



FOR SALE
0.59 ACRES

903 FIFTH AVE S
MINNEAPOLIS, MINNESOTA

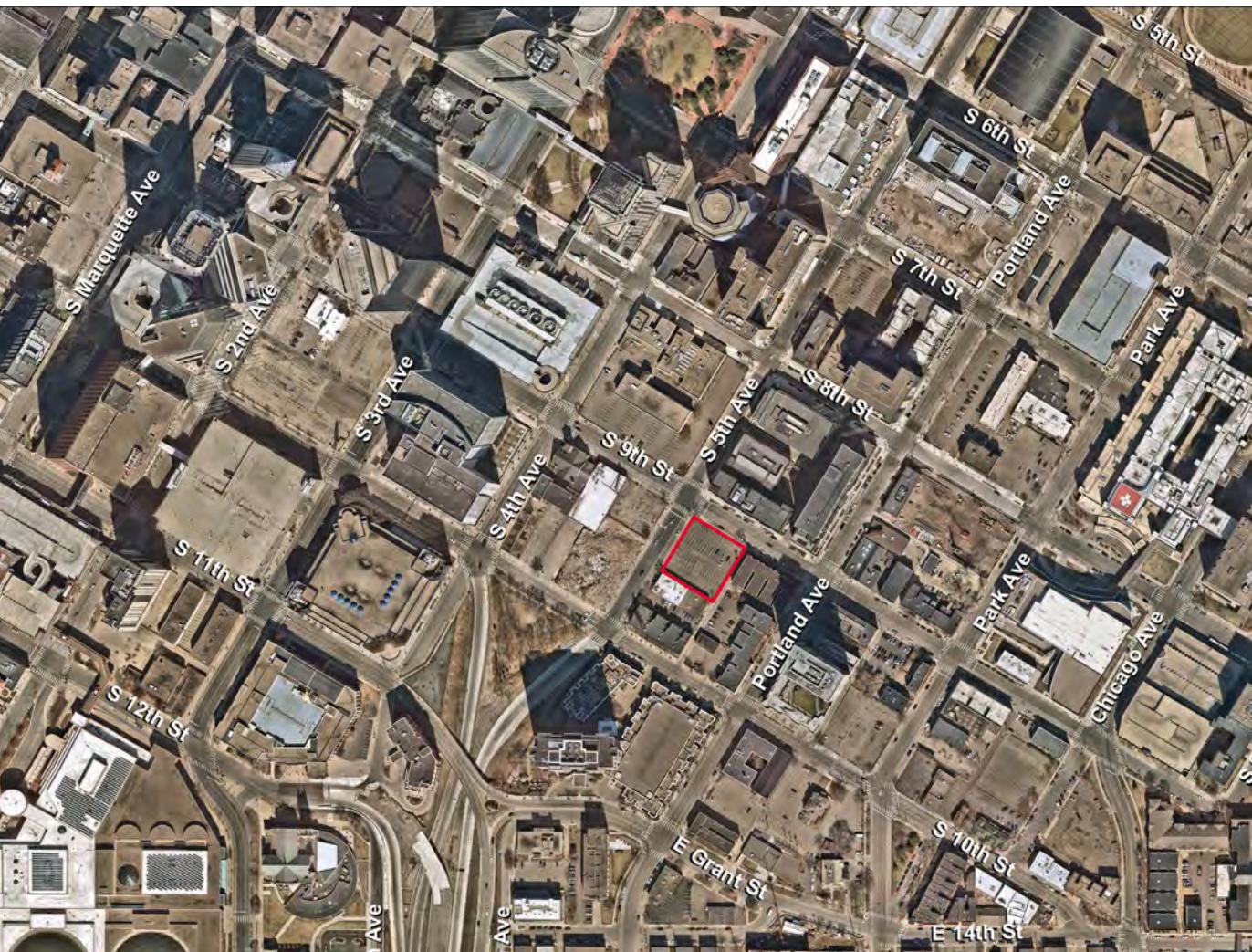
PROPERTY FEATURES

Excellent access to 94, 35W, 394 and Hwy 55

Great corner site on 5th Ave S with many area amenities

Blocks to Us Bank Stadium and Target Center

2024 Parking Lot NOI \$114,524



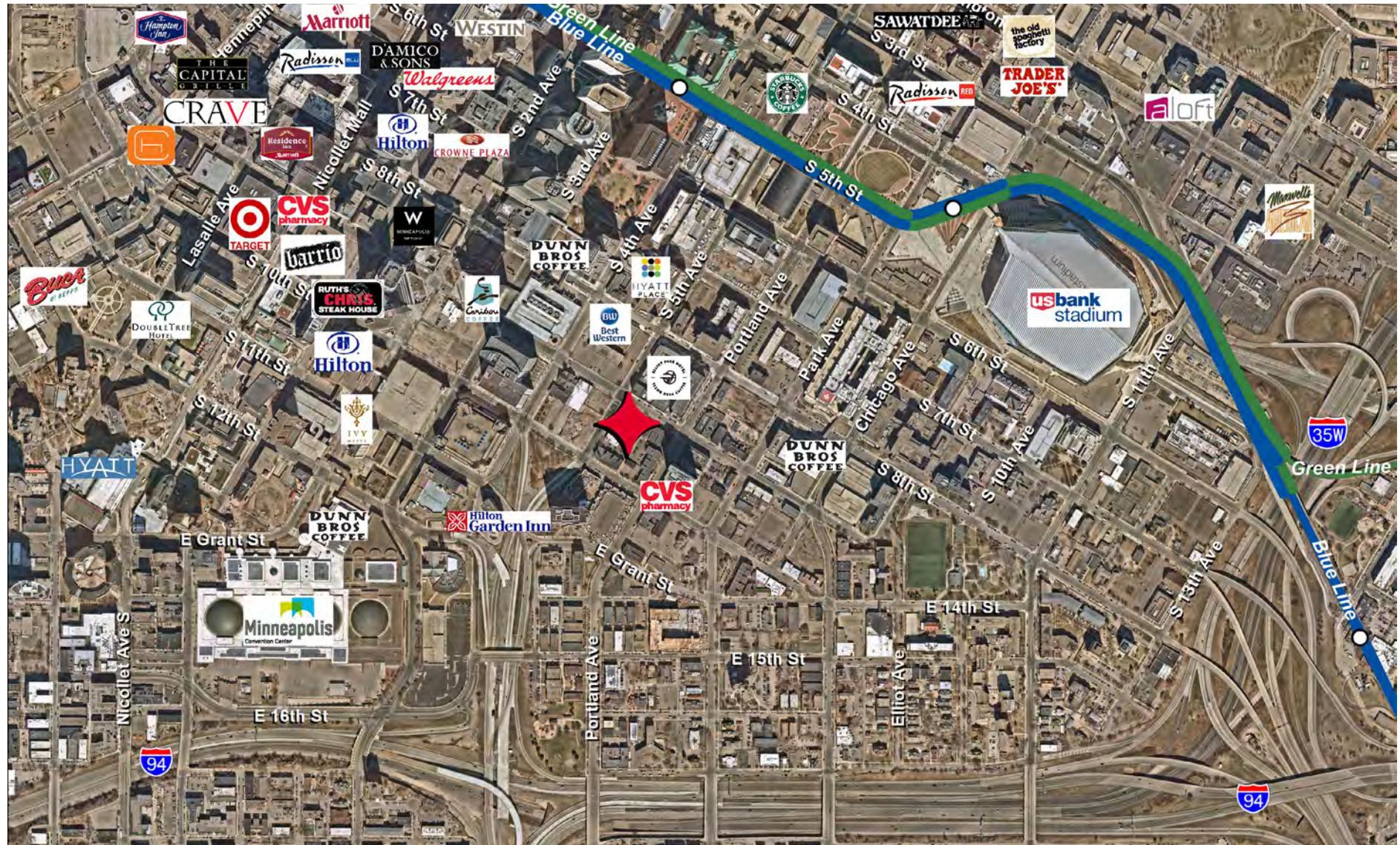
SITE AREA
0.59 Acres

ZONING
Commercial B4N
Downtown Neighborhood
District

TAXES
\$58,262.18

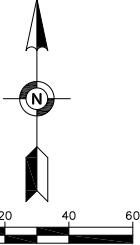
SALE PRICE
Negotiable

AMENITIES AERIAL



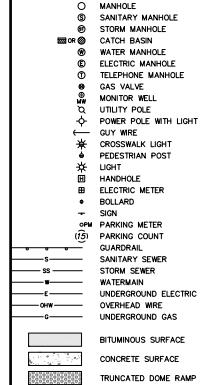
- Excellent development site
- Easy access to light rail and skyway
- Many area amenities within walking distance - including restaurants, hotels & retail

SURVEY



- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED
- WITH LICENSE NUMBER 47476
- SET PK NAIL

LEGEND:



VICINITY MAP
NOT TO SCALE

**ALTA/NSPS LAND TITLE SURVEY FOR:
Kensington Investments III, LLC**

LEGAL DESCRIPTION

Parcel 1:
The northwesterly 100 feet of Lot 1, Block 12, Mattison's Third Addition to Minneapolis, Hennepin County, Minnesota.

Parcel 2:
Lot 2, Block 12, Mattison's Third Addition to Minneapolis, Hennepin County, Minnesota

Torrens Property - Certificate of Title No. 119830

Parcel 3:
Lot 1, Block 12, Mattison's Third Addition to Minneapolis, Hennepin County, Minnesota, except the northwesterly 100 feet thereof.

Parcel 4:
Lot 3, Block 12, Mattison's Third Addition to Minneapolis, Hennepin County, Minnesota

Lot 5, Block 12, Minneapolis' Third Addition to Minneapolis, Hennepin County, Minnesota

Abstract Proper

1. The orientation of the bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj.).
2. The total area of the property described herein is 25,643 square feet or 0.59327 acres.
3. The legal description and easement information used in the preparation of this survey is based on the Proforma Commitment for Title Insurance prepared by Watermark Title Agency, as agent for Old Republic National Title Insurance Company, Commitment No. 19-2019-12 dated January 30, 2019 at 8:00 a.m.
4. Existing utility services and underground structures shown herein were located either physically, from existing utility maps, or from information provided by the client. The State of California Title Co. Inc. per Ticket No. 19038202. However, locking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised to contact the utility companies. Other utilities may be present and verification and location of all utilities and services should be obtained from the owners of the respective utility prior to any design, planning or excavation.
5. The property described herein lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27053 C 0557 F 0404, 2016.
6. As of the date of this survey the property described herein contains a total of 104 standard parking spaces, 22 parking spaces partially within the right of ways of 5th Avenue, South & 9th Street, South.
7. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described herein.
8. This survey shows only those improvements visible during the field survey, some structures and improvements may have been removed since the date of the survey.

SURVEY ITEMS PER SCHEDULE B:

ITEM 7: Minerals of whatsoever kind, surface and/or surface substances, and including, but not limited to, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under, and that may be produced from the Land, together with all rights, royalties, and interests now or hereafter, whether in law or equity, in the Public Recreational Areas, and the like, in the property, no matter how created, to the present ownership, or any interests there. There may be leases, grants, exceptions, or reservations of interests that are not explicitly mentioned.

ITEM 8: Minerals and rights are reserved by the State of Minnesota on Lot 2, Block 12, Mottlson's Third Addition to Minneapolis, as shown by a Recital on the Certificate of Title.

Sold Minerals and rights are reserved by the State of Minnesota affects a portion of the surveyed property, said Lot 2, Block 12, Mottlson's Third Addition to Minneapolis is depicted hereon. (Parcel 2)

ITEM 9: Any claim based on the assertion that any fence currently located on the property represents the boundary line of subject premises or possible encroachment by said fence(s) onto adjoining properties.

ITEM 10: Easements for drainage and utility easements over the plot of Mottlson's Third Addition to Minneapolis.

There are no drainage and utility easements over the plot of Mottlson's Third Addition to Minneapolis.

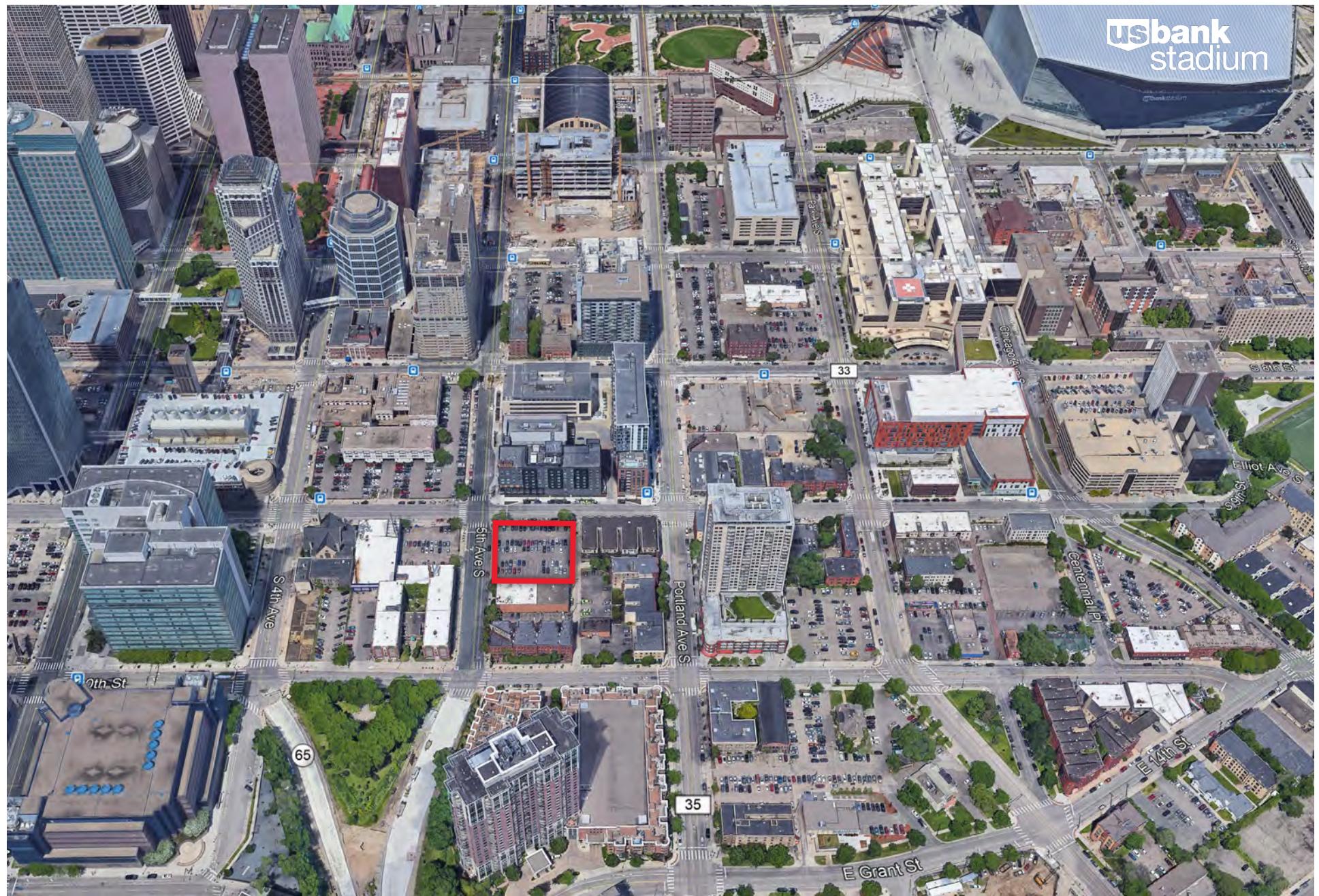
CERTIFICATION

To Kensington Investments III, LLC, Watermark Title Agency, and Old Republic National Title Insurance Company:

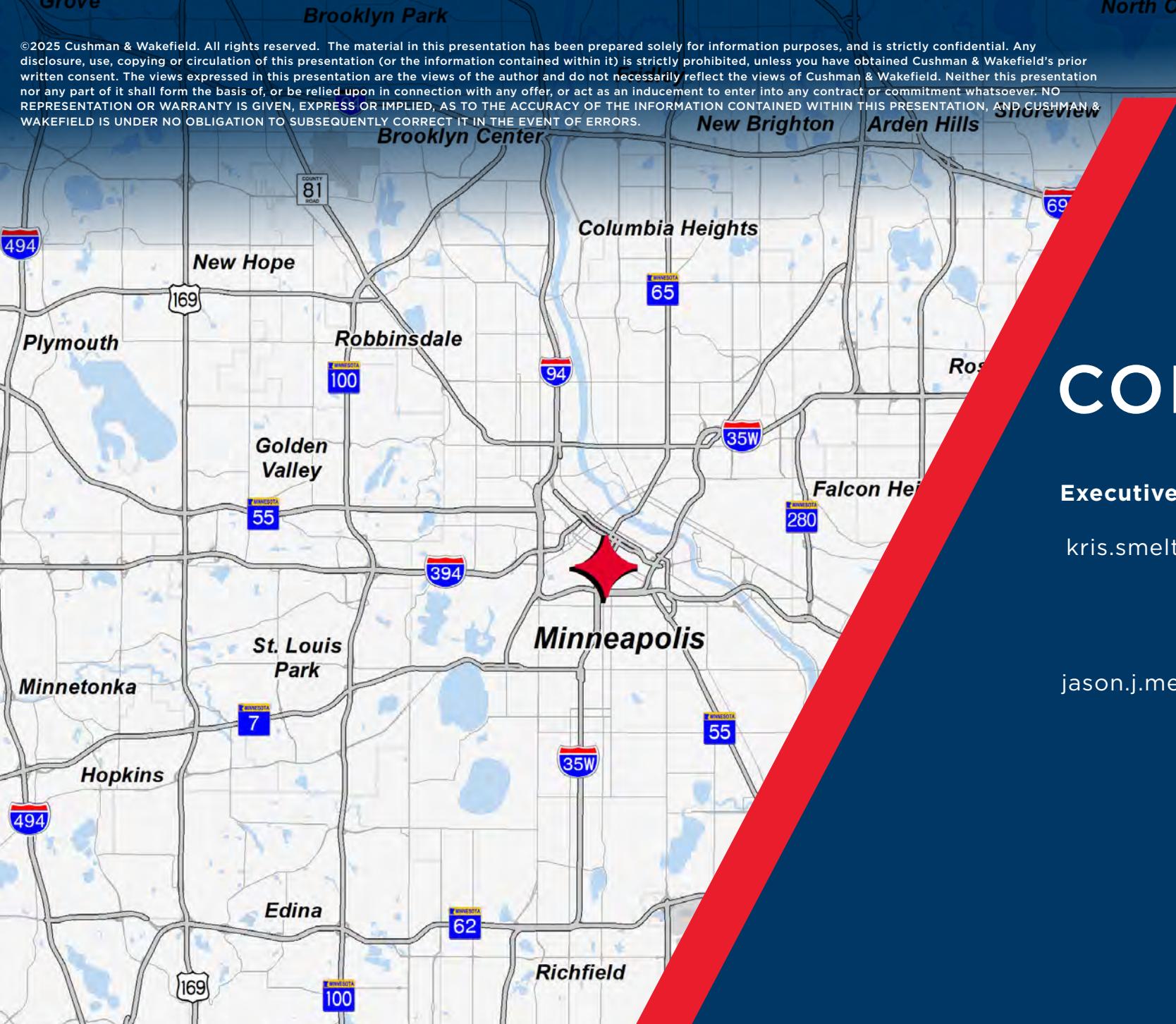
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16 and 19 of Table A thereof. The field work was completed on February 18, 2019.

Date of Plat or Map: February 22, 2019

NEIGHBORHOOD AERIAL



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