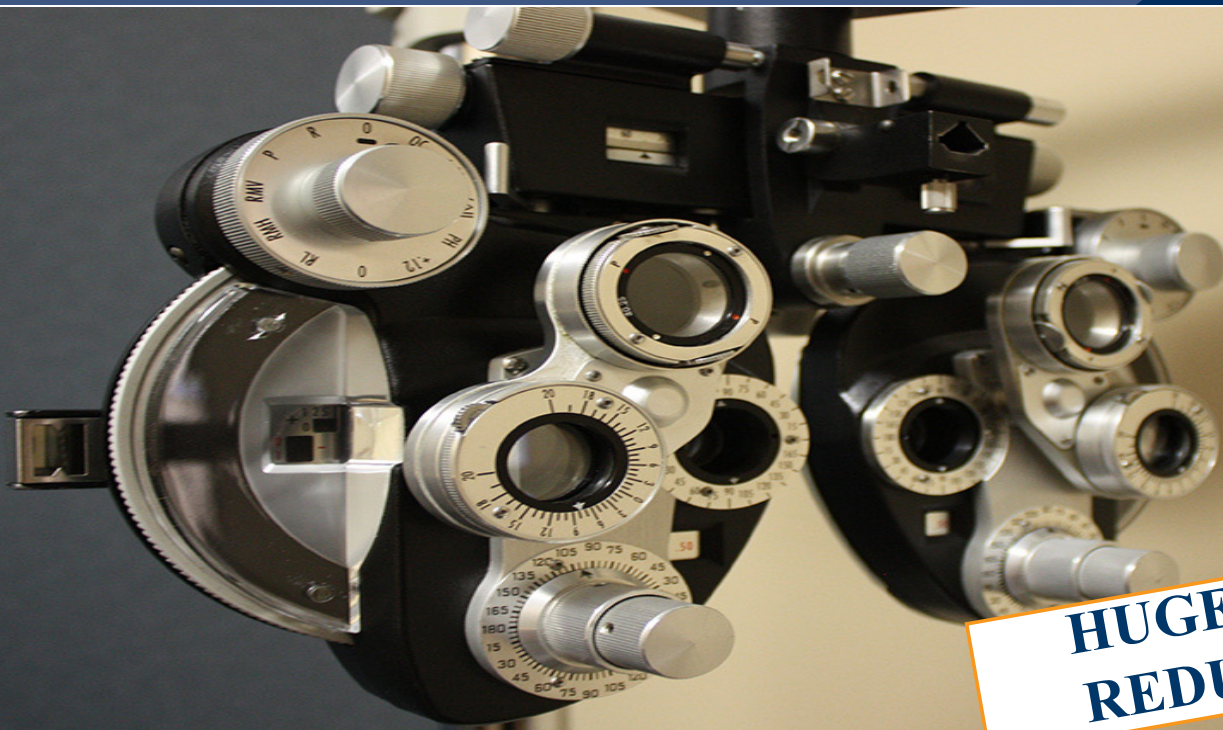


For Sale Established Optometry Practice West Metro - Minneapolis MN



**HUGE PRICE
REDUCTION**

BUSINESS INFORMATION

* Sales Price ~~\$249,000~~

Reduced to \$199,000

(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



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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