

# 3,912 SF Freestanding Professional Building For Sale

4040 Nicols Road  
Eagan, MN 55122

OFFICE | RETAIL | SPECIALTY  
\$586,800.00  
3,912 SF



EFH  
REALTY ADVISORS INC.

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# FREESTANDING PROFESSIONAL OFFICE | SERVICE | MEDICAL | SPECIALTY

## Outstanding Location!

Located just south of the intersection of Cedar Avenue and Highway 13 in Eagan, this versatile commercial building offers exceptional accessibility with on-site parking on an expansive corner parcel.

Enjoy the benefits of owning your own freestanding building to build equity rather than renting from someone else! The property consists of 3,912 square feet of professional office area on a 0.71 acre site zoned Cedar Grove District. The site is well suited for a wide variety of office, retail, service, medical office and specialty uses.

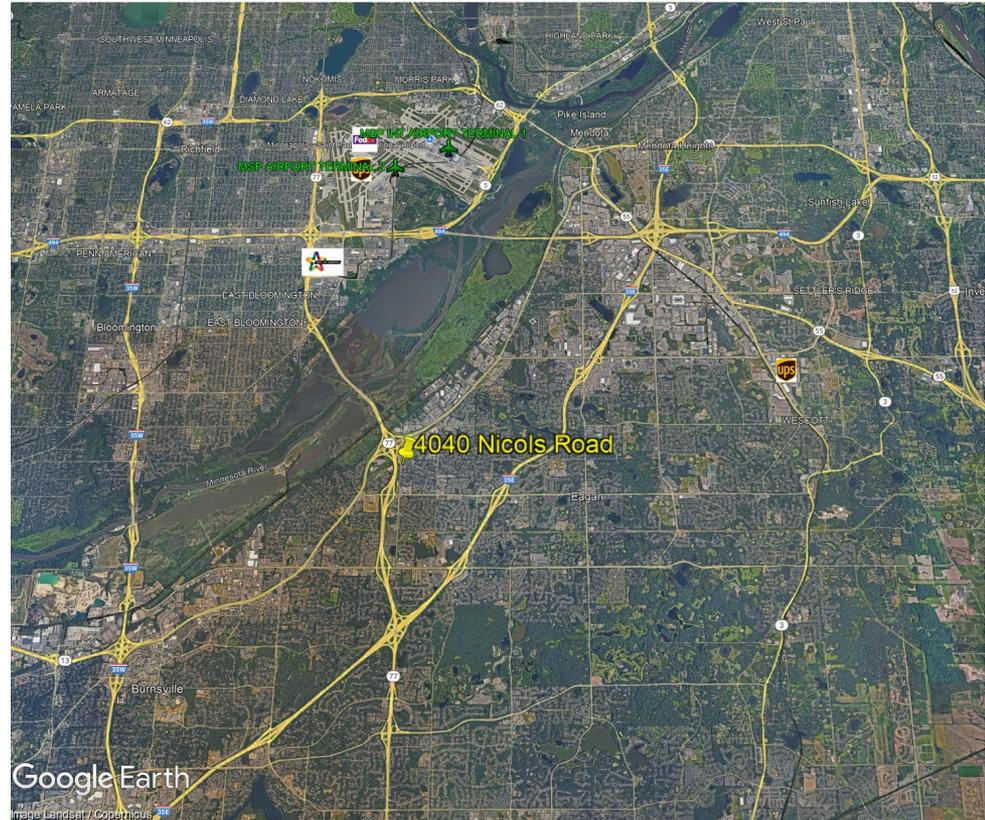
This well-maintained property presents a rare opportunity for an owner-user or investor to reimagine a space with limitless potential in a desirable Eagan location.

## Interior Features

The building layout is thoughtfully designed with functionality in mind. There are several features that are ready for use including vaulted reception area, numerous windowed private offices, conference rooms, cube areas, kitchen, storage and convenient, close, on-site parking immediately adjacent to entrance which is ideal for safety, code compliance, and flexibility.

## Additional Highlights

- Strong capacity for adaptive reuse as office, retail, service, medical, or hospice care and more (may need some ADA modifications to restrooms and there is no elevator).
- Just minutes to/from MSP International Airports.
- Convenient proximity to I-35E and Cedar Avenue (Hwy. 77), Mall of America, public transit, retail, dining, financial and other services.



# Key Facts

**Year Built:** 1978  
*Updates over Various Years*

**Land Area:** 0.71 Acre

**Landscape:** Irrigation System

**Taxes:** \$8,840.00  
2025 Payable

**Operating Expenses:** \$6.01/SF 2025 EST.  
*Plus Utilities, Waste, and Janitorial*

**Parking:** Ample and Expandable

**Life Safety:** Smoke Detectors  
Security System

**Construction:** Wood Frame/Truss  
Shingled Roof (10 Years Old)

**HVAC:** Fully Heated and Air Conditioned  
2- AC Units Original  
1 Furnace Original  
1 Furnace Replaced 2023

**Utilities:** Xcel Energy  
CenterPoint Energy  
AT&T

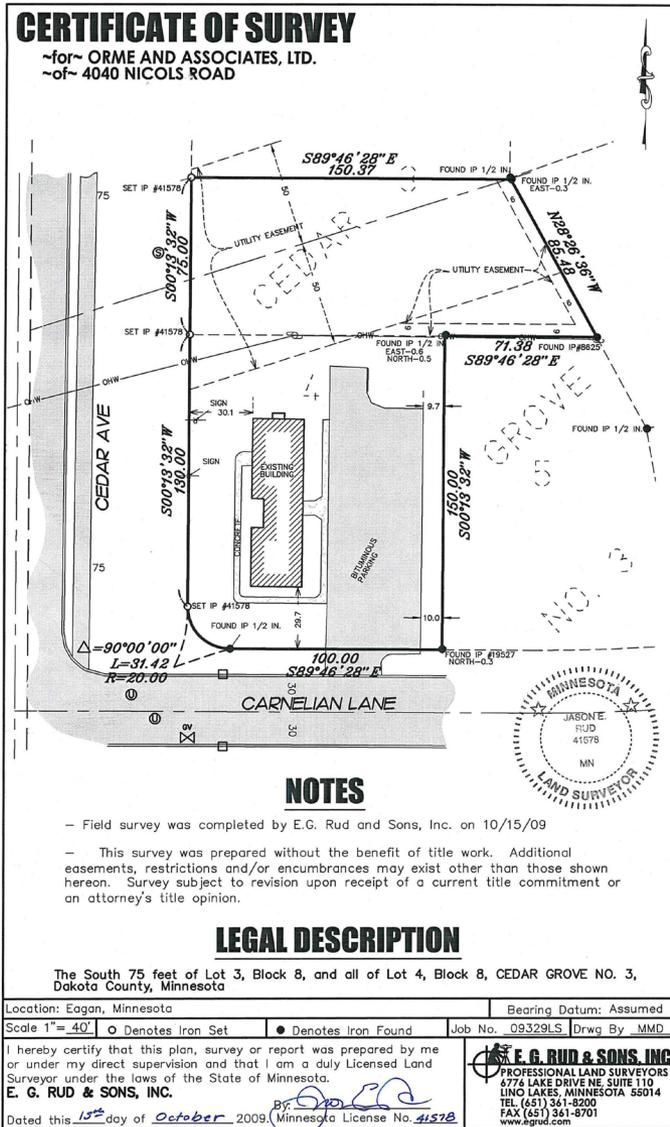
**Power Capacity:** 120/208V  
3 Phase

**Signage:** Monument Signage

**Proximity:** Easily accessible to/from I-35E, Cedar Avenue, Highway 13, MSP International Airports, Mall of America & Simon Premium Outlets and just Minutes to downtown Minneapolis and St. Paul. Less than 2 blocks from the Cedar Grove Transit Station, Retail, Services, and more!



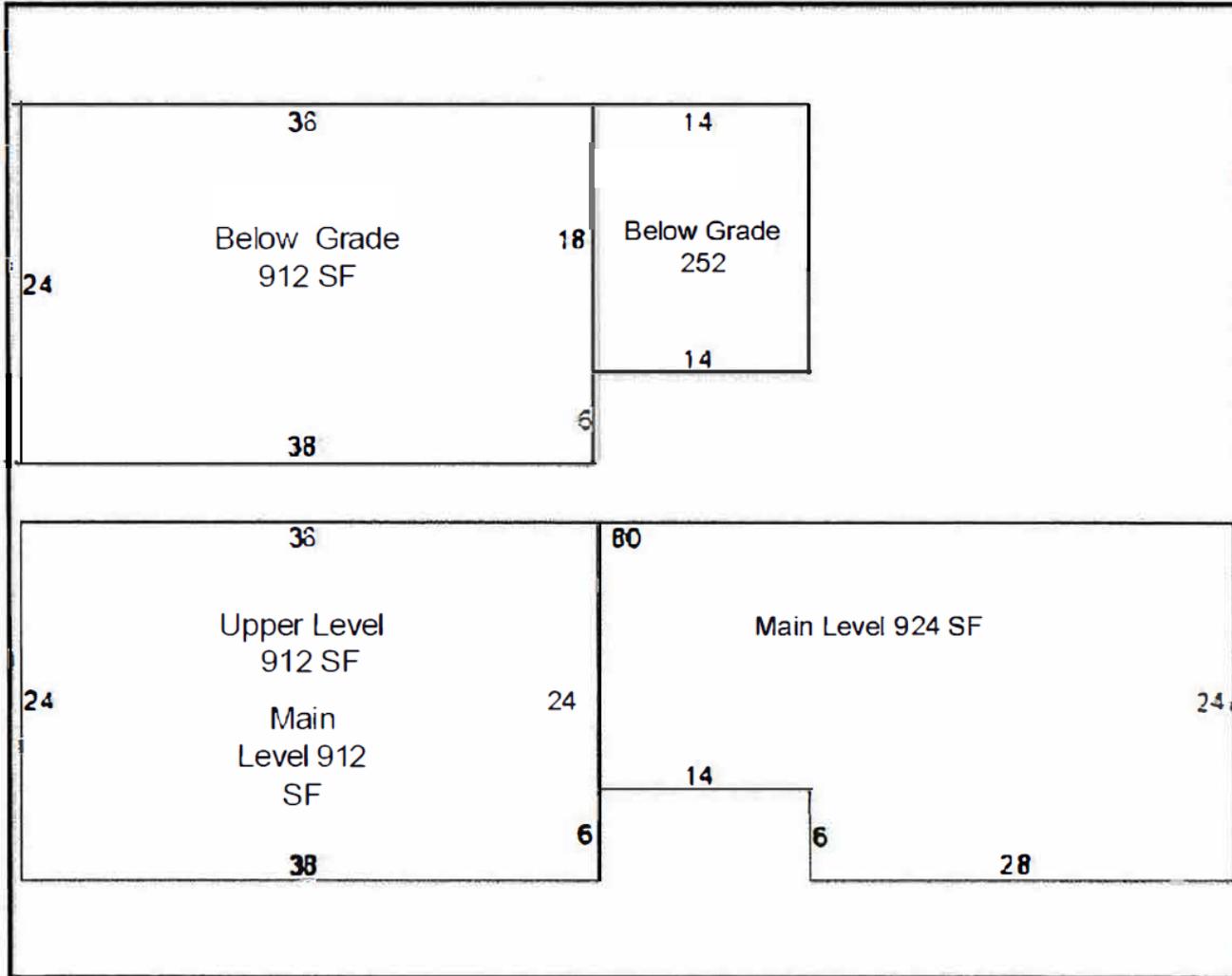
# Survey



# Parcel Map



Floor Plan  
Parcel ID 10-16702-08-041



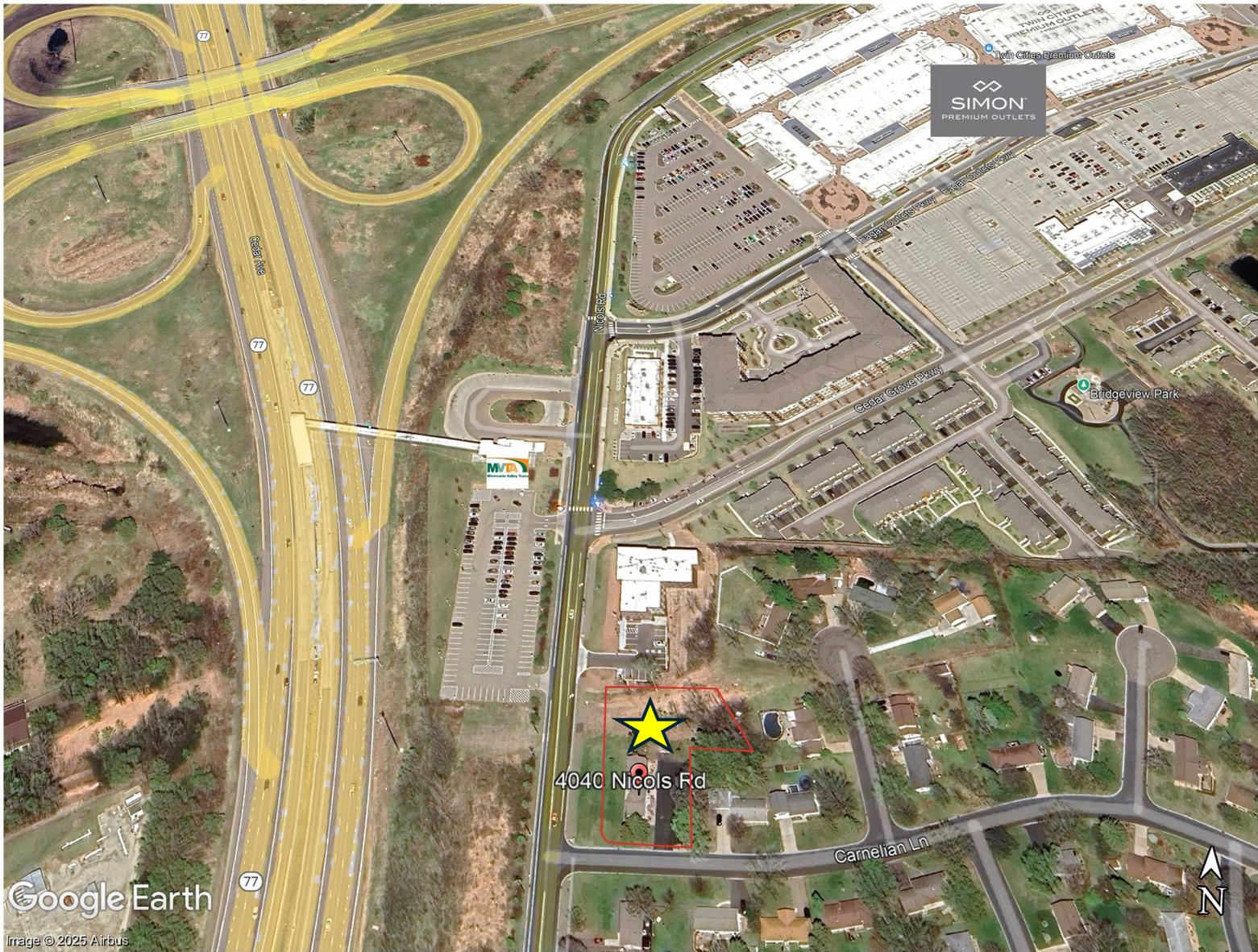


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Google Earth

Image © 2025 Airbus

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# Zoning

Subd. 21.

## **CGD Cedar Grove District.**

A. *Intent.* The intent of the "CGD" Cedar Grove District is to provide an area for compact, mixed-use development made mutually compatible through a combination of careful planning and urban design and coordinated public and private investment. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. The placement of building edges and treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the Cedar Grove District. The standards in this ordinance are intended to implement and effectuate the principles and relationships established in the City of Eagan Cedar Grove Design Framework, which will be carried out through specific standards related to site planning, architecture, building materials, landscaping, signage and other elements.

B. *Permitted uses.* Within the CGD, no structure or land may be used, except for one or more of the following uses, provided such use is equal to or less than 10,000 square feet in floor area:

1. Accessory store, apparel.
2. Altering, pressing and repair of wearing apparel.
3. Appliance store.
4. Art gallery.
5. Banks and other financial institutions, without drive-through facilities.
6. Barber shop.
7. Beauty shop.
8. Bookstore.
9. Restaurants—Full service and casual.
10. Camera store.
11. Candy, nut or confectionery store.
12. Club or lodge, private.
13. Copy service or printing service.
14. Department store.
15. Flower shop.
16. Furniture store.
17. Gift, novelty, or souvenir store.
18. Grocery store.
19. Hardware store.
20. Instrument store, musical.
21. Library.
22. Locksmith.
23. Luggage store.
24. Machines, business sales and service.
25. Magazine or newsstand.
26. Meat market for retail sale to the public.
27. Medical offices or clinics (for humans only).
28. Municipal buildings where the use conducted is customarily considered to be an office use.
29. Museum.
30. Musical instrument and musical recordings store.
31. Notions store.
32. Offices.
33. Optician.
34. Painting, wallpaper and decorating store for retail sales and service.
35. Pet store.
36. Repair and servicing of items, the sale of which is permitted in this district.
37. Shoe store.
38. Sporting goods store.
39. Stationery store.
40. Tanning salon.
41. Tobacco store.
42. Toy store.
43. Variety store.
44. Video sales and rental.
45. Cannabis retailer.
46. Cannabis event organizer (office use only).
47. Lower-potency hemp edible retailer.

# Zoning Continued

C. **Accessory uses.** Within the CGD, the following uses shall be permitted accessory uses:

1. Off-street parking of automobiles for patrons or employees of a permitted use.
2. Off-street loading areas as regulated herein.
3. Signs, fences, and decorative landscape features as regulated herein.
4. Customary uses incidental to the principal use as determined by the city council.
5. An outdoor dining area in conjunction with a full service or casual restaurant, except an outdoor dining area that does not meet the special use setback from a residential property or that provides seating for more than 24 persons is subject to a conditional use permit or planned development approval as applicable, and any outdoor dining area shall be subject to the regulations thereof elsewhere in this chapter.
6. Temporary outdoor event, cultural/entertainment event, and outdoor food sales, subject to regulations thereof elsewhere in this chapter.

D. **Conditional uses.** Within the CGD, no structure or land may be used for the following uses except by conditional use permit:

1. Animal clinic when contained within a building.
2. Hotel or motel.
3. Reserved.
4. Restaurant—Fast food and delivery or take-out and any outdoor dining area in conjunction therewith, subject to the regulations thereof elsewhere in this chapter.
5. Drive-through facilities for a permitted or conditional use, if provisions for vehicle stacking, vehicle maneuvering, outdoor speaker devices, appearance and lighting of outdoor menu boards, and other related issues can be shown to be in keeping with the intent and character of the CGD and compatible with surrounding uses.
6. Residential multi-family dwelling units, if within a structure containing at least four units.
7. Residential dwelling units within the same building as non-residential uses, if provisions for parking, security, noise, odors, and other related issues can be shown to be handled adequately and in keeping with the best interests of the residents.
8. Movie theater, if provisions for parking, lighting, signage, security, and hours of operation can be shown to be handled adequately and in keeping with the intent and character of the CGD.
9. School, public or private.
10. Parking ramp or parking garage.
11. Indoor recreational uses.
12. Buildings in excess of 50 feet in height, if such buildings can be shown to be in keeping with the intent and character of the CGD and compatible with surrounding long-term uses.
13. Any permitted use or any other conditional use, of 10,000 square feet or more in floor area, if such use can be shown to be in keeping with the intent and character of the CGD and compatible with surrounding uses.
14. Other uses determined by the city council to be similar in purpose and character to other permitted and conditional uses in this district.
15. Automobile service/repair.
16. Convenience gas stations.
17. Automobile car wash, as an accessory use.
18. Outdoor storage, as an accessory use

# For More Information

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