

FOR IMMEDIATE RELEASE

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FOR MORE INFORMATION

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SOLD
FRESENIUS KIDNEY CARE – GOLDEN VALLEY, MN
\$1,575,000

April 2024 – Upland Real Estate Group’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the seller in the sale of the Fresenius Kidney Care net lease investment property located in Golden Valley, MN.

Fresenius has been operating at this location since 1998 and demonstrated their commitment to this location by undertaking substantial renovations on the 1st floor in 2016, followed by updating signage and refreshing the 2nd floor in 2018. This property is conveniently located off Highway 100 near Lunds & Byerlys, Caribou Coffee, Walgreens, and MNDot Headquarters. Excellent demographics with an average household income of \$111,038 and population of 340,355 within a 5-mile radius.

Fresenius Medical Care is the world’s leading provider of products and services for people with chronic kidney failure. Through a network of approximately 4,100 dialysis clinics in North America, Europe, Latin America Asia-Pacific, and Africa, the clinics provide treatment for about 345,000 patients each year.

Please visit our website at www.nnnsales.com to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Fresenius Kidney Care – Golden Valley, MN)

About Upland Real Estate Group, Inc:

Upland Real Estate Group, Inc. is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

www.nnnsales.com

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Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.

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