

Victory Square South



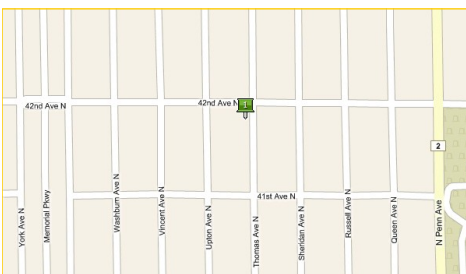
**4149 Thomas Ave N
Minneapolis, MN**

Eight Store Fronts On Convenient Corner Bus Line

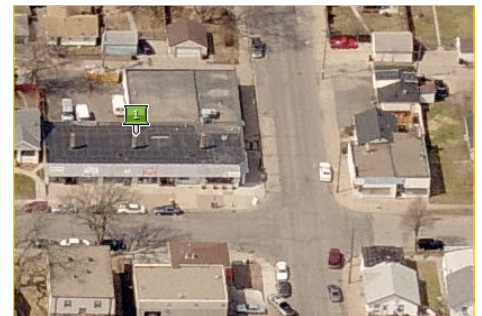


13,466SF plus basement and private parking. Excellent investment opportunity in nice residential neighborhood.

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 a pizza parlor and sewing service. Great for hardware, convenience store, laundromat or hair salon.



- **Warm, home style exterior**
- **Nine leasable units plus basement**
- **Partially occupied with established businesses and a restaurant**
- **Private parking in back lot**
- **Busy corner location**



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Victory Square South—Site Data

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 10,00SF 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:	\$457,777	
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:	15,100SF	
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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Victory Square South—Demographics

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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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Victory Square South—Tenant Decor

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Victory Square South

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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**

Don't pass up this great opportunity! Call today and schedule your personal showing.

Contact Ron Touchette at 612.685.0373

Leaseholds

Unit #	SF	Availability	Monthly Rent
4149	800	Leased	
4151	800	Leased	
4153	800	Available	\$ 850.00 + utilities
4155	2,726	Available	\$ 2,426.00 + utilities
4157, 4159, 4159B	2,761	Leased	
4161	810	Available	\$ 700.00 + utilities
Total Rentable SF	8,697		

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