

FOR SALE

2511 E Franklin Ave

2511 E Franklin Ave, Minneapolis, MN 55406

Rare opportunity to acquire a highly visible church and education building in one of Minneapolis' most connected neighborhoods. With architectural character and significant potential for adaptive reuse, the property is ideally positioned for mission-driven buyers or community-minded redevelopment.



Building Size

26,670 SF

Year Built / Year Renovated

1918 / 1961

Sale Price

\$1,600,000

2511 E Franklin Ave

About the Property

Situated at the corner of E Franklin Avenue and 26th Avenue S, this 26,670 SF church and educational facility sits on a 31,234 SF site that includes a surface parking lot and outdoor space. The building offers a unique combination of architectural character and functional flexibility, including a mid-century modern education wing with separate exterior access and interior connection to the main church. With generous gathering areas, built-in offices, and multiple entry points, the property is well-suited for adaptive reuse or reimagining by mission-driven organizations, creative users, or community-based institutions seeking visibility, presence, and potential in a vibrant urban setting.

Location

Located in the heart of Minneapolis' Seward neighborhood, the property offers a highly visible, accessible location on E Franklin Ave with seamless access to I-94 and Hiawatha Ave. The location provides excellent access to public transit, proximity to the University of Minnesota, Augsburg University, and M Health Fairview, and strong visibility along a vibrant commercial corridor. The area is known for its community-focused culture, walkability, and growing investment in neighborhood infrastructure—making it a natural fit for organizations that value accessibility, authenticity, and connection.

- ✓ Prominent corner location with excellent signage and street visibility
- ✓ Distinctive architectural elements with a mid-century office addition
- ✓ Existing gathering spaces, offices, and storage areas offer built-in flexibility for a variety of uses
- ✓ Surface parking for approximately 28 vehicles
- ✓ Convenient access to transit, UMN, Augsburg, and I-94



2511 E Franklin Ave

Building Overview

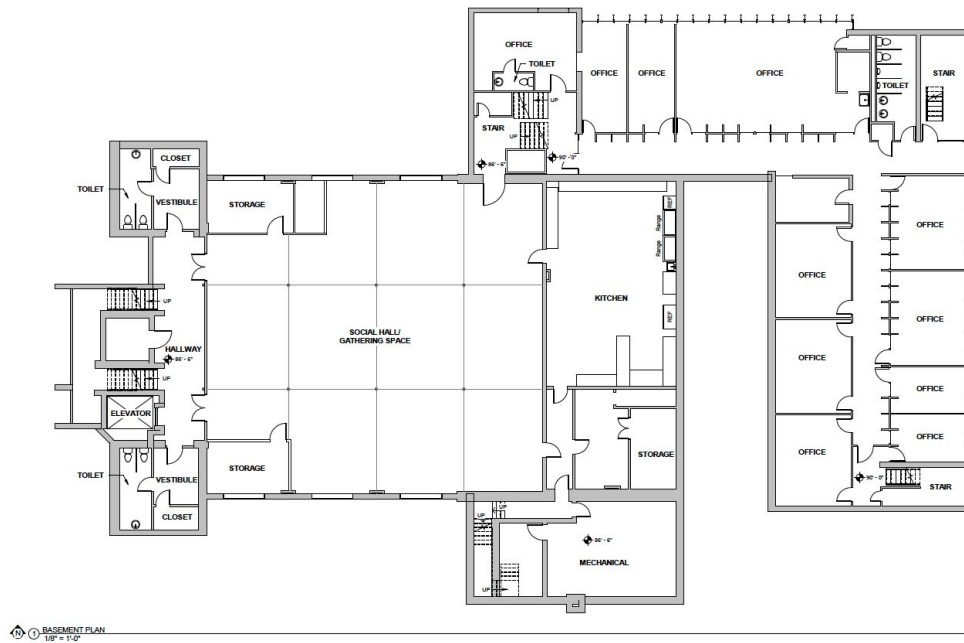
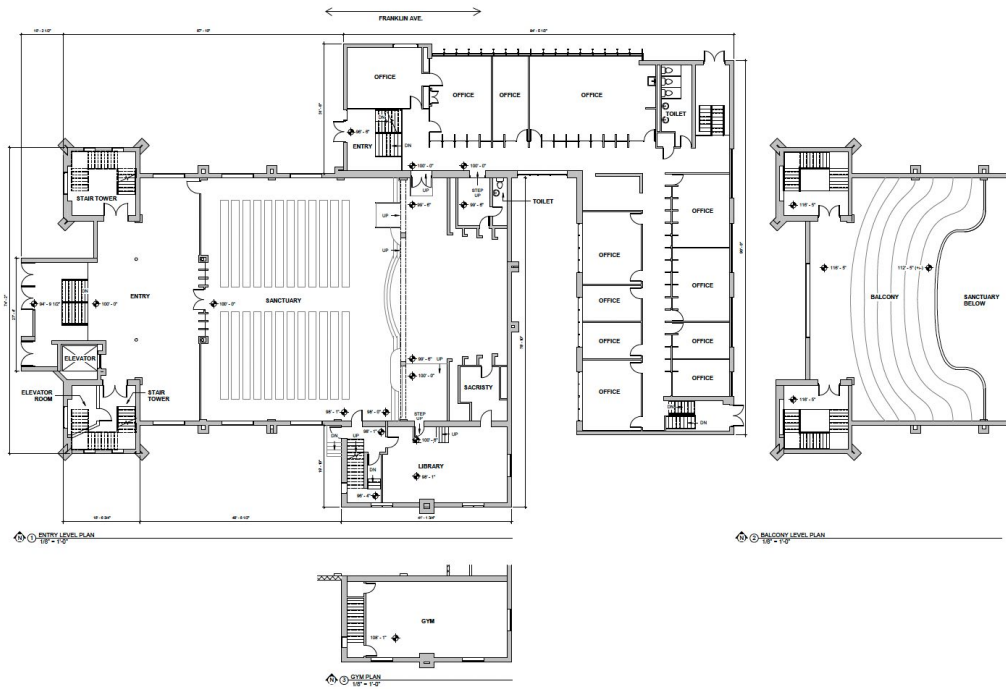
Address	2501 East Franklin Ave Minneapolis, MN 55406
Parcel ID	36-029-24-12-0053
Lot Size	0.72 acres 31,234 SF
Building Size	26,670 SF (Gross Building Area)
Zoning	C1 – Neighborhood Commercial District
Uses	Retail, office, residential, institutional (church, etc.)
Year Built/Renovated	1918 / 1961



Site Features

Parking	28 surface stalls
Exterior	Brick exterior with pitched and flat roofs, asphalt shingle and rubber membrane roofing
Ceiling Height	Not specifically noted, but includes main level, second level, and basement (2 stories + basement)
Fire Protection	Alarm system
Roof	Sealed rubber membrane and asphalt shingles
Heating/Cooling	Boiler system, window A/C units
Restrooms	11 total stalls
Elevator	One elevator

Site Plan



The Neighborhood

Seward

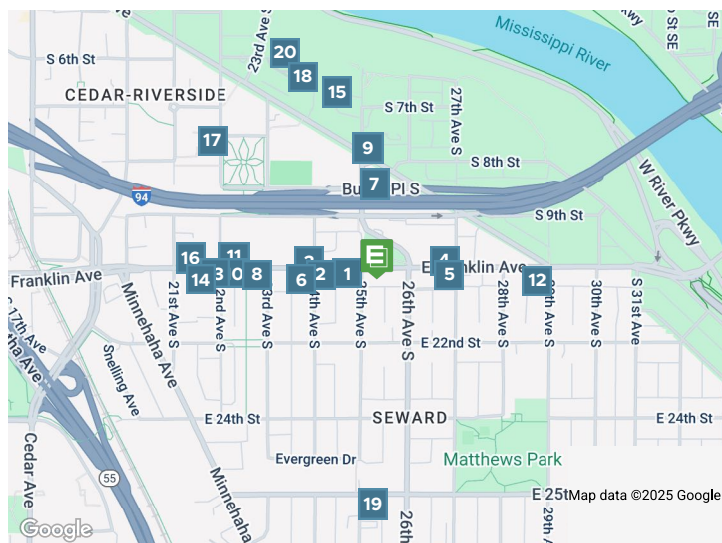
Minneapolis' Seward neighborhood is a lively, diverse community known for its strong sense of local identity, walkability, and commitment to sustainability. Nestled along the Mississippi River, Seward offers a mix of historic homes, modern developments, and community retailers. The neighborhood is home to popular spots like the Seward Community Co-op, Seward Café, Pizza Luce, Soberfish, and Darling Restaurant. It is also walking distance to the University of Minnesota's West Bank, Augsburg University, M Health Fairview Masonic Children's Hospital and numerous parks and bike trails.



 **85**
WALK SCORE

 **59**
TRANSIT SCORE

 **100**
BIKE SCORE

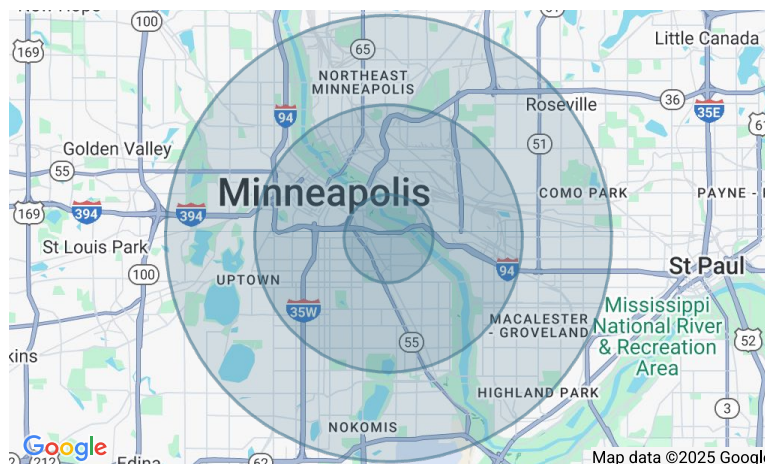


- 1 Kaah Coffee Shop
- 1 Capitol Cafe
- 2 Iftin Restaurant
- 3 Seward Restaurant
- 4 Code Blu Coffee
- 4 Zipps Liquors
- 5 Soberfish
- 6 Taste of Africa Restaurant & Deli
- 6 Shabelle Ethiopian Grocery
- 7 Urban Skillet Riverside
- 8 Franklin Cafe
- 9 Davanni's Pizza & Hot Hoagies
- 10 A Bar of Their Own
- 11 Pizza Lucé Seward
- 12 Seward Community Co-Op - Franklin Store
- 13 Seward Cafe
- 14 Bole Express Ethiopian Cuisine
- 14 Shewa Grocery and Deli Online
- 15 Farmer's Fridge
- 15 Bambini's Coffee
- 15 Farmer's Fridge
- 15 Ghafoor Virginia L
- 16 Holiday Stationstores
- 17 Einstein Bros. Bagels
- 18 Fairview Pharmacy - Riverside
- 19 Wojtek Polish Restaurant
- 19 Fraternal Order of Eagles #34
- 20 Subway

Demographics

	1 Mile	3 Miles	5 Miles
Total population	33,220	257,433	512,076
Median age in years	24.8	31.5	33.5
Total households	12,643	118,904	227,242
Median household income	\$32,794	\$67,067	\$78,596
Average household size	2.17	2.00	2.14
Average home value	\$414,171	\$478,620	\$485,986

Data Source: ESRI/ArcGIS (2024)



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Interior Photos

