

High Visibility Corner Storefront

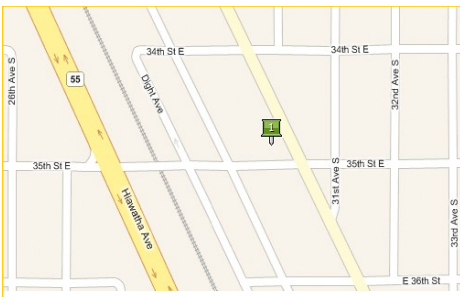


**3452 Minnehaha
Minneapolis, MN**

Four Unique Storefronts! Walk to Light Rail!

High traffic corner within walking distance to light rail, next to bus line, and including off street parking for up to 12 vehicles.

This charming 1920's brick exterior commercial building with attached house is located in the Seward neighborhood. The attached house has a garage; and the upper level apartment and adjacent small commercial building provide a great opportunity for additional rental income.



- **Private, off-street parking**
- **Separate gas and electric meters for each storefront**
- **Ideal for service, restaurant, retail, technology or office**
- **Two new boilers just installed**
- **Rental income potential!**



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Minnehaha Properties

Work/Live Corner Location with Brick Exterior and Four Separate Storefronts.

This vintage style mixed use building has two stories on the corner section and a single family attached home. The roof is rubber and pitch and gravel, and there is a full, unfinished basement. The interior is a mix of finished and unfinished, perfectly suited for immediate occupancy or a custom remodel.

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Minneapolis, MN**

Site Data



Listing Price:	\$185,000 As Is	
Lease Rate:	\$12 Sq. Ft. Gross	
Location:	3452 Minnehaha Avenue, Minneapolis, MN 55406 3022 35th Street East, Minneapolis, MN 55406	
PID Number:	0102824410040 and 0102824410041	
Legal Description:	3452 Minnehaha: Lot 016, Block 001 Palmers Addition to Minneapolis. 3022 35th Street: Lot 17, 18 Block 001 Palmers Addition to Minneapolis Nely 100 Ft of Lots 17 and 18.	
Zoning:	C1	
Topography:	Urban, with parking lot and sidewalks	
Utilities:	Electric Gas Garbage Water	Xcel Energy Centerpoint Energy City of Minneapolis City of Minneapolis
Number of Buildings:	3	
Number of Units:	Commercial Residential	5 2
Leasable SF:	Commercial Residential	4,856 SF House 1312 SF, Apartment 1,516 SF
Available SF:	Commercial Residential	3,951 SF House 1312 SF
Building Type:	Brick	
Year Built:	1925	
Parking:	Ample street and adjacent 12-vehicle lot parking.	
Occupied:	Partially	
Neighboring:	Commercial and residential	
General:	Mixed use corner location on a busy street. Two new boilers installed! Great for service, restaurant, retail, technology or office occupancy.	

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Great Location in an Established Community

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Demographics

Community-at-a-Glance

County Seat:

Hennepin County

Population:

1.116.200

Median Age:

34.9

Average Family Size:

3.07

Median Single Family

Home Value:

\$143,400

Median Household Income:

\$58,114

Commute Time (minutes):

General Characteristics	Number	Percentage
Total population	33,033	—
<i>Male</i>	15,849	48.0
<i>Female</i>	17,184	52.0
Median age (years)	36.9	—
<i>Under 5 years</i>	1,961	5.9
<i>18 years and over</i>	26,275	79.5
<i>65 years and over</i>	3,875	11.7
Average household size	2.17	—
Average family size	2.92	—
Total housing units	15,458	—
Social Characteristics	Number	Percentage
Population 25 years and over	23,523	—
<i>HS graduate or higher</i>	20,631	87.7
<i>Bachelor's degree or higher</i>	8,276	35.2
Male, now married	5,620	43.7
Female, now married	5,539	38.3
Economic characteristics	Number	Percentage
In labor force	20,060	74.5
Mean travel time to work (minutes)	21.7	—
Median household income (dollars)	40,867	—
Median family income (dollars)	51,475	—
Per capita income (dollars)	22,890	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	9,560	—
<i>Median value (dollars)</i>	103,200	—
Median of selected monthly owner costs with mortgage (dollars)	870	—

*2000 US Census Data

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Don't Miss This Great Opportunity!

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Minneapolis, MN**



Minnehaha Properties

- Attractive vintage style building with tons of potential
- Four unique storefronts with separate utilities
- Full basement throughout
- Two new boilers just installed
- Separate detached storefront on 35th Street
- Private, off-street parking for up to 12 vehicles
- Two residential units with a detached garage
- On bus line and within walking distance to light rail

Cash in on this versatile property located at a busy, commercial intersection in a clean residential neighborhood. Call now for your personal showing.

Contact Kurt Nowacki direct at: 612.227.6163.



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