

Hamptons

INTERNATIONAL



2213 Nicollet Ave, Minneapolis, MN 55404

5 🏠 2 🚗

£450,000

(\$595,000)

Property details



Key features

- **Cooling: Central A/C**
- **Fireplace Count: 1 Fireplace**
- **Garage Count: 2 Car Garage**
- **Heating - Fuel Type: Gas**
- **Sewer: Public**
- **Water: City Water**

Attributes

 **Refurbished**

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Description

A rare chance to enjoy a sanctuary-like home on a large double lot with majestic red oak trees. Originally built in the early 20th century, this extensively renovated home seamlessly blends historic charm with modern efficiency. Spacious interiors feature stunning oak and maple hardwood floors, main and upper-level sunrooms, and a grand living room with a gas fireplace. Upgrades include custom Andersen windows, updated electrical wiring and panel, recessed lighting, and high-efficiency Navien & Peerless Purefire boilers providing both heat and hot water. Additional features include spray foam insulation, central air conditioning, and a low-maintenance stucco exterior. Currently Zoned OR2, that allows a mix of office, residential and higher density uses if desired. Located within walking distance of parks, shopping, coffee shops, the Minneapolis Institute of Art, and downtown, this home offers an unbeatable blend of privacy and accessibility.























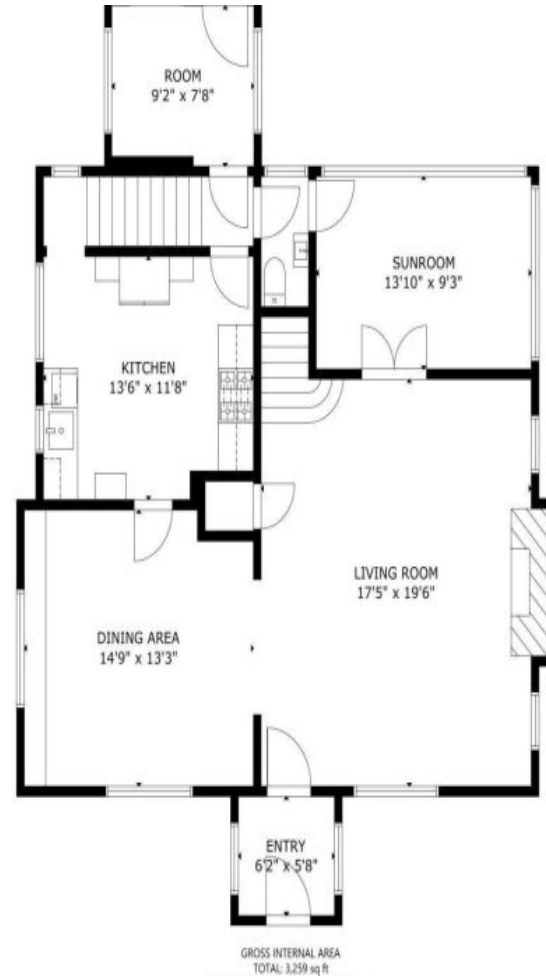
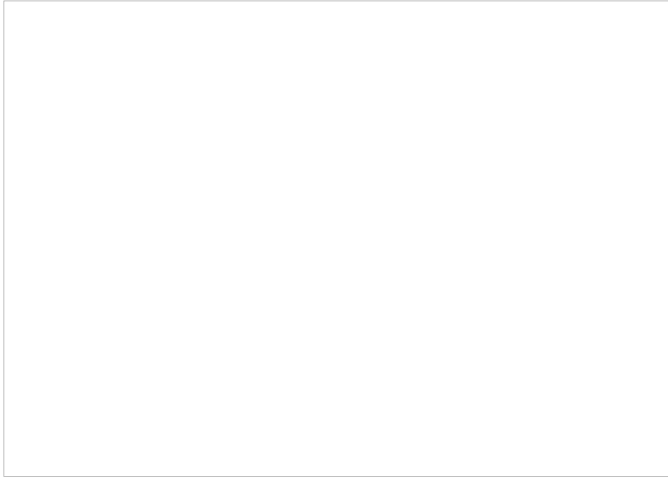


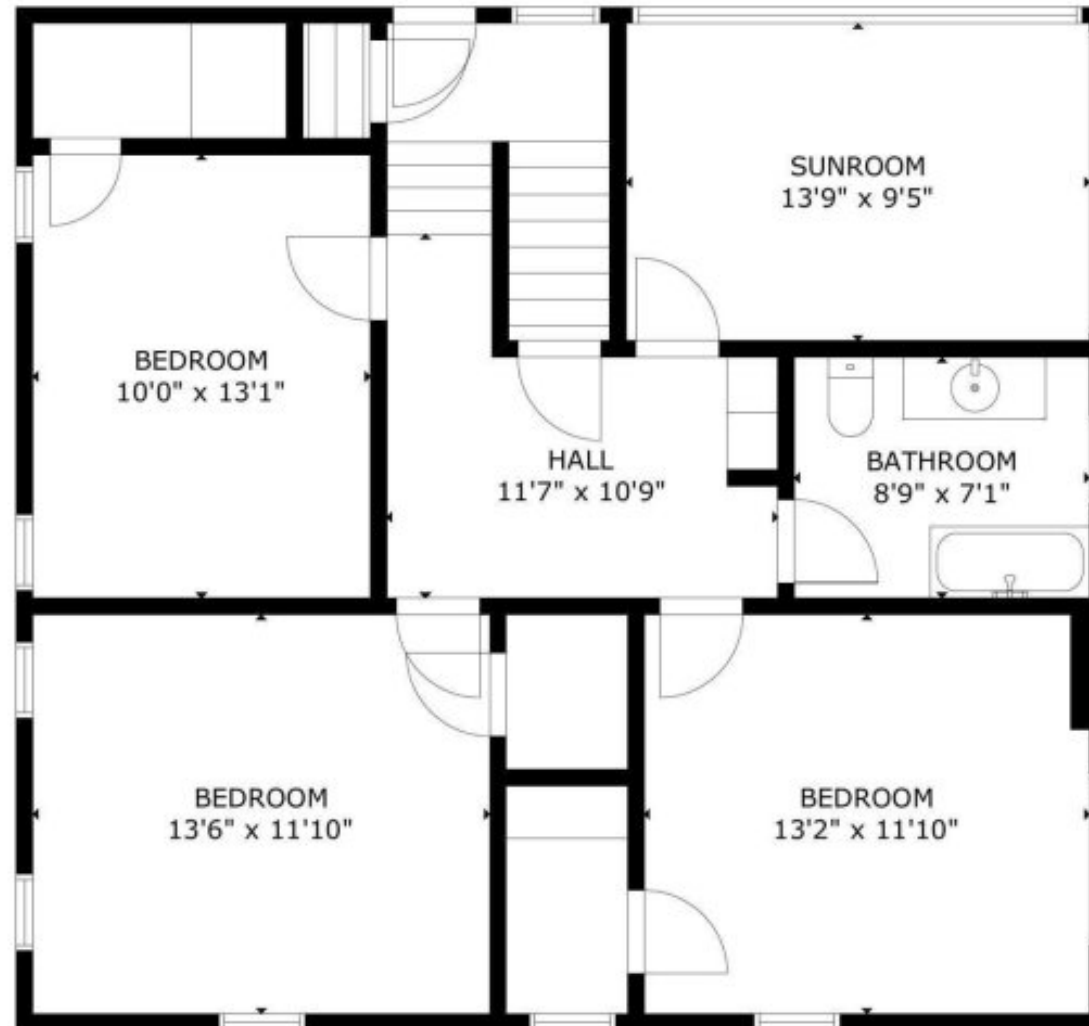






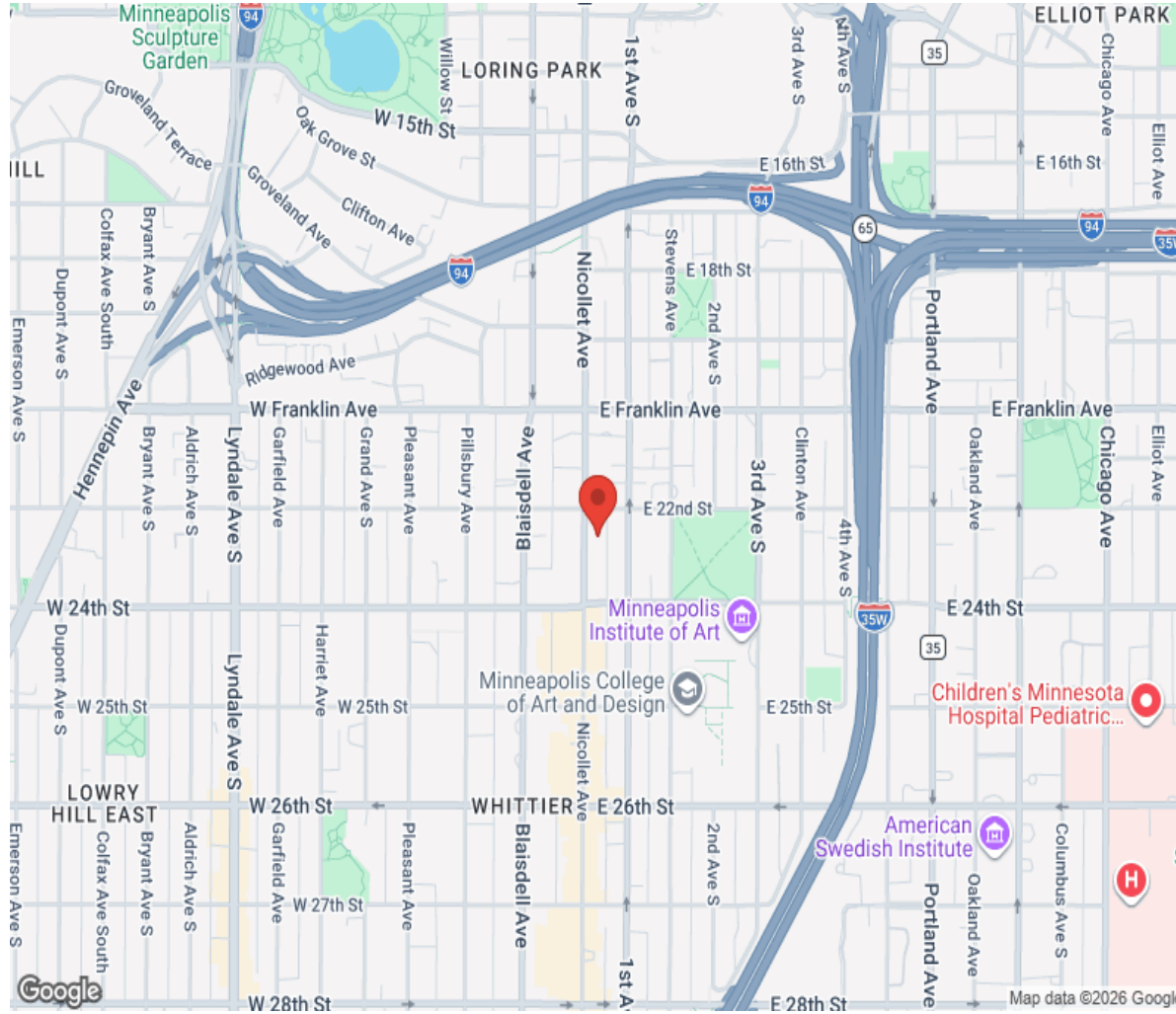






GROSS INTERNAL AREA
TOTAL: 3,259 sq ft
FLOOR 1: 810 sq ft, FLOOR 2: 1,060 sq ft
FLOOR 3: 916 sq ft, FLOOR 4: 473 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Location



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