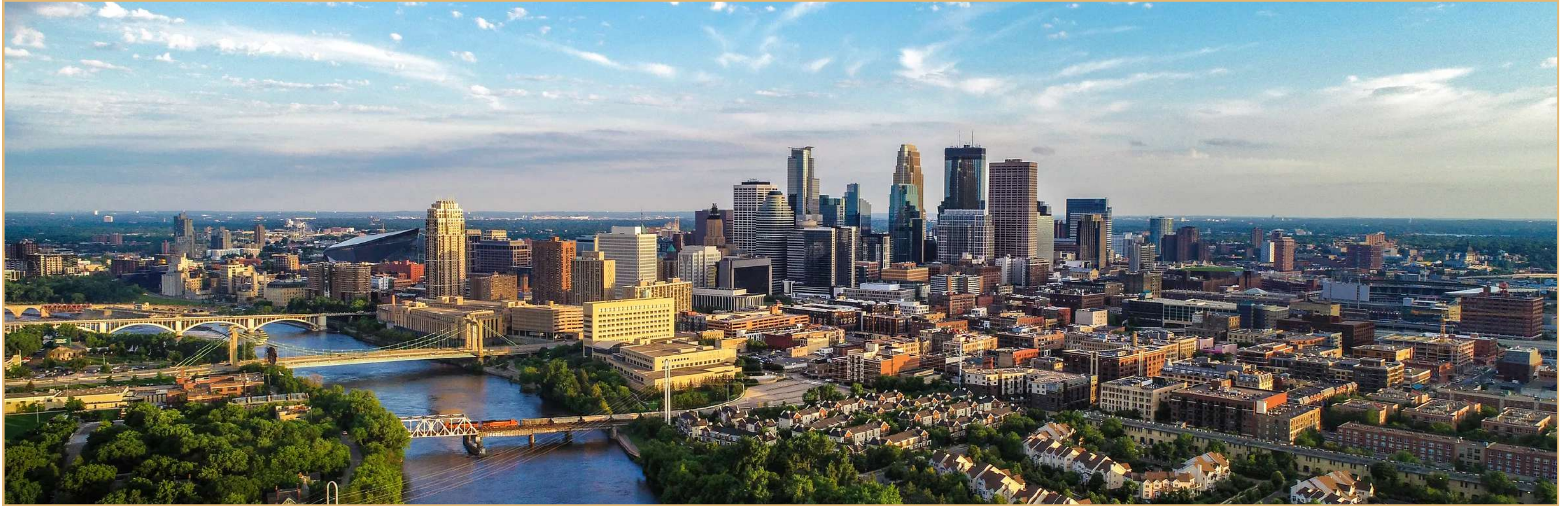


DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,164	6,148	24,329
Average Age	32.8	36.5	37.5
Average Age (Male)	33.1	37.4	38.9
Average Age (Female)	33.6	35.8	36.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	647	2,645	10,358
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$132,035	\$131,796	\$140,183
Average House Value	\$443,278	\$447,075	\$430,256

2023 American Community Survey (ACS)

About South Minneapolis



South Minneapolis offers a highly connected location within the Twin Cities, with convenient access to downtown Minneapolis, Minneapolis–Saint Paul International Airport, and major employment centers throughout the metro. Interstates 35W and 494, along with established transit routes and an extensive bicycle and pedestrian network, provide efficient regional connectivity. The area's established neighborhoods, restaurants, retail districts, parks, lakes, schools, healthcare facilities, and everyday services create a walkable and highly amenitized urban environment.

South Minneapolis benefits from a diverse employment base and convenient proximity to downtown, the airport, major healthcare institutions, and other regional employers. Its combination of desirable neighborhoods, strong local business corridors, recreational amenities, continued investment, and access to the Chain of Lakes and Minnehaha Parkway supports consistent residential and commercial demand and positions the area as an attractive market for long-term investment.

To learn more, please visit: <https://www.minneapolismn.gov/>

LISTING BROKERS



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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.