

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text is a horizontal bar with a color gradient from yellow to red.

Accelerating success.



Available For Lease, Sale or
Potential Redevelopment Opportunity

4400 Oliver Avenue North
Minneapolis, MN

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Property Overview

Location

4400 N Oliver Avenue, Minneapolis, MN 55412

PID#

14-118-21-12-0071

Parcel Size

0.25 Acres

Space Available

1,628 SF

Year Built

1952

County

Hennepin

Zoning

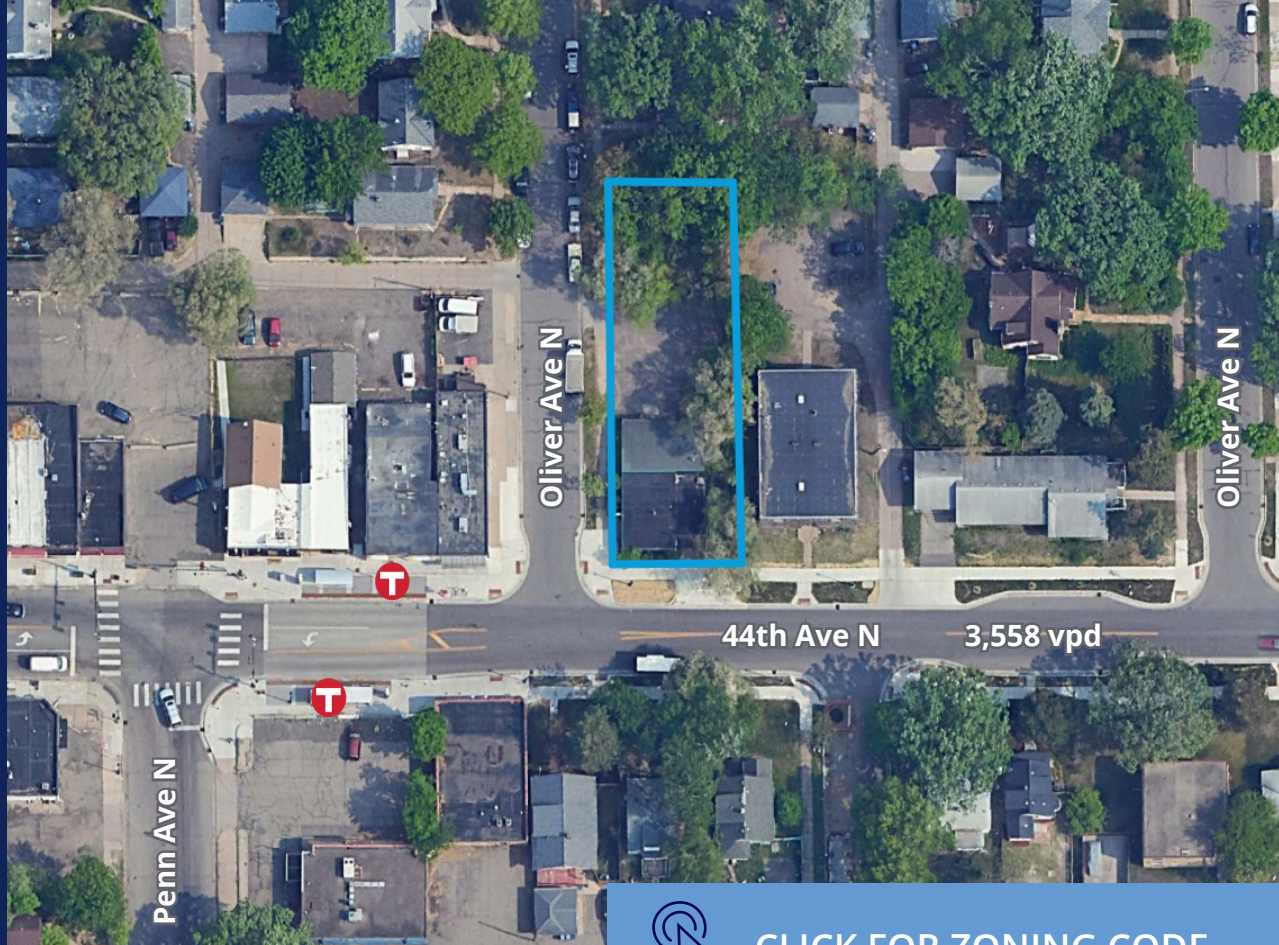
CM2: Corridor Mixed-Use District

Lease Rate

Negotiable

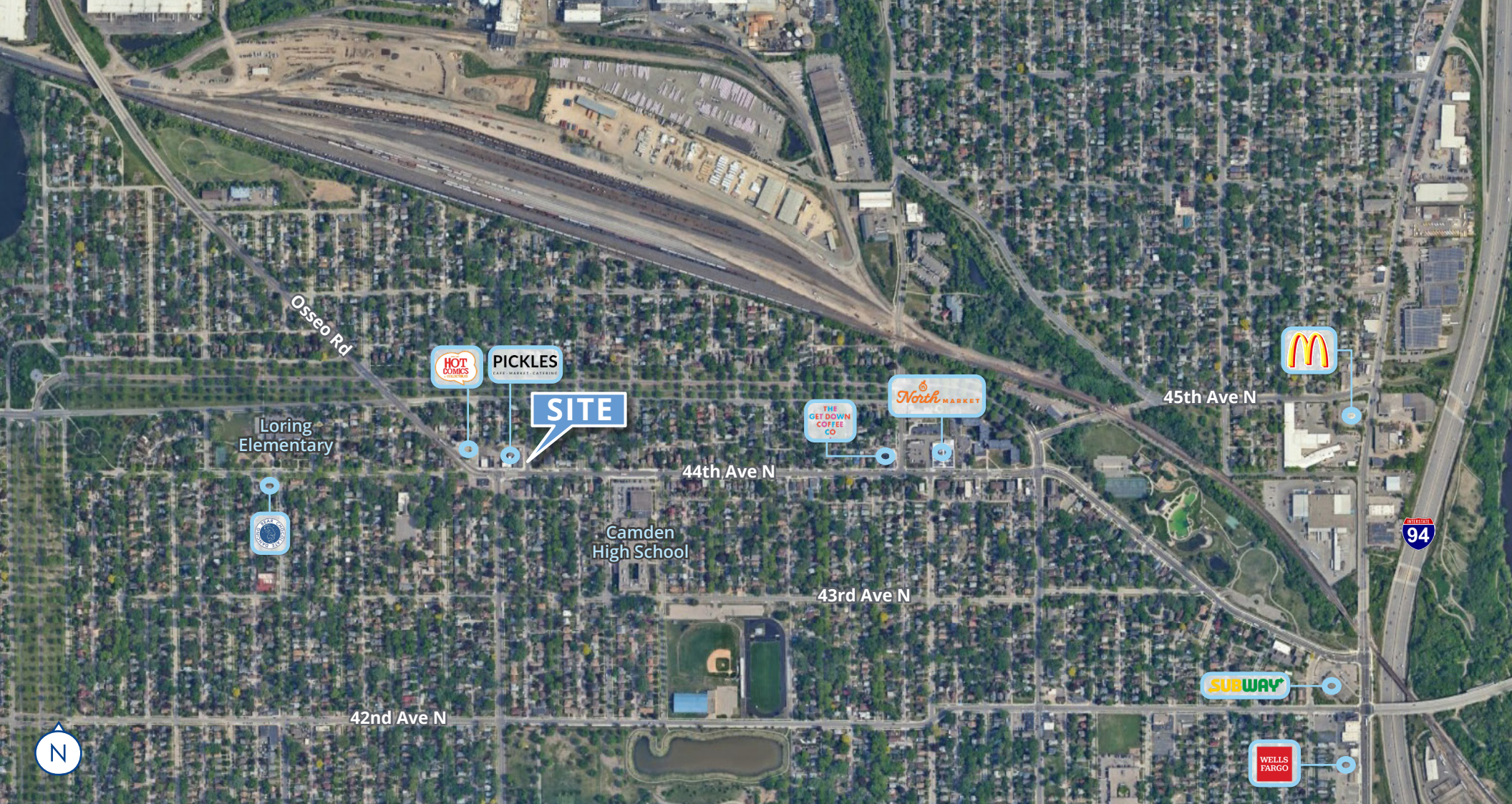
Sale Price

Negotiable



[CLICK FOR ZONING CODE](#)





Redevelopment Opportunity
in North Minneapolis



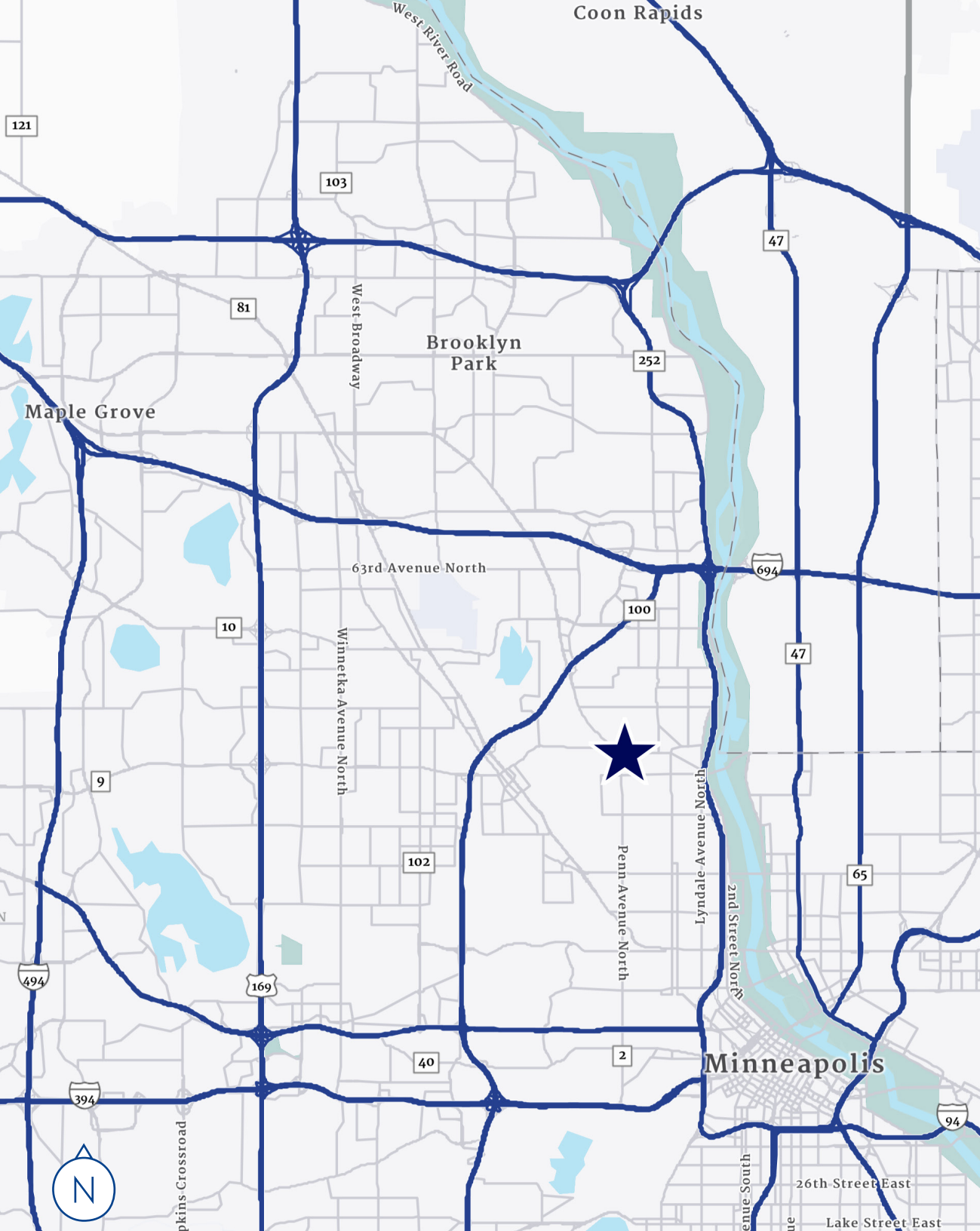
0.25 Acres available at the
corner of 44th Ave N &
Oliver Ave N



5 Parking Stalls Behind
Building & Off Street Parking
Available



Adjacent to the 44th Ave &
Penn Ave Transit Station



Demographics

(5 mile radius)



2024 Population
 1 mi: 17,281
 3 mi: 127,753
 5 mi: 376,402



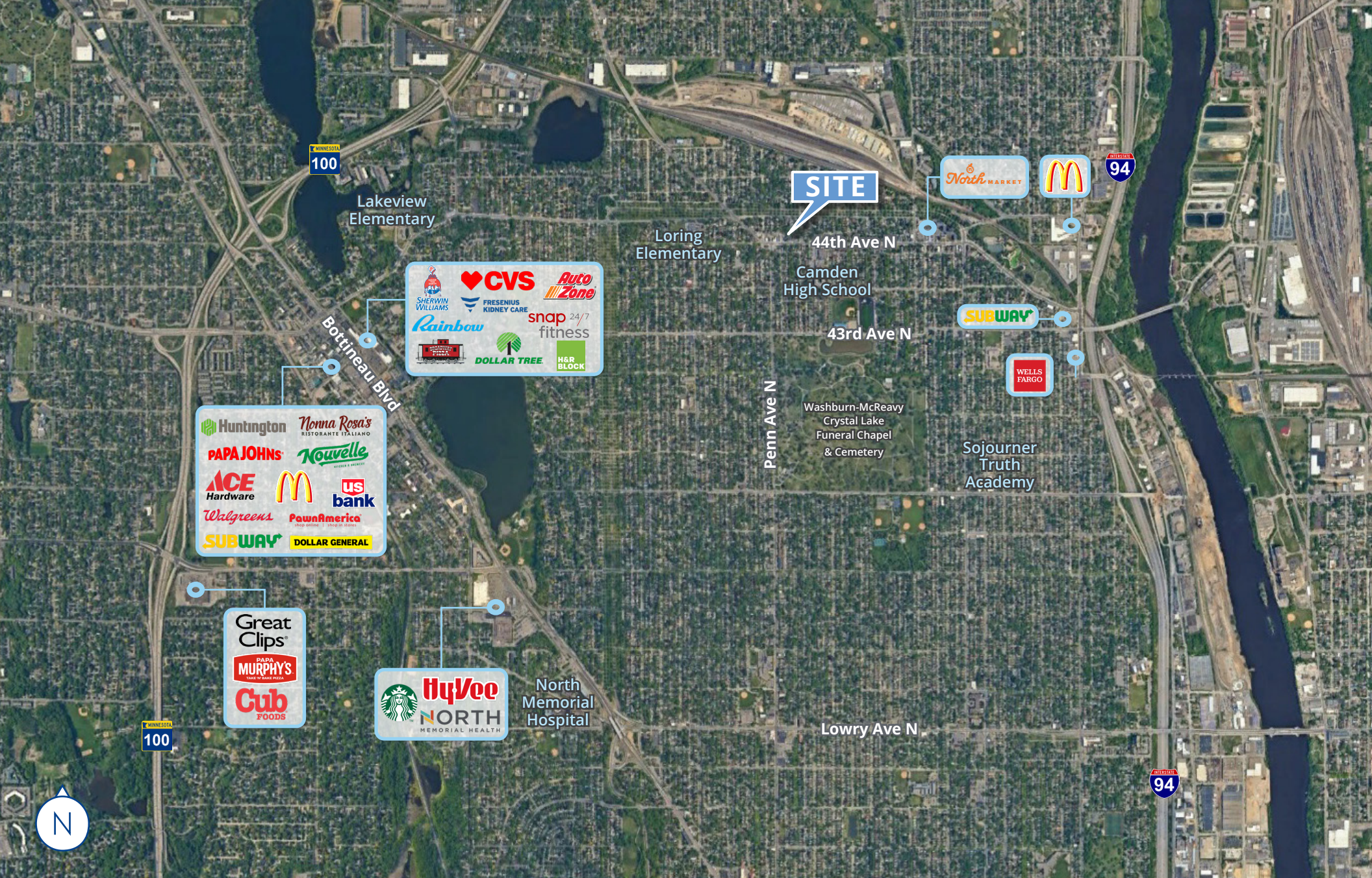
2024 Daytime Population
 1 mi: 1,871
 3 mi: 47,539
 5 mi: 289,177



2024 Average Household Income
 1 mi: \$101,812
 3 mi: \$93,339
 5 mi: \$105,503



Households
 1 mi: 6,565
 3 mi: 47,449
 5 mi: 157,860



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