

FOR SALE

# 3015 E Franklin Ave

3015 E Franklin Ave, Minneapolis, MN 55406

Charming, flexible property in Minneapolis's Seward neighborhood offering potential for office, studio, retail, or gallery use, just blocks from the Mississippi River trails.



**Building Size**

2,164 SF

**Year Built**

1901

**Sale Price**

\$510,000

## 3015 E Franklin Ave

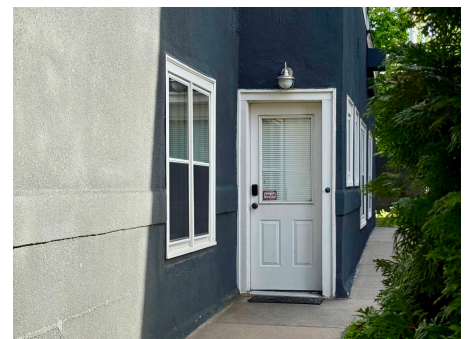
### About the Property

3015 E Franklin Ave is a charming, character-filled property on a 3,898 SF lot in Minneapolis's Seward neighborhood offering flexible potential for office, studio, retail, or gallery use just blocks from the Mississippi River trails. Positioned along the active Franklin Avenue corridor, the building features a unique, adaptable layout with multiple private rooms, open gathering spaces, and residential-style character that lends itself well to creative users, small businesses, or live/work concepts. The property also features a detached garage, offering potential for an ADU addition, creating further long-term value and flexibility in one of Minneapolis's most vibrant urban neighborhoods.

### Location

Located in the heart of Minneapolis' vibrant Seward neighborhood, this unique property offers an ideal blend of urban convenience and natural surroundings. Just steps from the scenic West River Parkway and Mississippi River trails, it provides easy access to biking, walking, and outdoor recreation. The neighborhood boasts longtime favorites like Seward Café, Seward Community Co-op, and Soberfish, as well as newer hotspots like Darling Cafe and A Bar of Their Own—plus an eclectic mix of independent shops and creative local businesses. The property is well-connected by multiple Metro Transit bus lines and the Franklin Avenue Blue Line station, ensuring seamless access to downtown Minneapolis and beyond.

- ✓ Flexible potential for office, studio, retail, or gallery use
- ✓ Located in the vibrant Seward neighborhood near the Mississippi River trails
- ✓ Character-filled layout with multiple private rooms and gathering spaces with solar paneling provide efficient heating and cooling
- ✓ Opportunity for future garage ADU addition
- ✓ Detached two-stall garage plus additional off-street parking



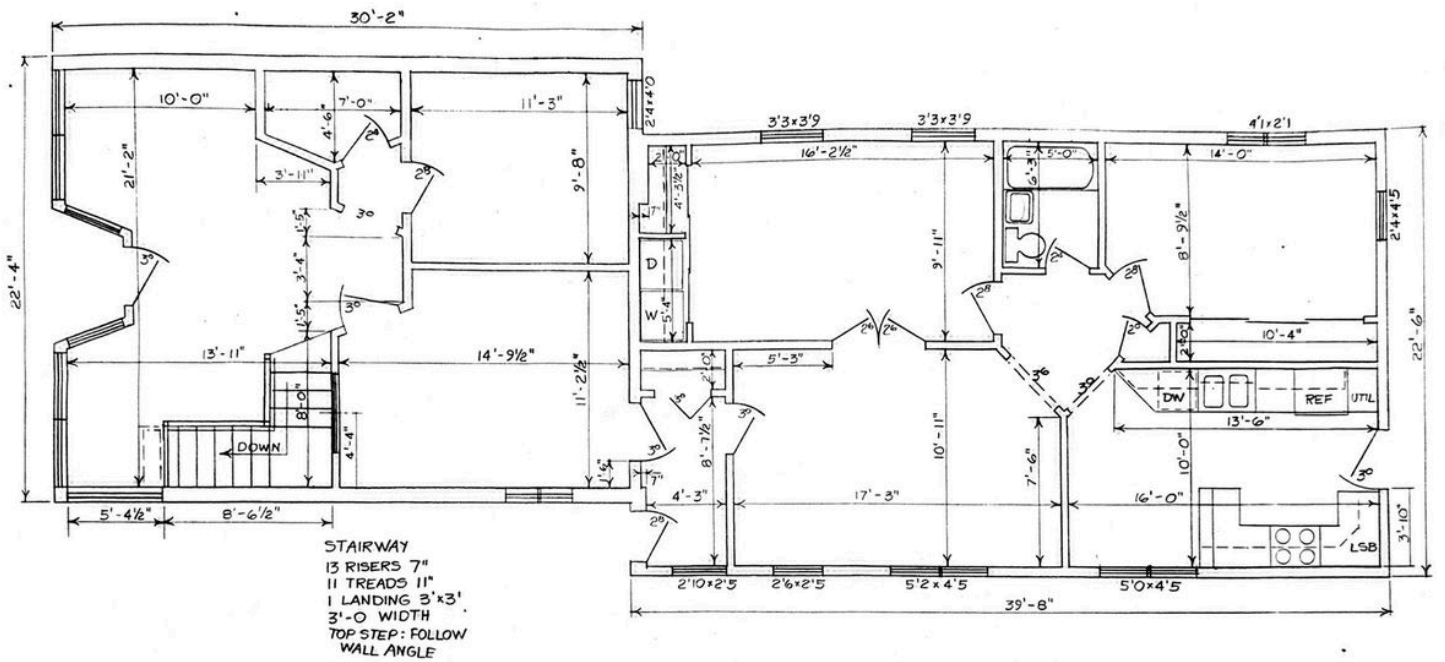
3015 E Franklin Ave

# Site Overview

<b>Address</b>	3015 E Franklin Ave Minneapolis, MN 55406
<b>Parcel ID</b>	36-029-24-11-0121
<b>Lot Size</b>	Two parcels on 0.09 acres 3,899 SF total
<b>Building Size</b>	2,156 SF
<b>Zoning</b>	CM2 Corridor Mixed-Use District allows small, moderate, and large-scale commercial uses
<b>Uses</b>	Office, studio, gallery, retail, creative workspace, live/work potential
<b>Year Built</b>	1901
<b>2025 Taxes</b>	Approximately \$9,876



# Site Plan



3015 E Franklin Ave  
**Interior Photos**



The Neighborhood

# Seward

Seward is a vibrant, eclectic Minneapolis neighborhood nestled along the Mississippi River, celebrated for its strong community ties, sustainability values, and walkable urban character. With a rich mix of historic charm and modern amenities, Seward offers local restaurants, bike trails, parks, and easy access to the University of Minnesota and major health and education institutions.



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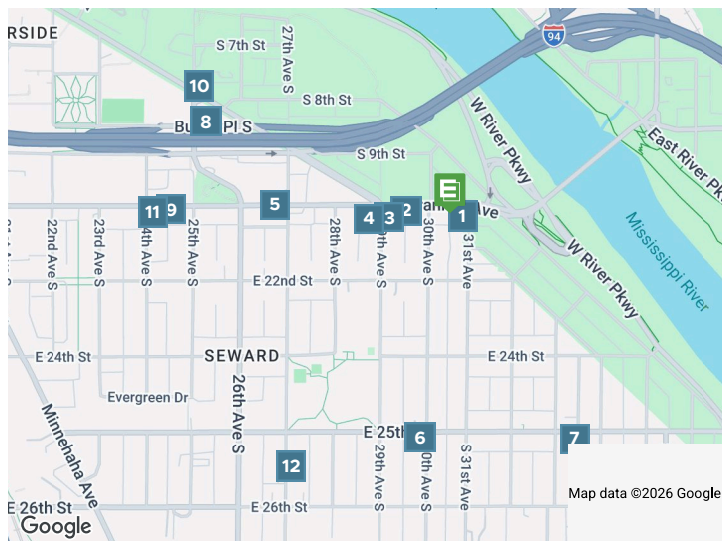
WALK SCORE

55

TRANSIT SCORE

100

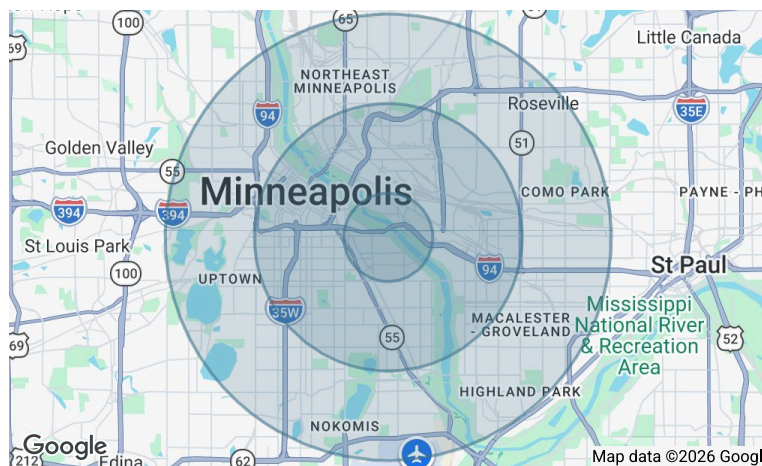
BIKE SCORE



- 1 Gandhi Mahal Restaurant
- 1 Curry in a Hurry - New Generation Serving Tradition
- 2 Qahwa Zone
- 3 Woodland Stoves & Fireplace
- 4 Seward Community Co-Op - Franklin Store
- 5 Zips Liquors
- 5 Code Blu Coffee
- 5 Steady Tattoo & Body Piercing
- 6 Cafe Racer Kitchen
- 7 Darling
- 8 Urban Cafe Riverside
- 9 Capitol Cafe
- 10 Davanni's Pizza & Hot Hoagies
- 11 Iftin Restaurant
- 12 El Diablo Amps & Guitars

Demographics	1 Mile	3 Miles	5 Miles
<b>Total population</b>	28,598	246,842	516,760
<b>Median age in years</b>	24.2	31.7	33.9
<b>Total households</b>	10,888	112,121	230,583
<b>Median household income</b>	\$47,382	\$69,587	\$80,909
<b>Average household size</b>	2.09	2.03	2.12
<b>Average home value</b>	\$462,374	\$476,264	\$488,571

Data Source: ESRI/ArcGIS (2025)



# Neighborhood Photos

