

FOR SALE

PRICE: \$500,000

3218 BLOOMINGTON AVE S, MINNEAPOLIS, MN 55407



AR Realty Group Inc

PROPERTY OVERVIEW

3218 BLOOMINGTON AVE S, MINNEAPOLIS, MN 55407



PROPERTY FEATURES

Property Address	3218 Bloomington Ave S, Minneapolis, MN 55407
PID	02-028-24-13-0022
County	Hennepin County
Property Type	Retail (Freestanding storefront)
Total Building size	2,802 SQFT
Land Area	0.11 acres (approx. 4,792 SF lot)
Total Floors	1 Story
Year Built/Renovated	1914 with renovations in 2019-2020
Tenancy Type	Single-tenant property
Class	C
Parking Ratio	1.43 spaced per 1000 sqft
Parking Spaces	4
Zoning	C-2 (Commercial district)
Clear Height	12
Drive Ins	1 10ft



FOR MORE INFORMATION PLEASE CONTACT

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SEAN STARK

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DESCRIPTION

Discover an excellent investment or owner user opportunity at 3218 Bloomington Ave S, located in the vibrant Powderhorn Park/Bancroft neighborhood. This freestanding commercial property offers 2,802 sq ft of versatile space, ideal for retail, office, or mixed-use. Built in 1914 and recently updated, the property features off street parking (4 spaces), strong street visibility, and easy access to downtown Minneapolis, the airport, and major transit routes. Positioned in a high-traffic, community-oriented area, this property is perfect for entrepreneurs, investors, or businesses looking to establish a presence in a growing neighborhood.



FEATURES/HIGHLIGHTS

The property offers good street visibility and signage opportunities on Bloomington Ave. It is located along a bus line for convenient public transit access. The two-building setup is ideal for an owner-user to occupy one building while generating income from the second, or for a business needing separate front retail and back-office/warehouse space. Off-street parking for 4 vehicles is included on-site, which is valuable in this urban neighborhood. Overall, the recent renovations and flexible space make it suitable for a variety of small business uses (retail shop, studio, cafe, small office or production space)



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INTERIOR PHOTOS

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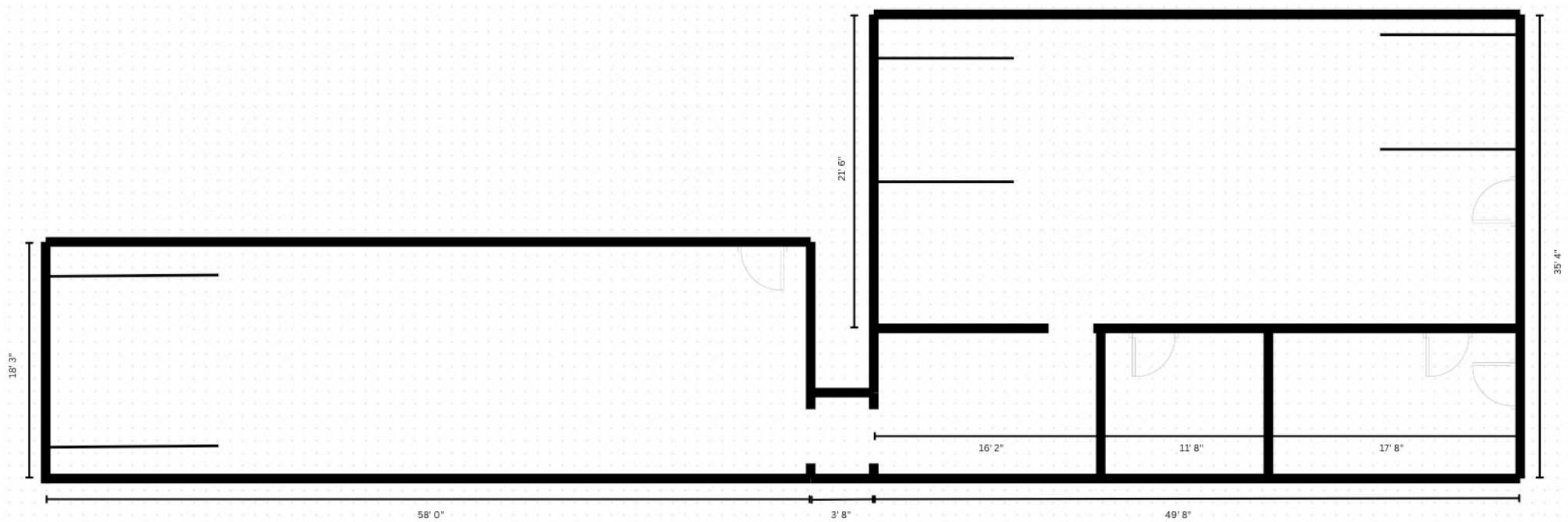
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FLOOR PLAN

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AERIAL MAP

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