



5800 Nicollet Avenue and 11 58<sup>th</sup> St W | Minneapolis, MN 55419

## 5 Bay Auto Repair Business For Sale and/or Redevelopment Opportunity CONFIDENTIAL - PLEASE DO NOT APPROACH THE BUSINESS DIRECTLY

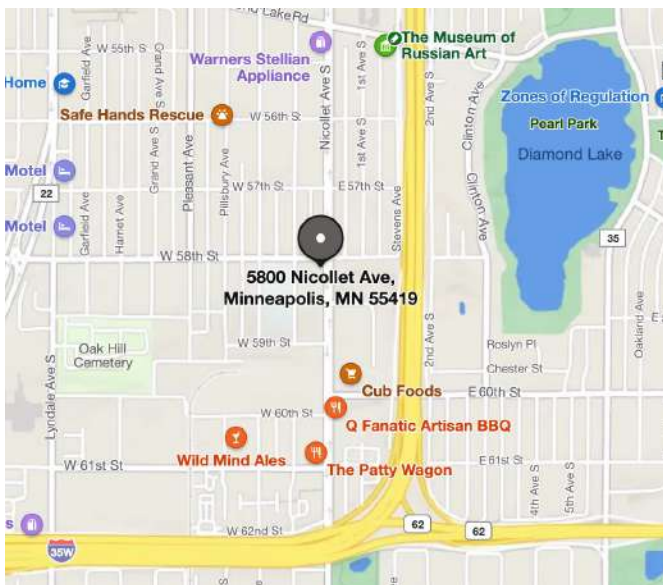
This is your opportunity to own the southwest corner of 58th & Nicollet. The site has easy access from both 35W and Highway 62 (Crosstown). The future of Nicollet will continue to grow as it is reconnected to downtown in the coming years. Wuensch Automotive has been performing high-quality automotive services for decades and has an incredibly loyal customer base. The business, building, and all FF&E are all available. The business owner/property owner would also consider selling to a developer. Area tenants include Cub Foods, Magnuson Sod/Klier's Nursery Garden Center, Windom Community School, Goodwill, Peter's Billiards, Bachman's Garden Center, and more.

### Available For Sale - Property and Business:

- PID: 22-028-24-31-0116 and 22-028-24-31-0117
- Building SF: 3,304 sf
- Parcel Area: 0.3 acres | 12,911 sf
- Year Built: 1950 and 1953
- Floors: 1
- Zoning: C2
- 2023 Tax: \$19,153.04
- Sale Price: \$1,200,000.00

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 10,061, 3 miles - 81,176 and 5 miles - 226,080
- Average Household Income: 1 mile - \$85,591, 3 miles - \$87,309 and 5 miles - \$78,011
- Nicollet Avenue - 12,400 vpd, 58th St - 2,850 vpd and 35W - 139,395 vpd



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**LISA CHRISTIANSON**

952.393.1212

[lisa@christiansonandco.com](mailto:lisa@christiansonandco.com)

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)  
[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844