



FOR SALE

**MPLS URBAN INFILL REDEV LOT
2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406**

Results
COMMERCIAL
RE/MAX RESULTS

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2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

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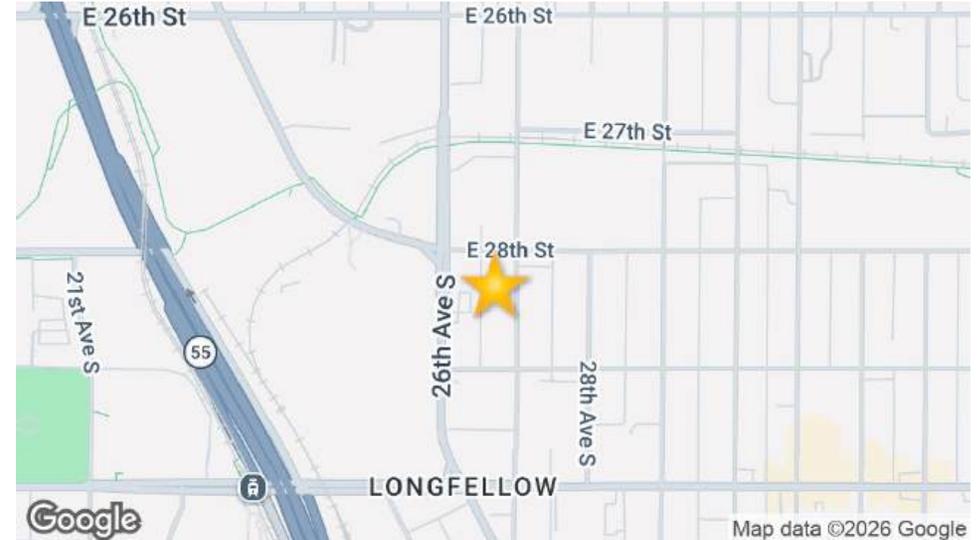


PROPERTY INFORMATION

EXECUTIVE SUMMARY

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

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PROPERTY OVERVIEW

Results Commercial is pleased to present for sale two contiguous parcels located at 2828 & 2824 27th Ave S, Minneapolis, MN 55406. Both lots are currently vacant and primed for redevelopment. There are many new developments in the immediate area including apartments under construction on same block.

These lots totaling 14,810 SF are in an excellent location only blocks from East Lake Street and Hiawatha Ave with strong traffic counts and public transit. This attractive neighborhood in Minneapolis has tons to offer with convenient access to Target, CVS, Cub Foods & Pharmacy, Aldi, fast food restaurants, fitness centers, and entertainment options.

With generous zoning of UN3 – Urban Neighborhood District & CM3 – Community Mixed-Use District there are many permitted uses including moderate to large-scale residential uses, community service centers, educational facilities, lower-impact production facilities and much more.

Contact listing brokers for more information at Mark@resultscommercial.com & sawyer@resultscommercial.com.

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PROPERTY DETAILS

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SALE PRICE	\$325,820
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LOCATION INFORMATION	
Street Address	2828 & 2824 27th Ave S
City, State, Zip	Minneapolis, MN 55406
County/Township	Hennepin

LAND	
Number Of Lots	2
Best Use	Redevelopment
Water	Yes
Telephone	Yes
Sewer	Yes

PROPERTY DETAILS	
Property Type	Land
Property Subtype	Multifamily
Lot Size	14,810 SF
APN#	36-029-24-43-0106 & 36-029-24-43-0037

PARKING & TRANSPORTATION	
Street Parking	Yes

UTILITIES & AMENITIES	
Power	Yes

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ZONING INFORMATION

2828 & 2824 27TH AVE S
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UN3 - URBAN NEIGHBORHOOD DISTRICT & CM3 - COMMUNITY MIXED-USE DISTRICT

The UN3 Urban Neighborhood District allows predominantly moderate to large-scale residential uses near transit routes and METRO stations.

The CM3 Community Mixed-Use District allows large-scale mixed-use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Nonresidential uses that are accessible to the general public are required at the street level.

For More Information Please Visit: <https://minneapolis2040.com/media/1979/table-545-1.pdf>

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27th Ave S

Additional Lots For Sale

E 29th St

Minneapolis, MN

ADDITIONAL LOT FOR SALE

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

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ADDITIONAL LOT FOR SALE

Results Commercial is pleased to offer 2 additional lots that are 2 parcels west of 2828 & 2824 27th Ave S. The additional lot is addressed as 2616 & 2620 E 29th St. The lot is 7,406 SF and can be purchased with or without the subject for \$244,398. The lot holds the same zoning. Reach out to listing brokers for more information.

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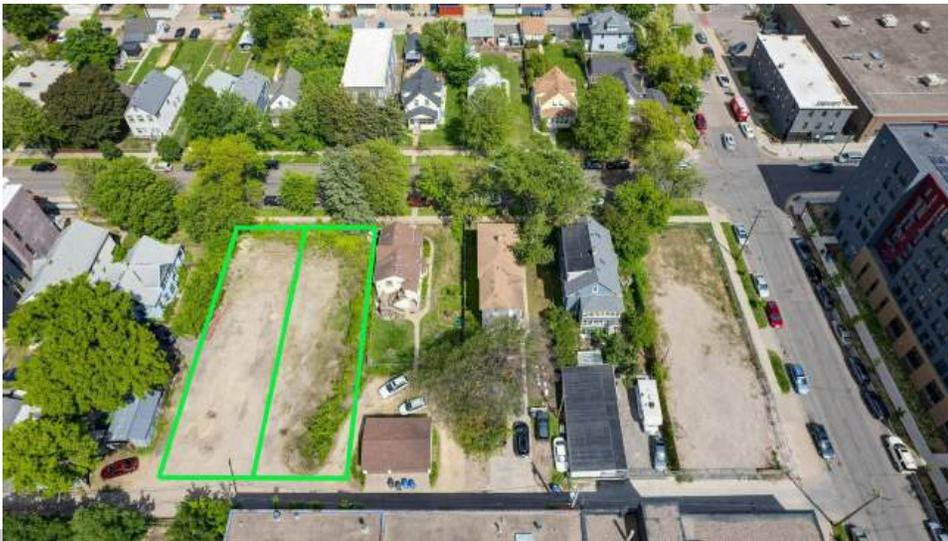


PROPERTY PHOTOS

ADDITIONAL PHOTOS

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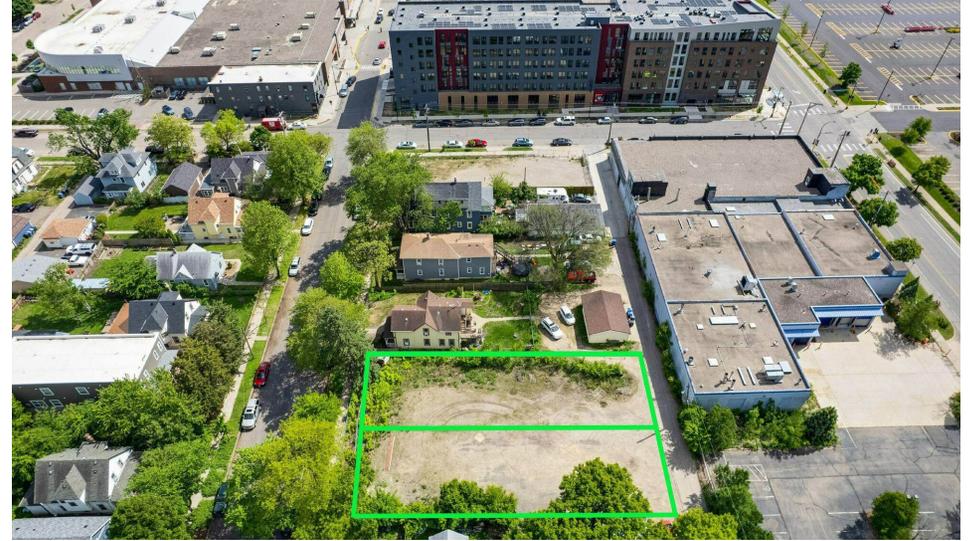
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ADDITIONAL PHOTOS

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LOCATION INFORMATION

URBAN RETAILER MAP

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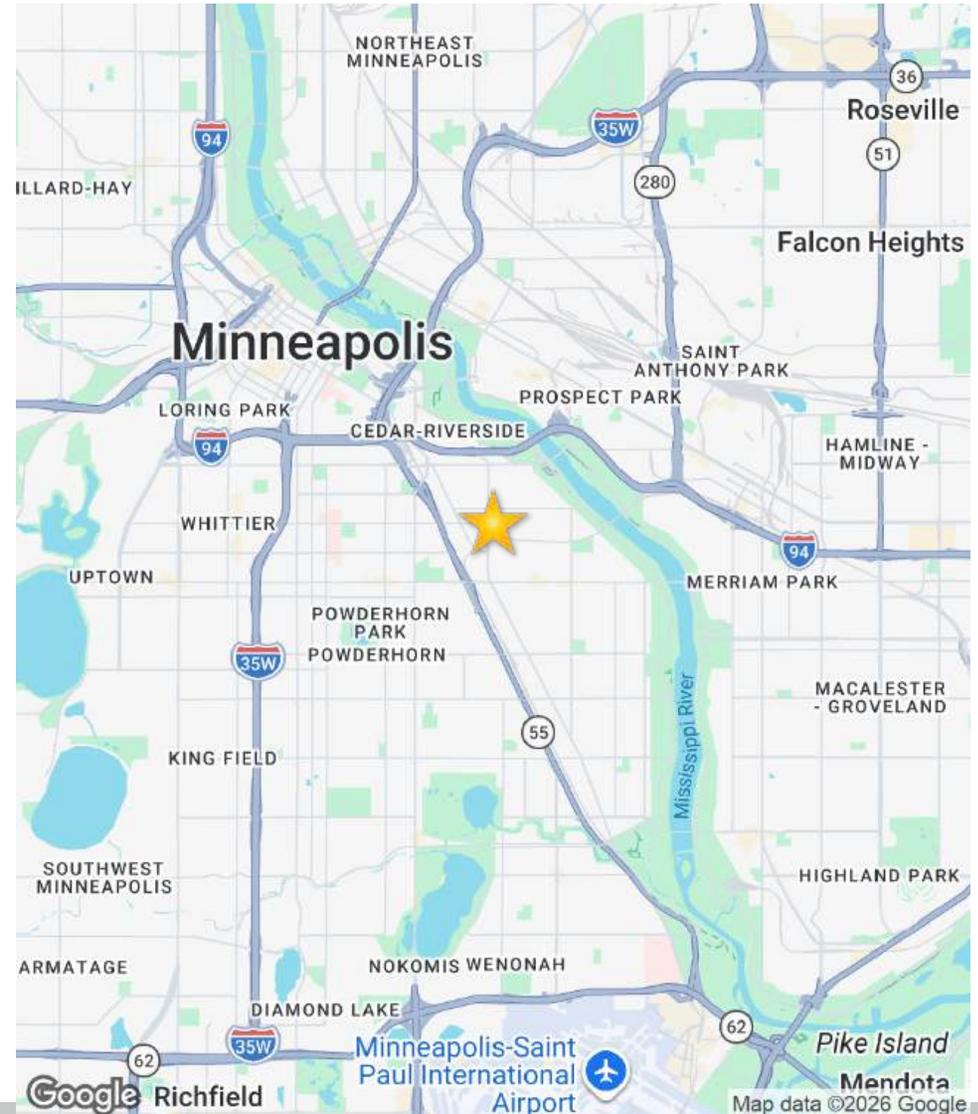
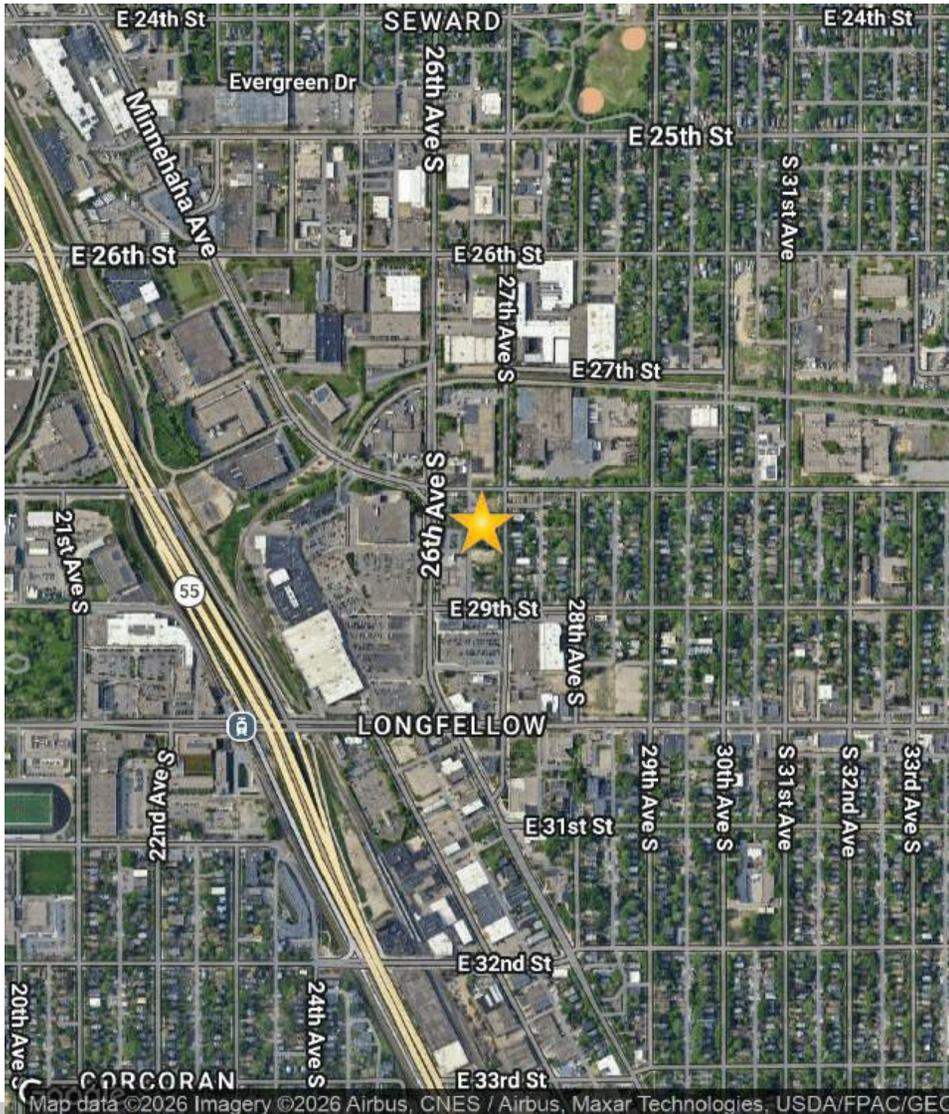
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REGIONAL MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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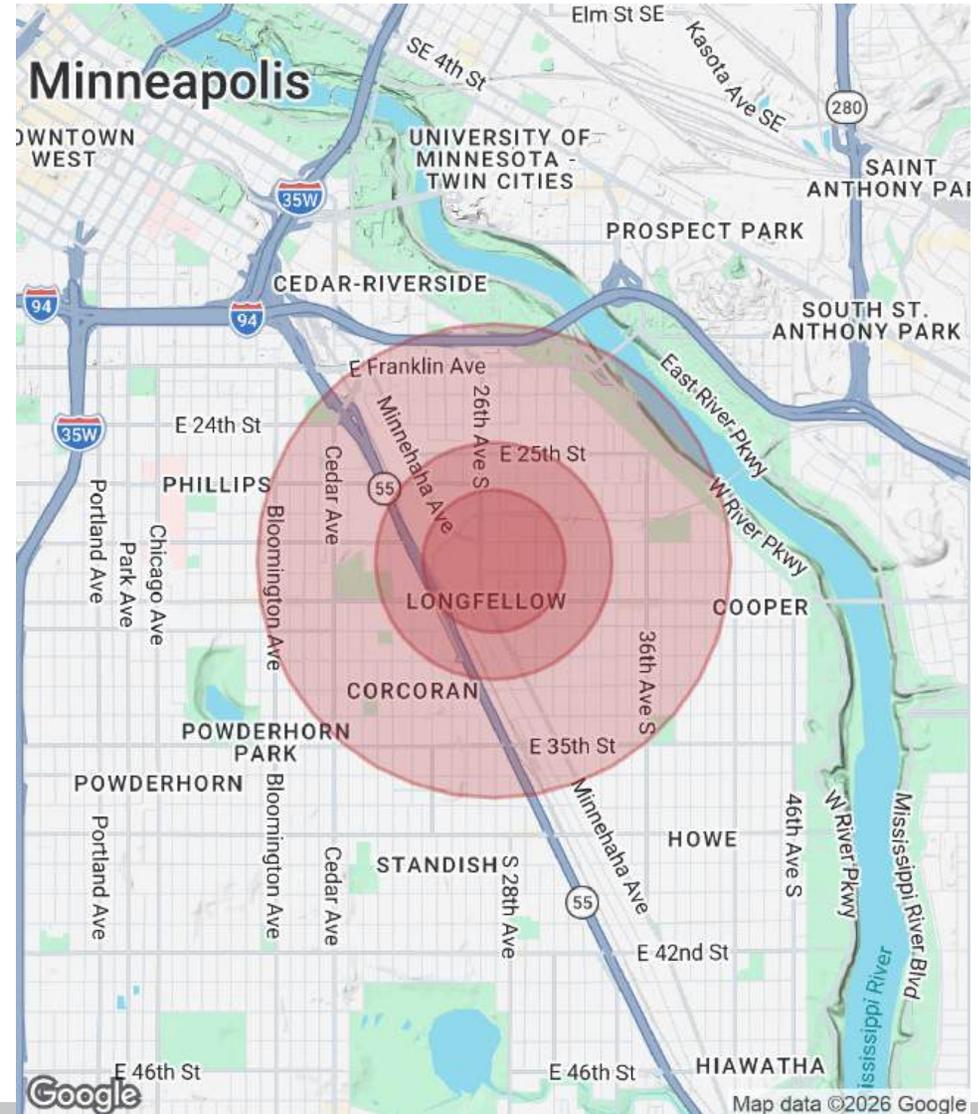
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	779	3,439	25,838
Average Age	38	38	37
Average Age (Male)	39	38	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,635	10,743
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$68,907	\$80,538	\$85,536
Average House Value	\$294,233	\$341,128	\$340,497

Demographics data derived from AlphaMap



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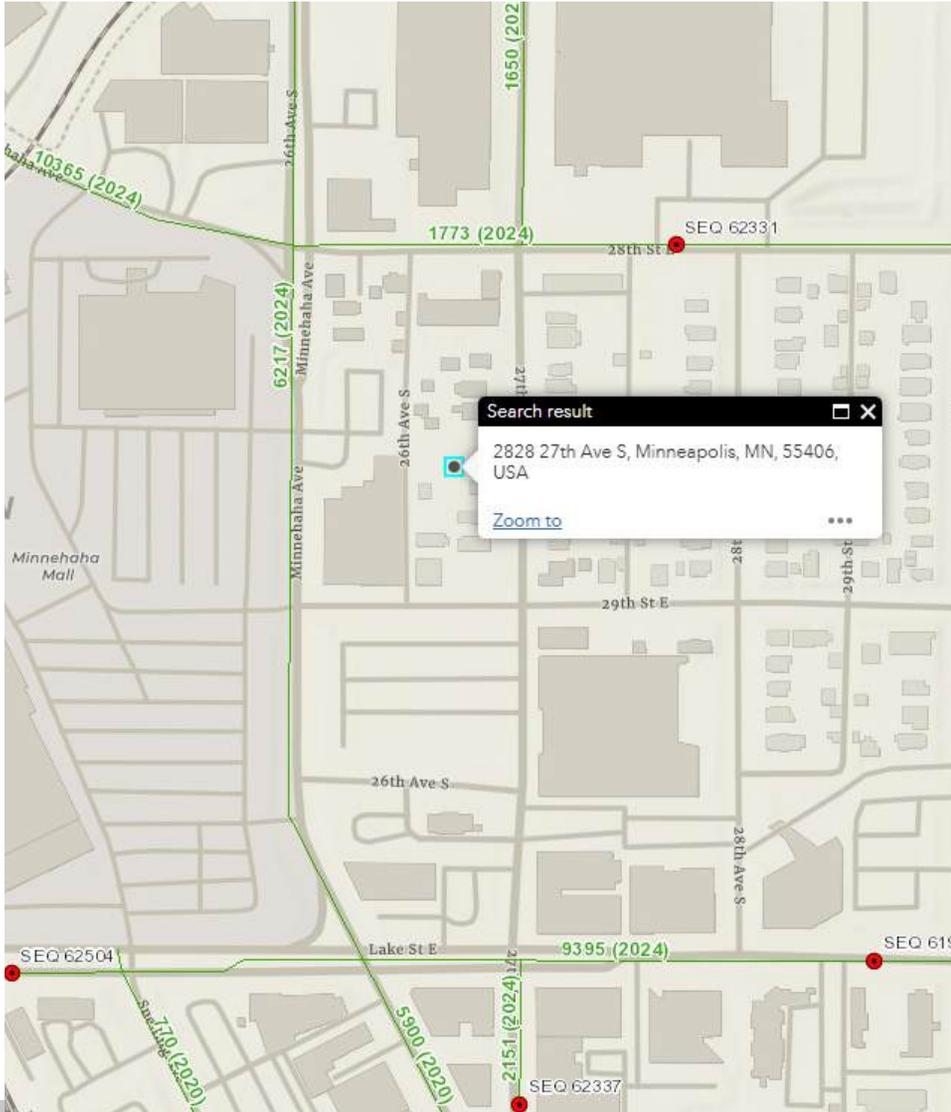
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TRAFFIC COUNTS

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TEXT HEADLINE

East Lake Street	12,884 Vehicles Per Day
Hiawatha Ave/MN 55	32,200 Vehicles Per Day
Minnehaha Ave	10,365 Vehicles Per Day

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Meet The Team - Results Commercial

MEET THE TEAM

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