



Colliers

For Sale

3138 Snelling Avenue
Minneapolis, MN

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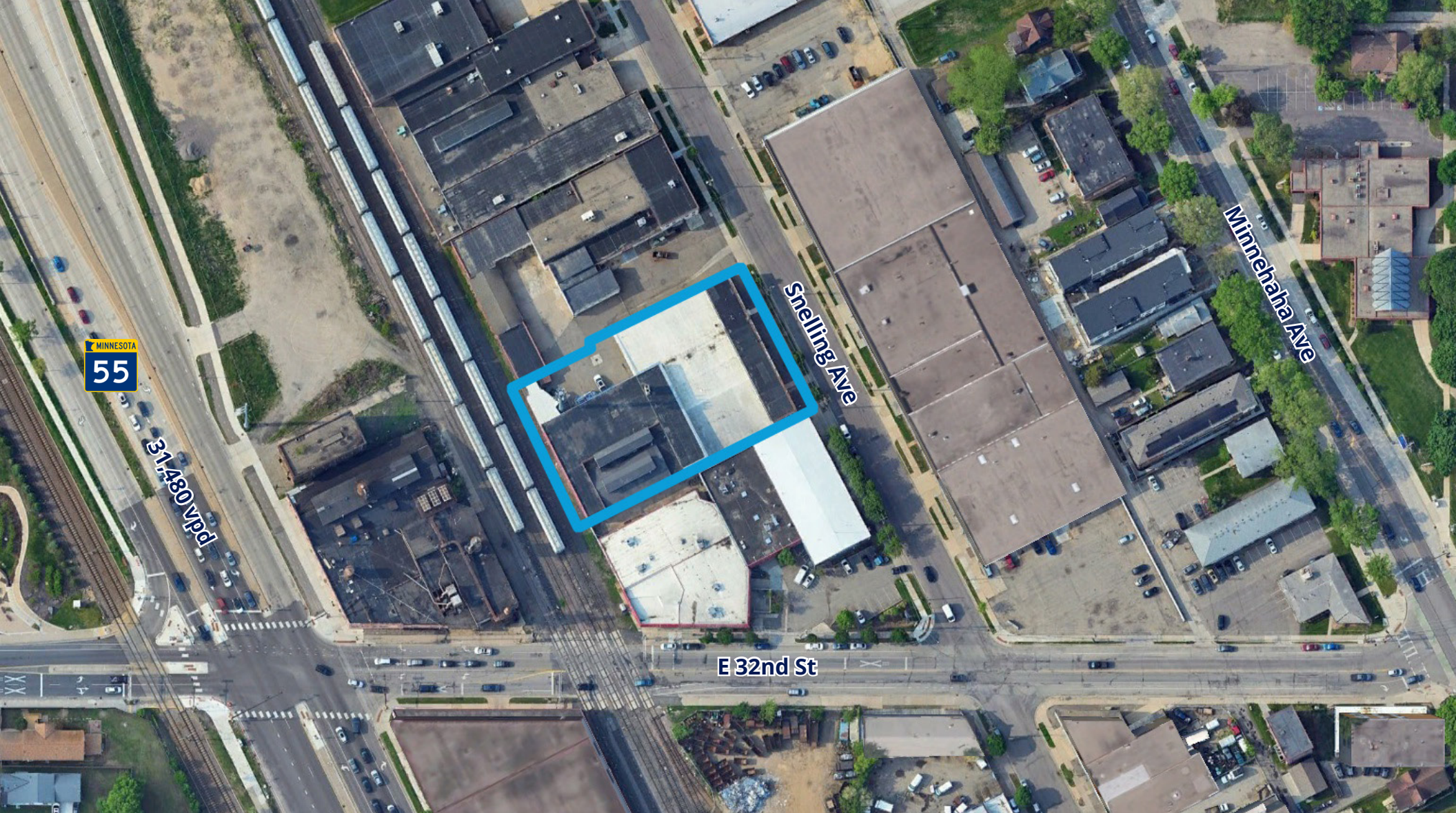
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36,526 SF
Industrial Building



Abundance of
Permitted Uses



Excellent Access to
Highways, Transit
and International
Airport



Active Cell Tower
Lease Providing
Rental Income

3138 Snelling Avenue | For Sale

Property Profile

Property Overview

Location	3138 Snelling Avenue Minneapolis, MN 55406
PID #	01-028-24-12-0121
Building Size	36,526 SF Total
Land Size	0.82 Acres
Year Built	1913
Clear Height	20'
Loading	1 Dock Door 4 Drive-In Doors
Zoning	PR2: Production and Processing District
2025 Taxes	\$47,100.82
Cell Tower Rental Income	\$26,136 Annually

Sale Price \$ 3,250,000





MINNESOTA
55

Snelling Ave

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Zoning

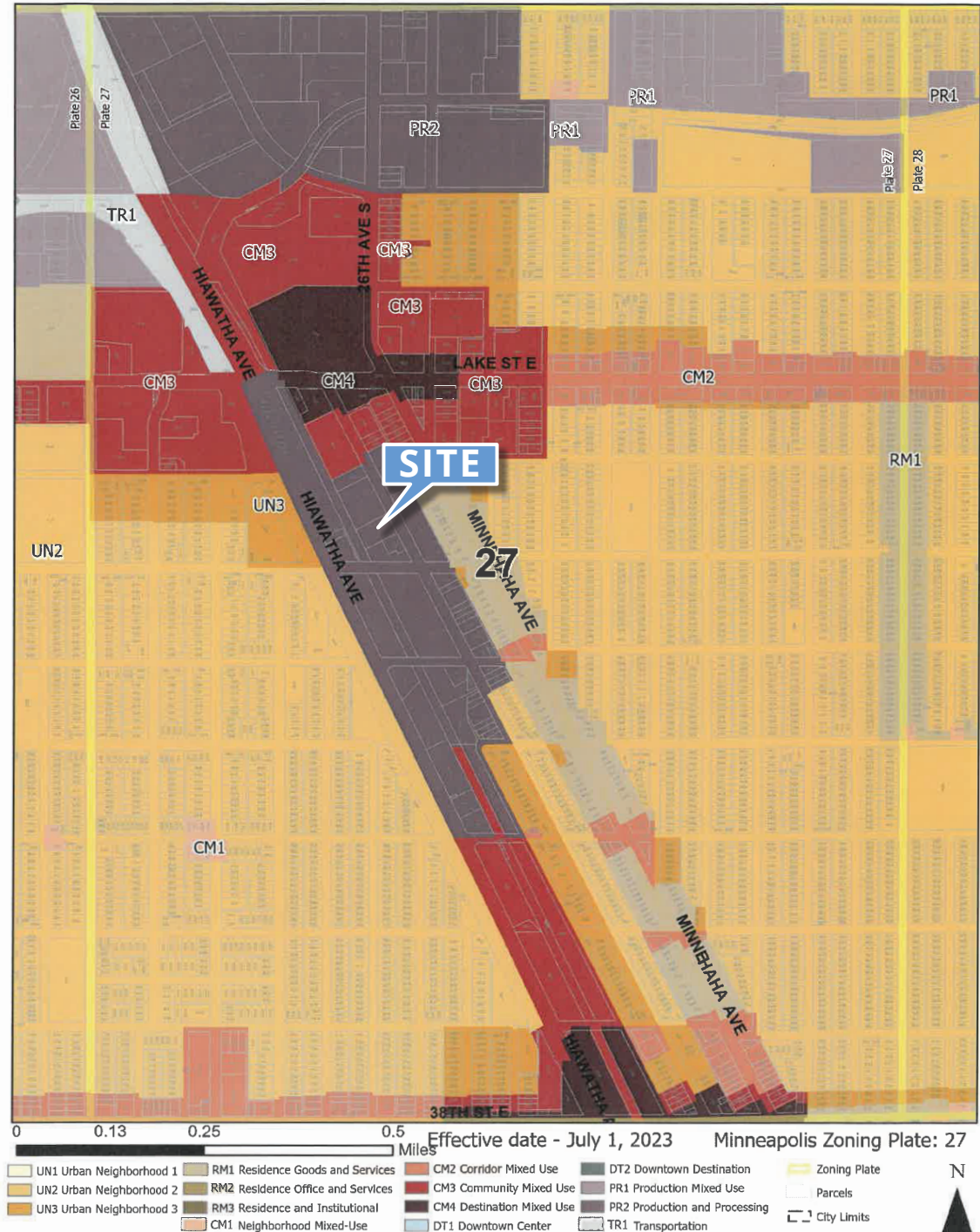


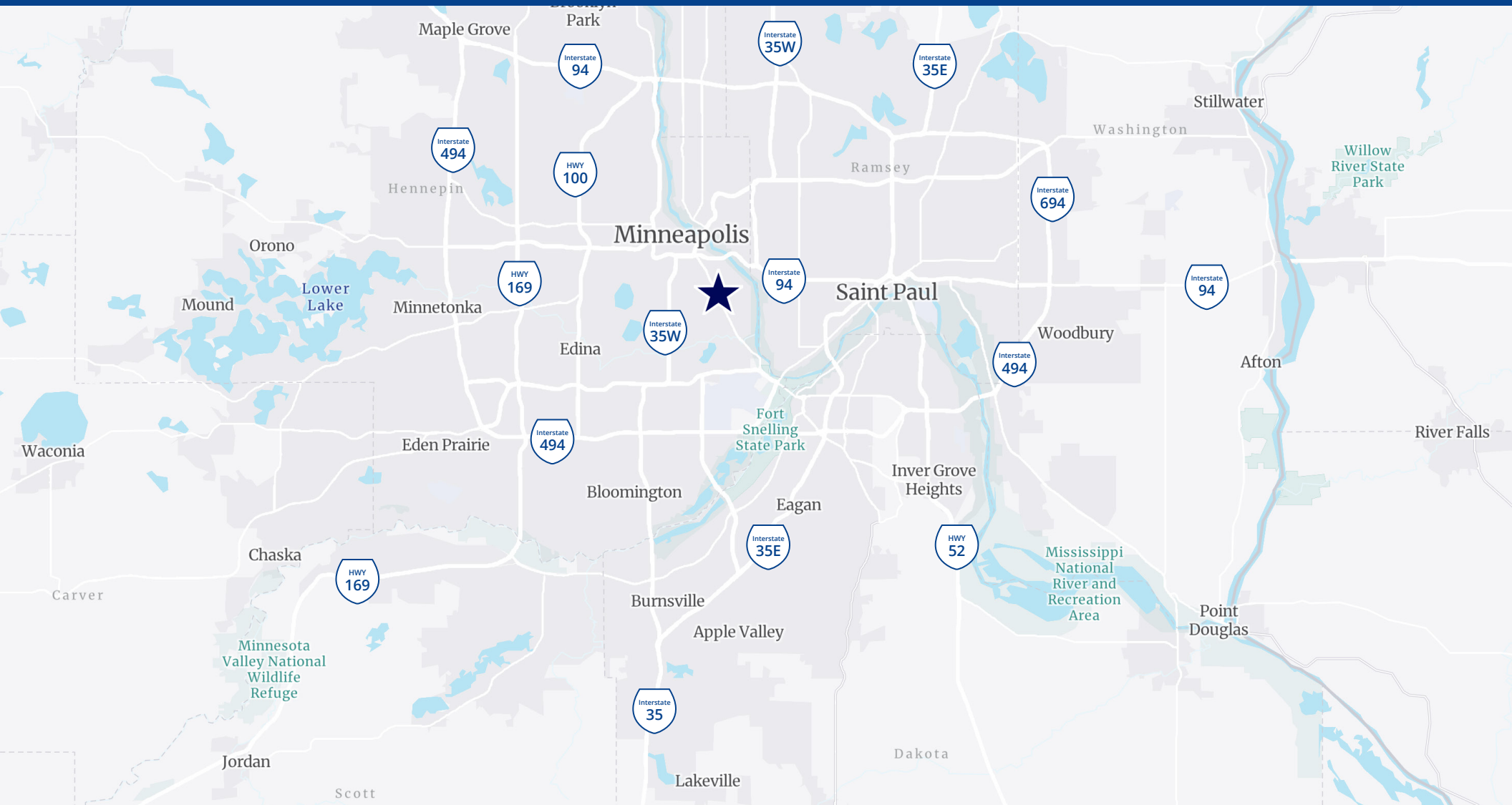
CLICK FOR INTERACTIVE
ZONING MAP



CLICK FOR PR2: PRODUCTION
AND PROCESSING DISTRICT
ZONING CODE

Land Use Zoning Plates





Demographics (5 mile radius)



2024
Population

507,834



2024 Average
Household Income

\$116,908

PROXIMITY BY CAR



MSP Airport

12 Minutes

Minneapolis CBD

10 Minutes

St. Paul CBD

17 Minutes

Rochester

1 Hr 23 Minutes

Des Moines CBD

3 Hr 41 Minutes

Chicago CBD

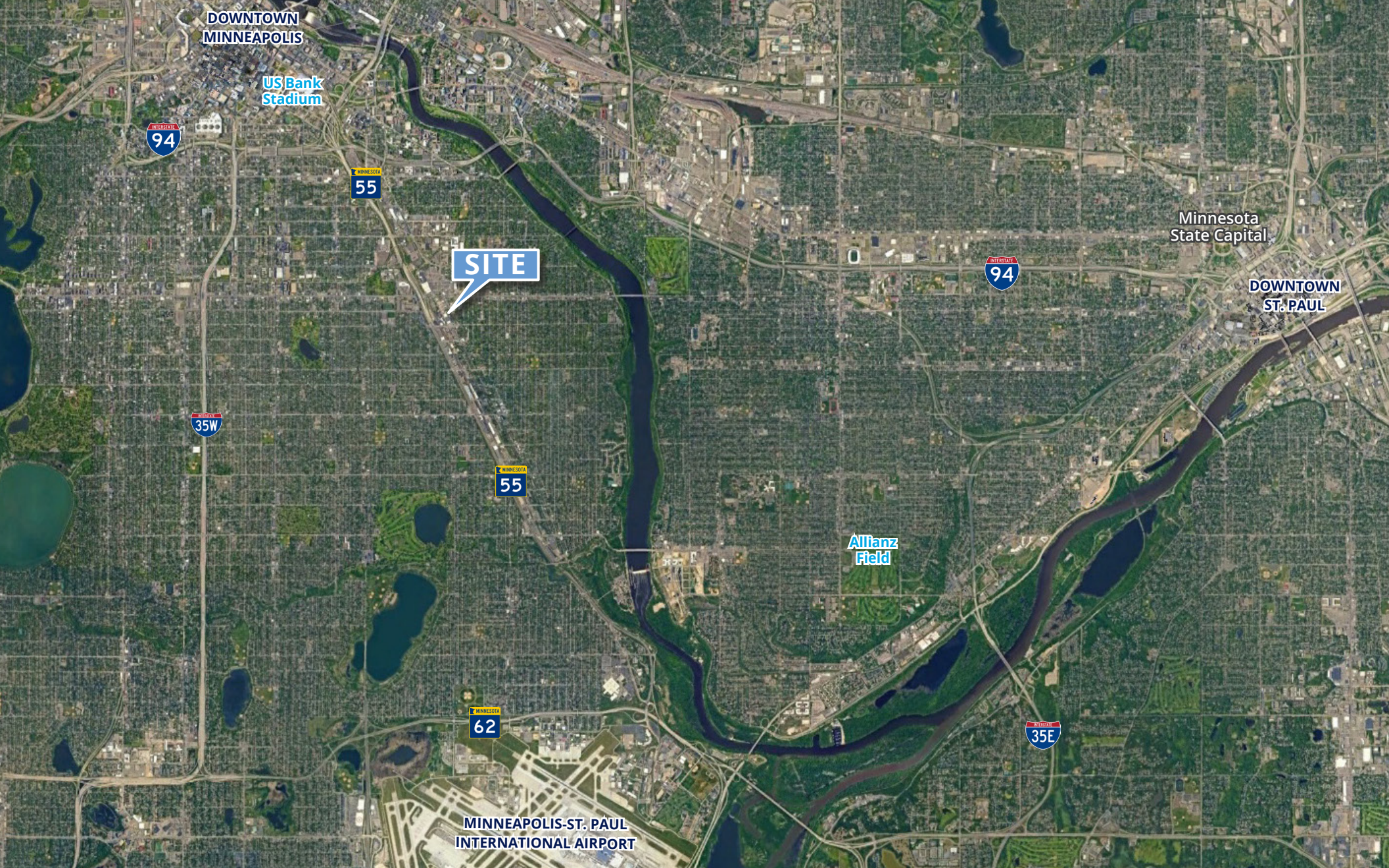
6 Hr 16 Minutes

Sioux Falls

3 Hr 56 Minutes

Kansas City CBD

6 Hr 29 Minutes



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