

Victory Square South \$247,777



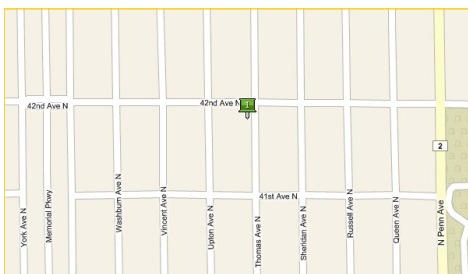
**4149 Thomas Ave N
Minneapolis, MN**

Eight Store Fronts On Convenient Corner Bus Line



13,466SF plus basement and private parking. Excellent investment opportunity in nice residential neighborhood.

Nice commercial property located on a busy corner shopping hub in a great family neighborhood. Eight leasable units—including six store fronts—baths, basement, and back parking. Currently home to several thriving businesses including an Italian restaurant, Dry clean drop off & alterations service, and women's fashions. Great location for hardware, Laundromat or hair salon.



- Warm, home style exterior
- Nine leasable units plus basement
- Nearly fully leased with established businesses & family restaurant
- Private off street parking
- Busy corner location



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Commercial mixed use property with existing tenants and great income potential.

This welcoming property with walk-up store front entrances is ideally located on a busy corner in a great residential area. The building is extremely versatile with existing food service, commercial and warehouse tenants in place. It has 10,000SF plus a basement; and plumbing for a laundromat is already in place. The overall potential of this property is enormous.

**4149 Thomas Ave N
Minneapolis, MN**

Site Data



Listing Price:	\$247,777	
Includes:	Building, land, leases	
Location:	4149 Thomas Ave N, Minneapolis, MN 55412	
PID Number:	0502924130128	
Legal Description:	Lots 1,2,3 Thorpe Bros Grand Round Blvd, Addn	
Zoning:	Business/Commercial	
Topography:	Parking lot, sidewalk	
Utilities:	Water	City water, connected
	Sewer	Water—in street City Sewer, connected
		Sewer—in street
	Electric	Xcel Energy
	Gas	Centerpoint Energy
Number of Buildings:	1	
Number of Units:	Commercial	8
Foundation Size:	10,000SF	
Building Finished SF:	10,000SF	
Lot Size	120 x 126.60	
Building Type:	Brick/stone	
Year Built:	1928	
Parking:	Other	
Occupied:	Yes	
Neighboring:	Commercial and residential	
General:	Lender owned F/C, 10,000SF plus basement. Brick bldg, seven commercial storefronts, busy St. Ideal for neighborhood shopping center—grocery, hardware, video store. Has plumbing for Laundromat. Needs some rehab. 7 baths. Excellent opportunity for investor. SOLD AS IS!	

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Demographics

Community-at-a-Glance

County Seat:
Hennepin

Population:
25,010

Median Age:
30.0

Average Family Size:
3.55

Median Single Family
Home Value:
\$80,200

Median Household Income:
\$38,818

Commute Time (minutes):
25.2

General Characteristics	Number	Percentage
Total population	25,010	—
<i>Male</i>	12,056	48.2
<i>Female</i>	12,954	51.8
Median age (years)	30.0	—
<i>Under 5 years</i>	2,124	8.5
<i>18 years and over</i>	16,580	66.3
<i>65 years and over</i>	1,971	7.9
Average household size	2.83	—
Average family size	3.55	—
Total housing units	9,217	—
Social Characteristics	Number	Percentage
Population 25 years and over	14,237	—
<i>HS graduate or higher</i>	11,145	78.3
<i>Bachelor's degree or higher</i>	2,508	17.6
Male, now married	3,424	41.1
Female, now married	3,484	37.1
Economic characteristics	Number	Percentage
In labor force	11,659	67.5
Mean travel time to work (minutes)	25.2	—
Median household income (dollars)	38,818	—
Median family income (dollars)	42,724	—
Per capita income (dollars)	16,250	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,294	—
<i>Median value (dollars)</i>	80,200	—
Median of selected monthly owner costs with mortgage (dollars)	800	—

*2000 US Census Data

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Reap the rewards of owning an eight-unit rental property in a busy neighborhood shopping and service corner hub.

Here's your chance to be part of the community action in a great neighborhood. This vibrant, corner location is centrally located and easily accessed on foot or by bus. There is plenty of parking on the street or in the private lot.

- **Seven separate storefronts with private entrances and separate utilities**
- **Current tenants include a pizza & pasta parlor with a charming outdoor seating area, and a custom sewing service**
- **Unique features include Laundromat plumbing and overhead doors**

Leaseholds	Unit #	SF	Availability	Monthly Rent
	4149	800	Available	\$ \$11.00 psf + utilities
	4151	800	Leased	\$ Gross Rent + utilities
	4153	800	Leased	\$ Gross Rent + utilities
	4155	2,726	Available	\$ 11.00 psf + utilities
	4157, 4159, 4159B	2,761	Leased	\$ Gross Rent + utilities
	4161	810	Available	\$ 11.00 psf + utilities
	Total Rentable SF	8,697		

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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