

# RECEIVERSHIP COURT ORDER SALE – MINNEAPOLIS, MN

## Bid Deadline: October 29

(Dates Subject to Receivership Court Approval)



### DUAL ASSET PORTFOLIO – HISTORIC LANDMARK & REDEVELOPMENT SITE

697 13<sup>th</sup> Ave, NE | 1010 2<sup>nd</sup> Ave, N | Minneapolis, MN | Historic Commercial / Office & Mixed Use



AVAILABLE FOR INDIVIDUAL OR COMBINED SALE

### KEY PROCESS TIMELINE AND DATES

- Bid Deadline - October 29, 2025
- Selection of Baseline Bid - November 5, 2025
- Auction - November 12, 2025
- Sale Closing - December 22, 2025

(All Dates are subject to change at the sole discretion of the Company)

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# PROPERTY SPECIFICATIONS

## BUILDING INFORMATION

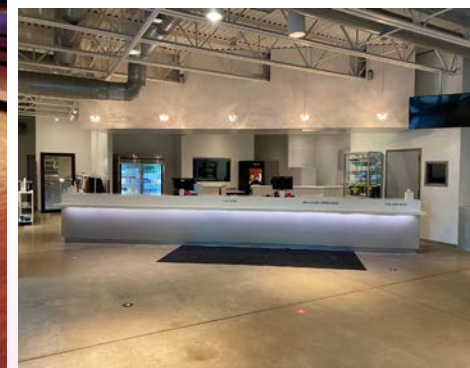
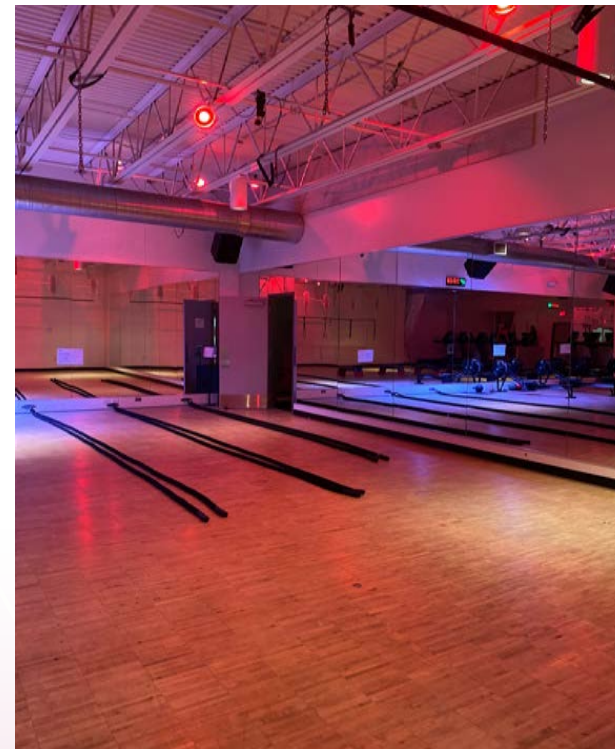
1010 2nd Ave N is located outside downtown Minneapolis in the Harrison neighborhood with direct access to I-94 and I-394 corridor, in a growth zone with nearby redevelopment projects and amenities. The two story building situated on a 2.84-acre parcel offers 30,000 SF of existing office space, on-site parking, and flexible zoning create a rare tax-advantaged redevelopment opportunity for investors.

## PROPERTY SUMMARY

- Building Size: 30,000 SF
- Number of Stories: 2
- Parcel Size: 2.84 Acres
- Year Built: 1986
- Parking: 180 Surface
- Zoning: CM3 Community Mixed-Use

## PROPERTY HIGHLIGHTS

- Great Location
- Existing Office Space
- On-Site Parking
- Flexible Zoning
- Current owners undertook extensive environmental remediation project at the time of construction



# FLOOR PLANS

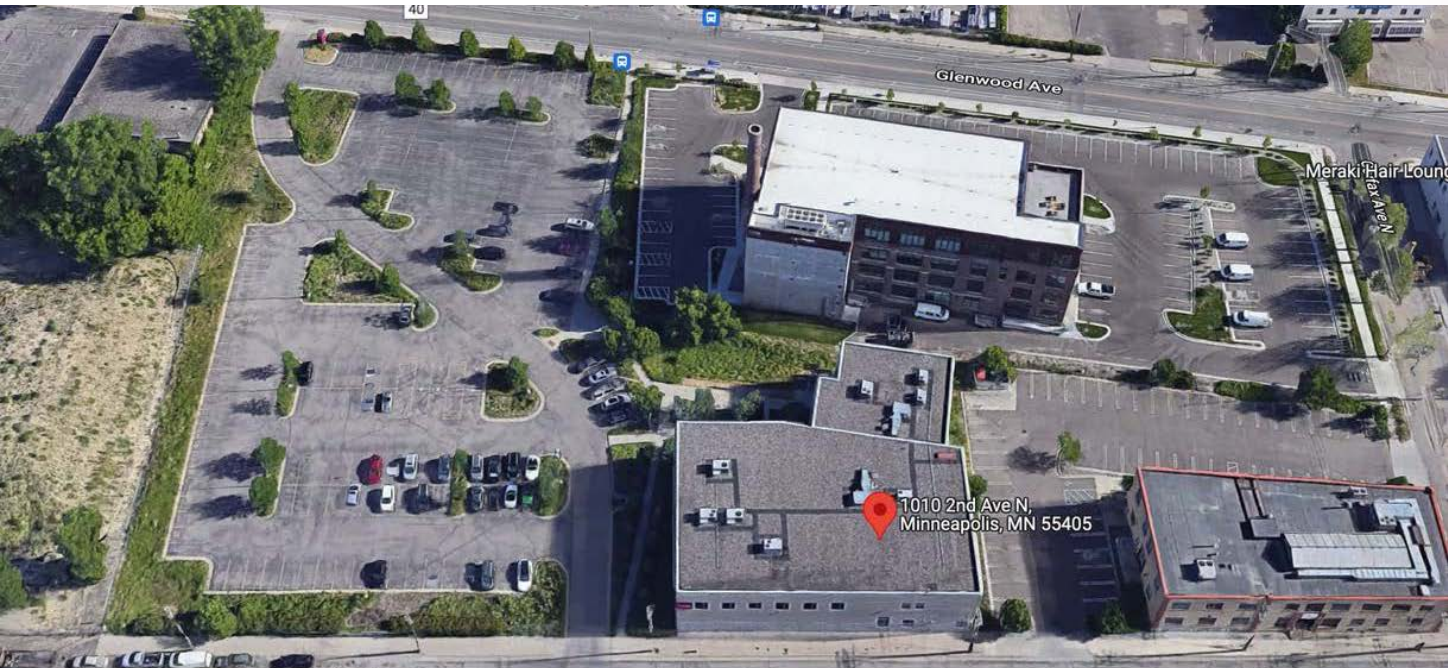
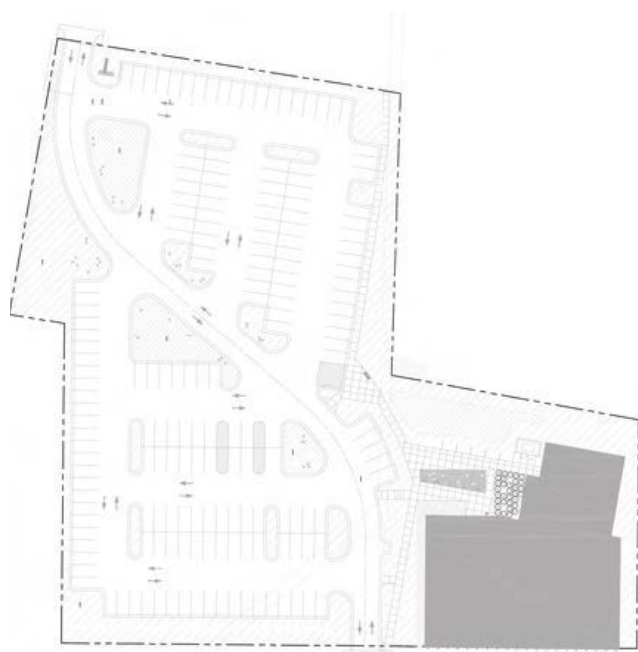
1ST FLOOR



2ND FLOOR



# EXTERIOR SITE PLAN



# AREA DEMOGRAPHICS

## POPULATION TRENDS & KEY INDICATORS



469,401  
POPULATION



206,689  
HOUSEHOLDS



2.2  
AVG. SIZE  
HOUSEHOLD



33.2  
MEDIAN AGE



70.3  
DIVERSITY  
INDEX



\$71,440  
MEDIAN  
HOUSEHOLD  
INCOME



\$45,439  
PER CAPITA  
INCOME



\$66,296  
MEDIAN NET  
WORTH

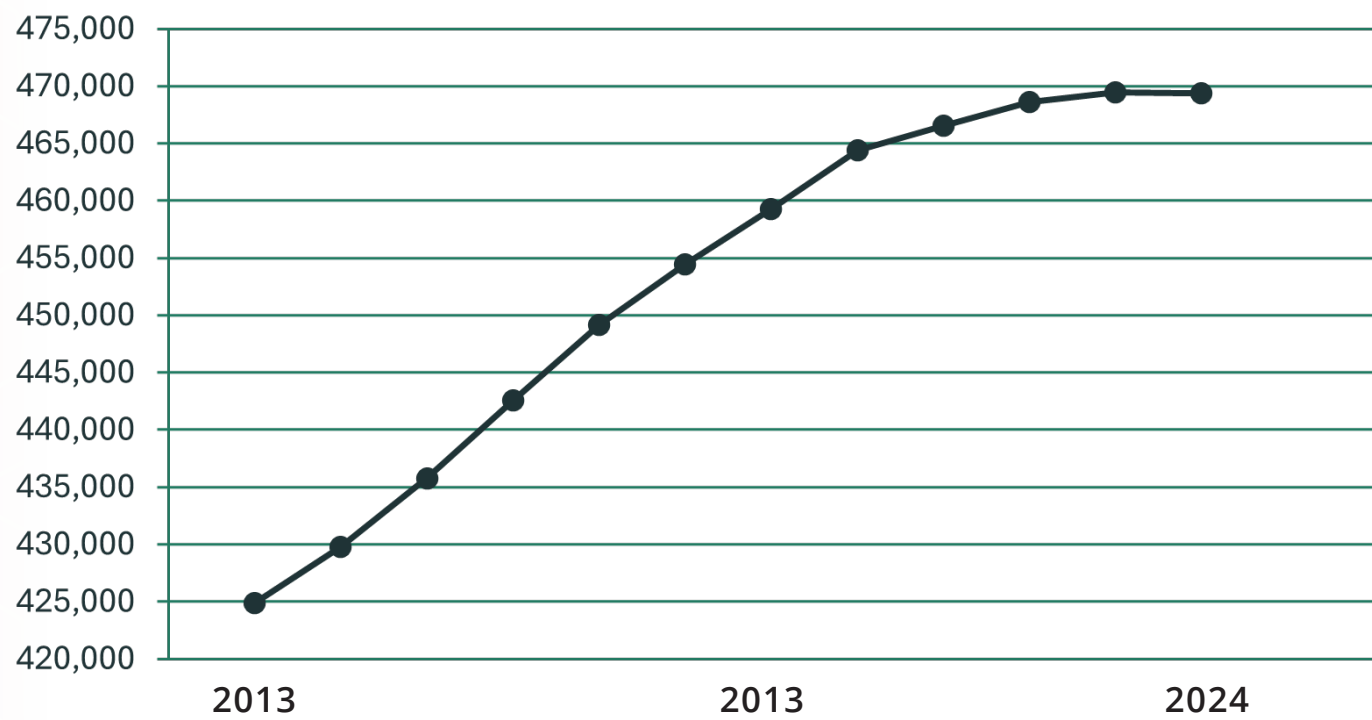


86  
HEALTH INDEX



73  
HOUSING  
AFFORDABILITY

## HISTORICAL TRENDS: POPULATION



## EDUCATION



51%  
BACHELOR'S/GRAD/  
PROF DEGREE



24%  
SOME  
COLLEGE

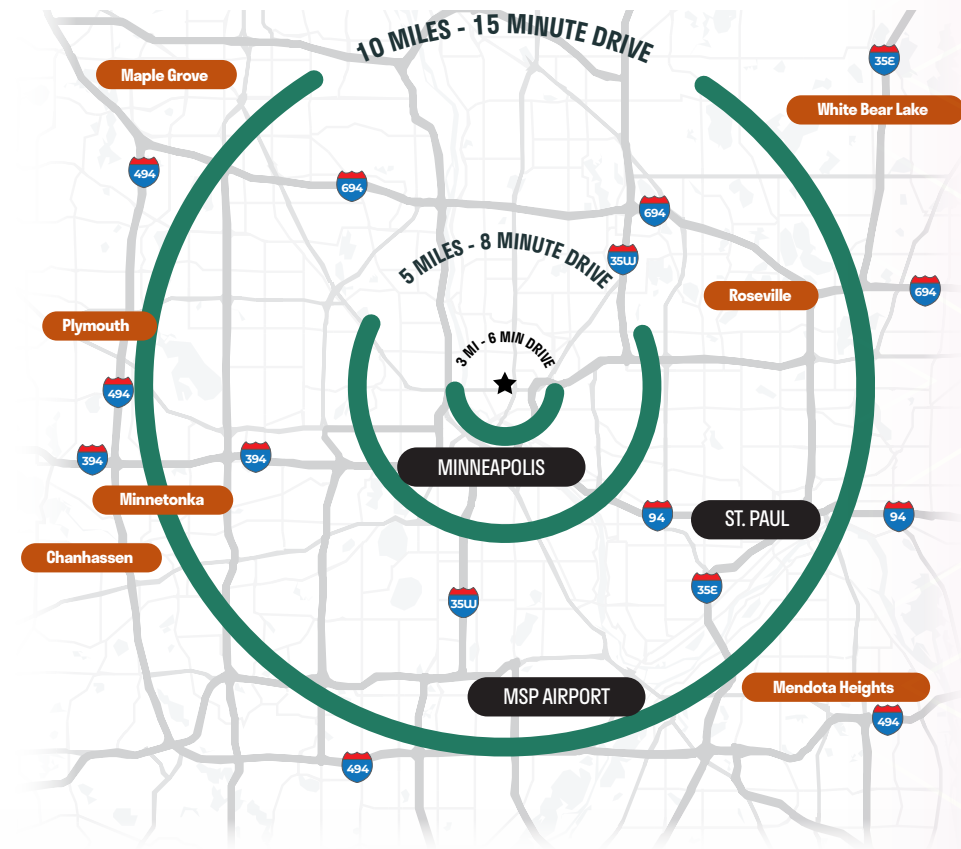


17%  
HIGH SCHOOL  
GRADUATE



8%  
NO HIGH  
SCHOOL  
DIPLOMA

## DRIVE TIME



# A STRONG ECONOMY

Minnesota ranks as the #1 best state for small business owners (knuffman.org) with Minneapolis-St. Paul ranking 3rd for business startups (business.org). Minnesota is considered in the Top 10 states with the brightest economic future (Fast Company) and the tech sector accounts for an estimated \$28 billion of the overall Minnesota economy (CompTIA Cyberstates). Overall, Minnesota, and even more specifically, the Twin Cities, are a fantastic place to plant roots for a business, big or small.



## COMPARABLE MARKETS

	 MINNEAPOLIS/ST. PAUL	 CHICAGO	 COLUMBUS	 DETROIT	 ST. LOUIS	 DENVER
UNEMPLOYMENT RATE	4.0%	5.7%	3.2%	5.1%	3.4%	2.5%
MEDIAN HOUSEHOLD INCOME	\$89,972	\$80,564	\$75,464	\$69,898	\$73,017	\$94,899
AVERAGE HOME VALUE	\$415,355	\$357,638	\$306,286	\$284,665	\$285,007	\$612,961
BACHELOR'S DEGREE OR HIGHER	46%	42.0%	41.0%	35.0%	38.0%	49.0%
MEAN WORK COMMUTE	25.2 min	31.3 min	24.1 min	26.7 min	25.5 min	27.7 min
EMPLOYMENT BY INDUSTRY (Industrial Employment)	18.4%	20.2%	19.6%	22.7%	19.6%	17.0%



TRANSWESTERN

REAL ESTATE  
SERVICES

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