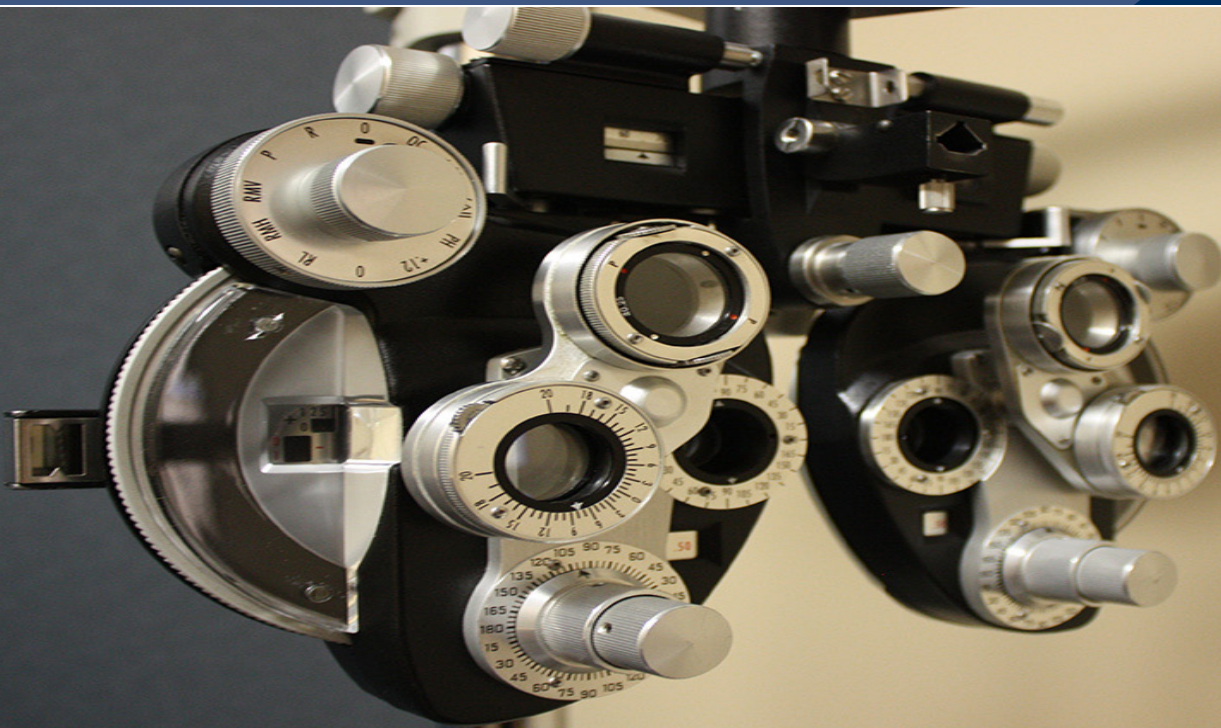


# For Sale Established Optometry Practice West Metro - Minneapolis MN



## **BUSINESS INFORMATION**

\* Sales Price **\$249,000.00** (Business Only)

\* Established Optometry Practice

\* 2018 Sales estimated to be in excess of \$250,000

\* Based on 18 Doctor Hours Per Week

\* Includes Business Equipment & Inventory

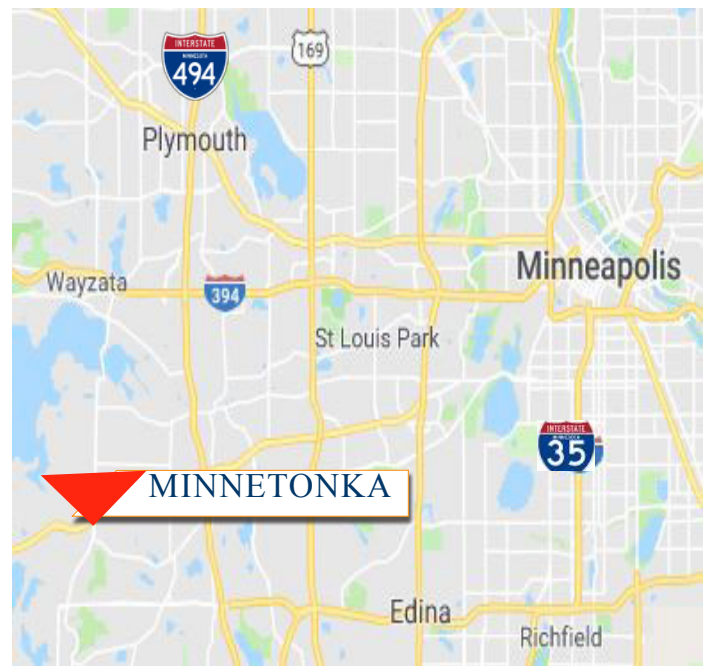
(approximate value of \$150,000)

\* Buyer to Assume Existing Lease

\* Turn-Key Business Opportunity

\* Businesses in Area:

YMCA, Ridgedale Library, Ridgedale Center,  
Sheraton Minneapolis West, SuNu Wellness Center,  
Panera and more.



**Contact:**

**ERIC O'BRIEN**

**(612) 281-4163**

**[EObrien@commrealtysolutions.com](mailto:EObrien@commrealtysolutions.com)**



COMMERCIAL REALTY SOLUTIONS

# For Sale Established Optometry Practice West Metro - Minneapolis MN



## PROPERTY INFORMATION

- \* Building Size: 11,210 S.F.
- \* Hennepin County PID 02-117-22-33-0009
- \* Zoned: PID - Planned I-394 District
- \* Year Built: 1982
- \* Office Suite (1,650 S.F.)
- \* 48 Parking Stalls
- \* Two Floors/Elevator
- \* High traffic location just south of 394

## TRAFFIC COUNTS - 2017

- \* Plymouth Road - 11,600 VPD
- \* Ridgedale Drive - 9,200 VPD

(Equipment list available upon request)

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