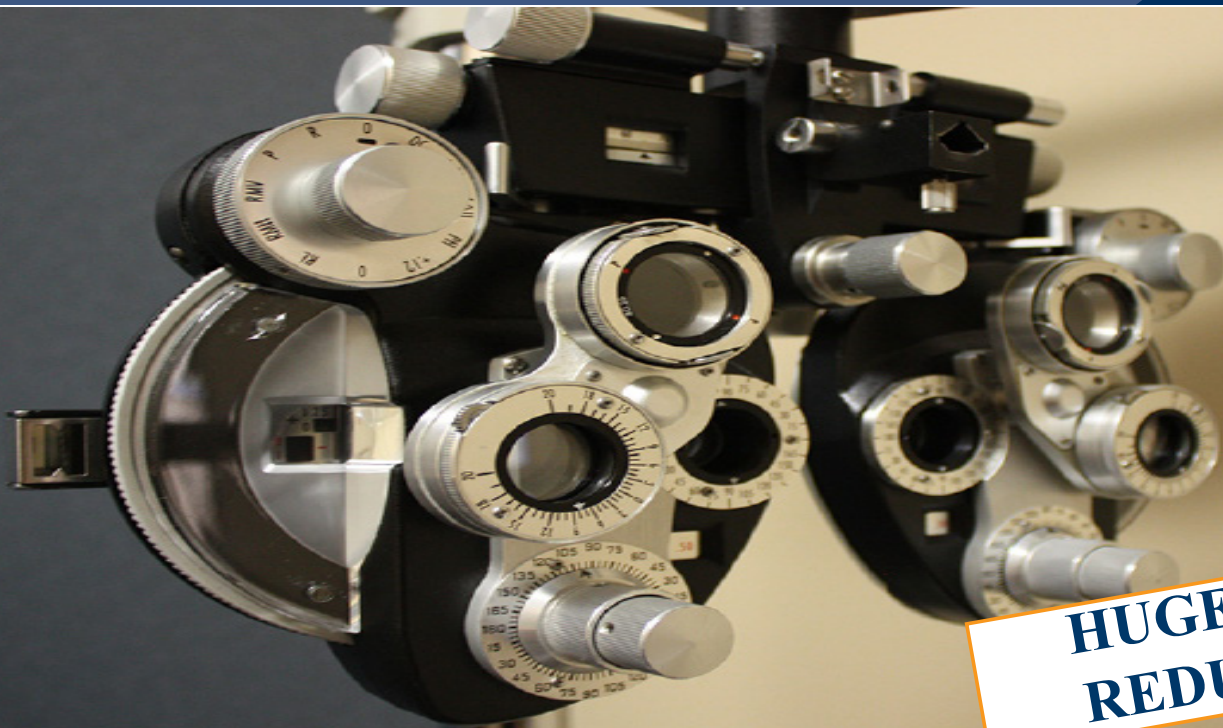


# For Sale Established Optometry Practice West Metro - Minneapolis MN



**HUGE PRICE  
REDUCTION**

## **BUSINESS INFORMATION**

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

**Reduced to \$169,000**

**(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.



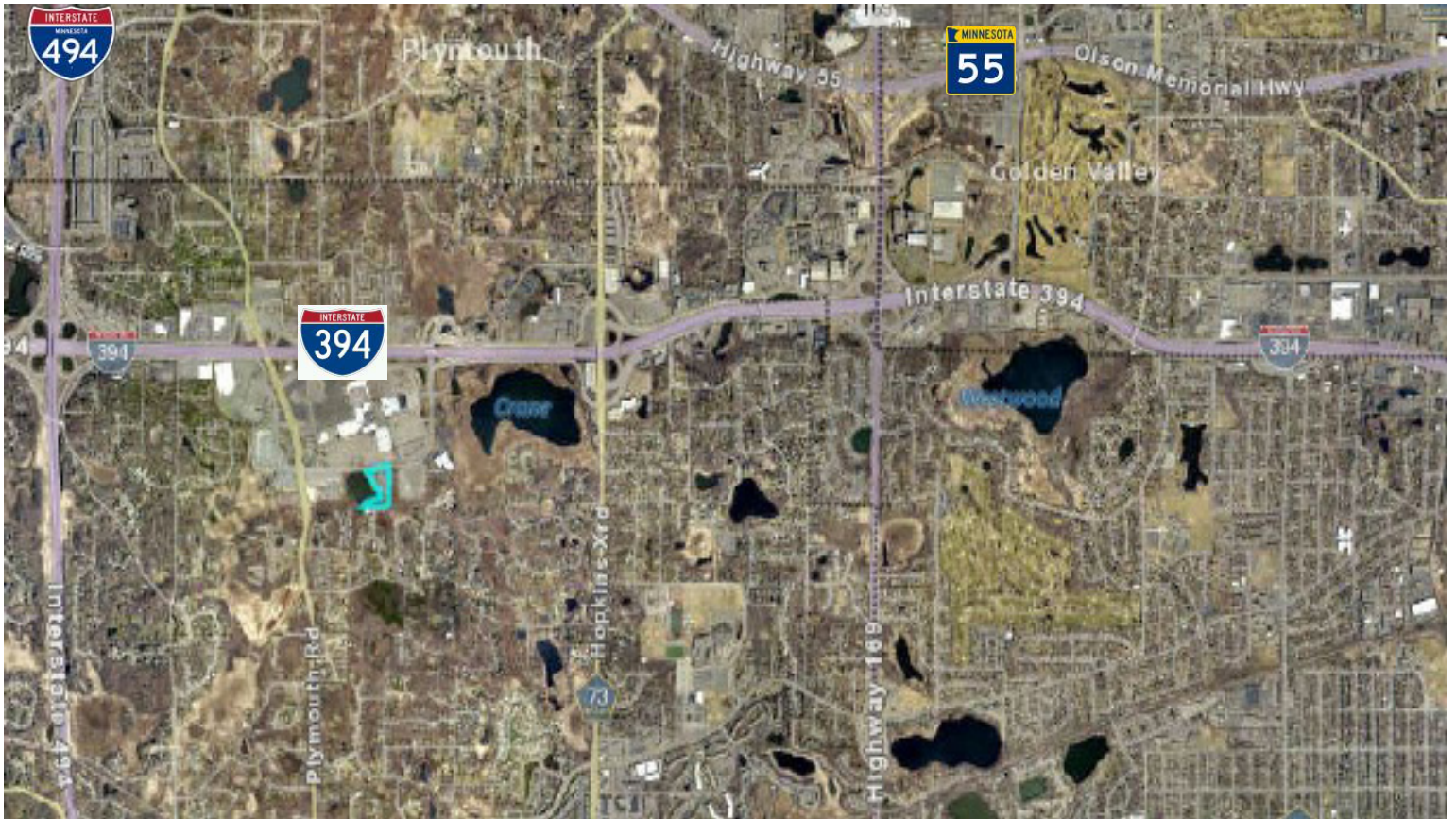
**Contact:**

**ERIC O'BRIEN**

**(612) 281-4163**

**EObrien@commrealtysolutions.com**





## 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 - 2018

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

(Equipment list available upon request)

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