

3,912 SF Freestanding Professional Building For Sale

4040 Nicols Road
Eagan, MN 55122

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



Phone: 952-890-6450 | Fax: 952-890-5476
Web: efhra.com

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

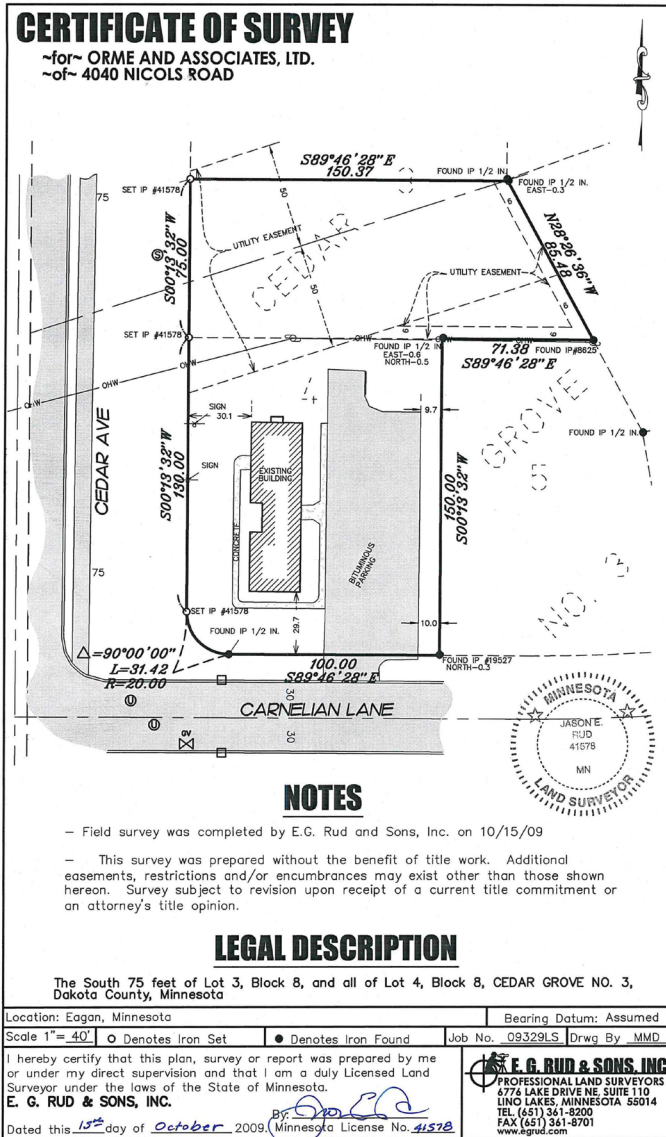
Power Capacity: 120/208V
3 Phase

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!



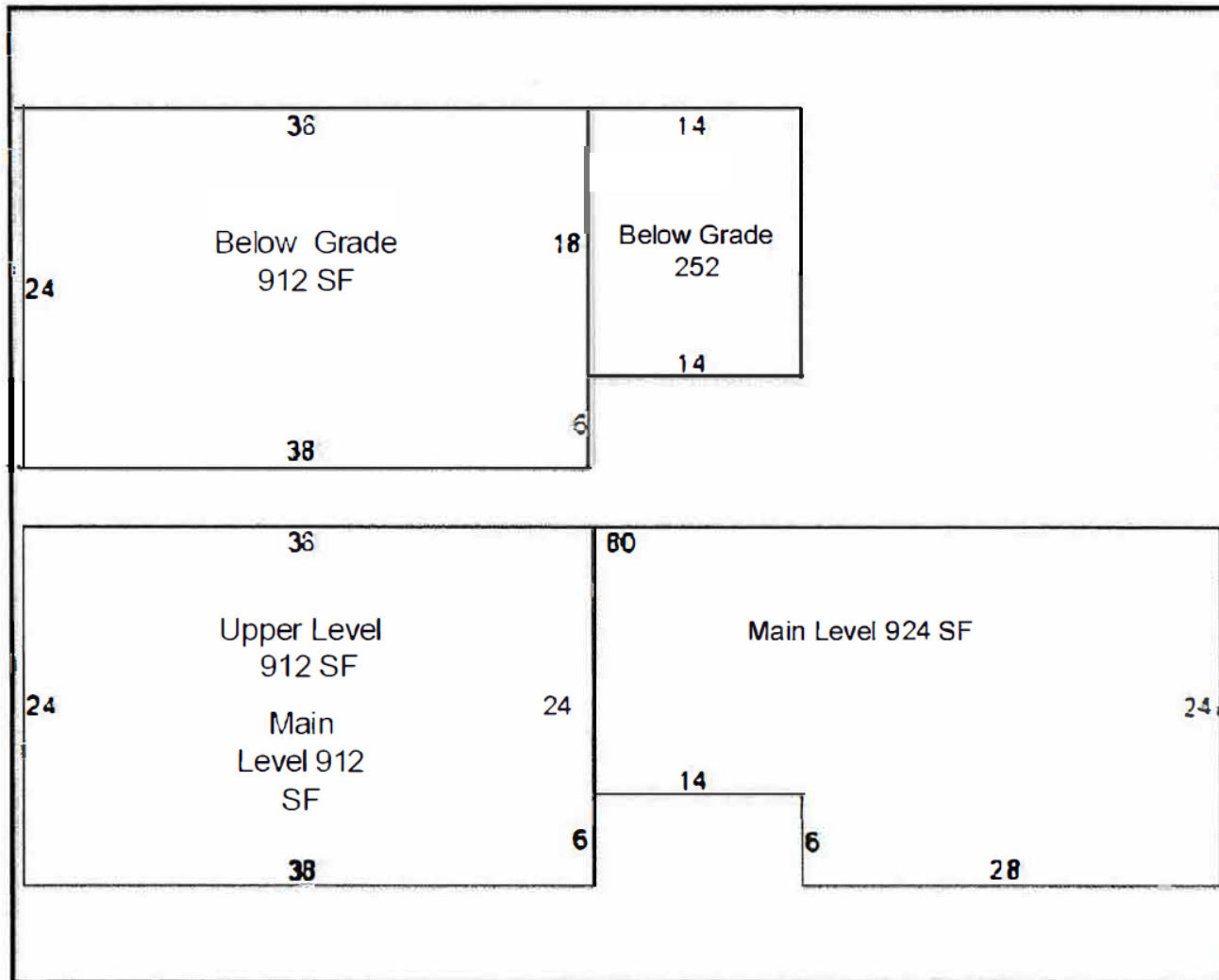
Survey



Parcel Map



Floor Plan
Parcel ID 10-16702-08-041



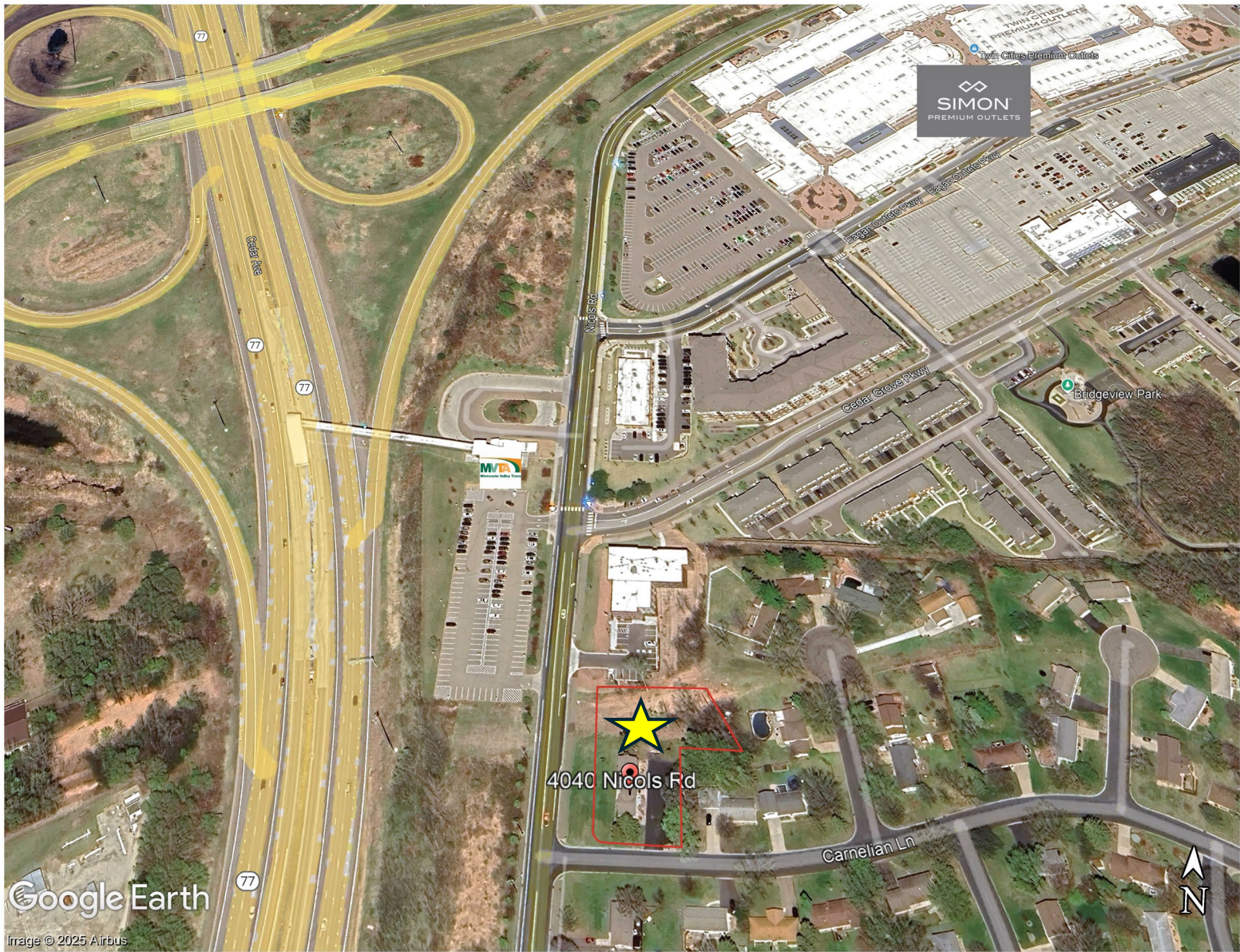


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Zoning

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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This information is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this brochure is not intended to create any agreement or obligation by either party to negotiate a definitive lease or purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.