

An aerial photograph of Minneapolis, Minnesota, showing the city skyline with various skyscrapers in the background. In the foreground, there is a large green park area (Nicollet Island) surrounded by water, with a bridge crossing the river. The text "FOR SALE" is overlaid in large, blue, outlined letters in the top right corner.

FOR SALE

NICOLLET ISLAND HISTORIC HOME PORTFOLIO

Minneapolis, MN

OFFERING MEMORANDUM

DANIELLE CIFUENTES

danielle@assemblymn.com

612-598-6027

MERRIE SJOGREN

merrie@assemblymn.com

612-308-9179

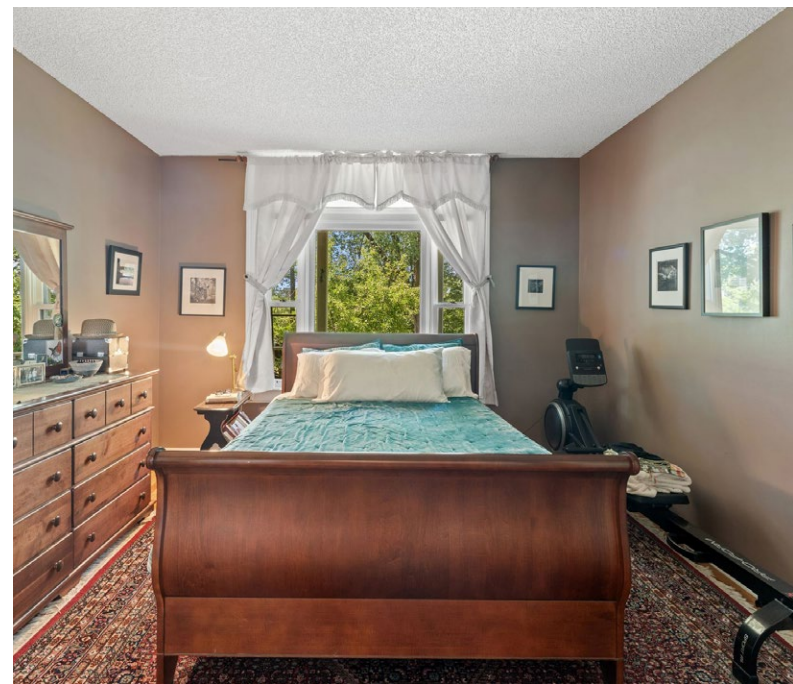
ASSEMBLY

Development • Brokerage • Consulting

Located on the Northern end of Nicollet Island, this stunning Historic Homes Portfolio delivers a masterclass in architectural heritage and urban lifestyle. Perfectly positioned between the North Loop and Northeast, these properties provide the peace of a secluded island sanctuary with immediate access to downtown.

Consisting of twenty-two units in six historic homes dating from the late nineteenth century, tenants enjoy a lush environment, proximity to Nicollet Island Park, and a walkable lifestyle near iconic spots like Aster Café.





DEMOGRAPHICS



POPULATION



MEDIAN
AGE



HOUSEHOLDS



AVERAGE
HOUSEHOLD
INCOME

1 MILE	32,946	36.8	19,295	\$126,110
3 MILE	234,421	33.2	104,312	\$90,694
5 MILES	471,432	35.4	208,404	\$101,642





PARCELLE
ORGANIC CLEAN EATING CAFE

SURDYK'S

W

ROSALIA

KRAMARCZUK'S

CHIPOTLE
MEXICAN GRILL

SILVER PINE
PAVE BAKED

all saints

noodles
& COMPANY

NYE'S
EST. 1983
BRUEGGER'S
BAGELS
AUTHENTIC NEW YORK STYLE

NORTHEAST TEA HOUSE

PUNCH

Nicollet Island Inn
HOTEL • RESTAURANT • BAR

FRGMNT COFFEE

L&B LUNDS & BYERLYS

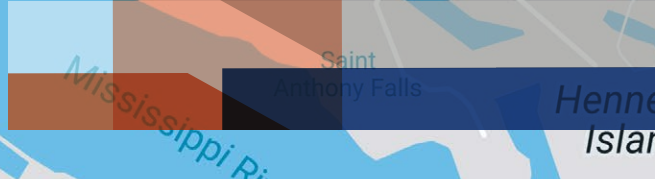
Chuck & Don's

THE MAIN
CINEMA

THE CABANA
CLUB

Aster

JEFE



MAISON
MARGAUX

PORZANA

SPOON & STABLE

ピリリ寿司
BILLY
SUSHI

RED COW
fine burgers, beer & wine



WHOLE
FOODS
MARKET

puttery

FOUR SEASONS

NICOLLET ISLAND HISTORIC HOME PORTFOLIO

MULTI-FAMILY HOUSING UNITS

Address		Number of Units	Type	PID
167-169	Nicollet Street	4	1 Bedroom	23-029-24-22-0093
183-184	East Island Ave	2	2 Bedroom	23-029-24-22-0086
187-190	East Island Ave	2	1 Bedroom	23-029-24-22-0086
		2	2 Bedroom	23-029-24-22-0086
15-17	Maple Place	4	2 Bedroom	23-029-24-22-0081
99	Nicollet Street	LAND	-	23-029-24-22-0022
107- 109	West Island Ave	3	1 Bedroom	23-029-24-22-0077
		1	2 Bedroom	23-029-24-22-0077
111-113	West Island Ave	2	1 Bedroom	23-029-24-22-0077
		2	2 Bedroom	23-029-24-22-0077
TOTAL		22	14	

**Note: All properties are subject to a Ground Lease. Details are available by the listing agent.



Island Park

99 Nicollet St
23-029-24-22-0022

167 Nicollet St
23-029-24-22-0093

183 Island Ave E
23-029-24-22-0086

107 West Island Ave
23-029-24-22-0077

15 Maple Pl
23-029-24-22-0081

DeLaSalle
High School

952



111-113 West Island Avenue

Description: Two 1-bedroom units
Two 2-bedroom units

Personal Property/
PID: 10391/
23-029-24-22-0077

Size: ~3,300 SF

Offers will be entertained
at or above: \$649,900

107-109 West Island Avenue

Description: Three 1-bedroom units
One 2-bedroom unit

Personal Property/
PID: 10391/
23-029-24-22-0077

Size: ~3,300 SF

Offers will be entertained
at or above: \$669,900

15-17 Maple Place

Description: Four 2-bedroom units

Personal Property/
PID: 10392/
23-029-24-22-0081

Size: 4,560 SF

Offers will be entertained
at or above: \$749,900*

**Adjacent empty lot available (99 Nicollet St.), pricing negotiable.*



167-169 Nicollet Street

Description: Four 1-bedroom units

Personal Property/
PID: 10390/
23-029-24-22-0093

Size: 3,825 SF

Offers will be entertained
at or above: \$549,900



183-184 East Island Avenue

Description: Two 2-bedroom units

Personal Property/
PID: 10393/
23-029-24-22-0086

Size: ~1,980 SF

Offers will be entertained
at or above: \$449,900



187-190 East Island Avenue

Description: Two 1-bedroom units
Two 2-bedroom units

Personal Property/
PID: 10393/
23-029-24-22-0086

Size: ~1,980 SF

Offers will be entertained
at or above: \$549,900



NICOLLET ISLAND HISTORIC HOME PORTFOLIO

Minneapolis, MN



FOR MORE INFORMATION:

DANIELLE CIFUENTES

danielle@assemblymn.com
612-598-6027

MERRIE SJOGREN

merrie@assemblymn.com
612-308-9179

ASSEMBLY
Development • Brokerage • Consulting



Disclaimer: No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained here in by Assembly MN LLC and its agents, and the same is submitted subject to errors, omissions, changes or other conditions. We make no representation as to the condition of the subject property.