

FOR SALE

156 Irving Ave N | Minneapolis, MN 55405

10,400 SF



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PROPERTY FEATURES

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Building Information

Building Size	10,400 SF Warehouse
Parcel Size	1.04 Acres (45,164 SF)
Loading	8 Docks, 1 17'x50' Hangar Door
Clear Height	18'-20'
Year Built	1995
Power	600A 277/480V
Sale Price	Negotiable
2024 Taxes	\$23,209.16 (\$2.23 PSF)
Sprinkler System	Dry System
Zoning	PR1: Production Mixed Use

- Centrally located with easy access to I-94, I-394, Hwy 55, and downtown Minneapolis
- Uniquely positioned for manufacturing or redevelopment



Dan Lofgren

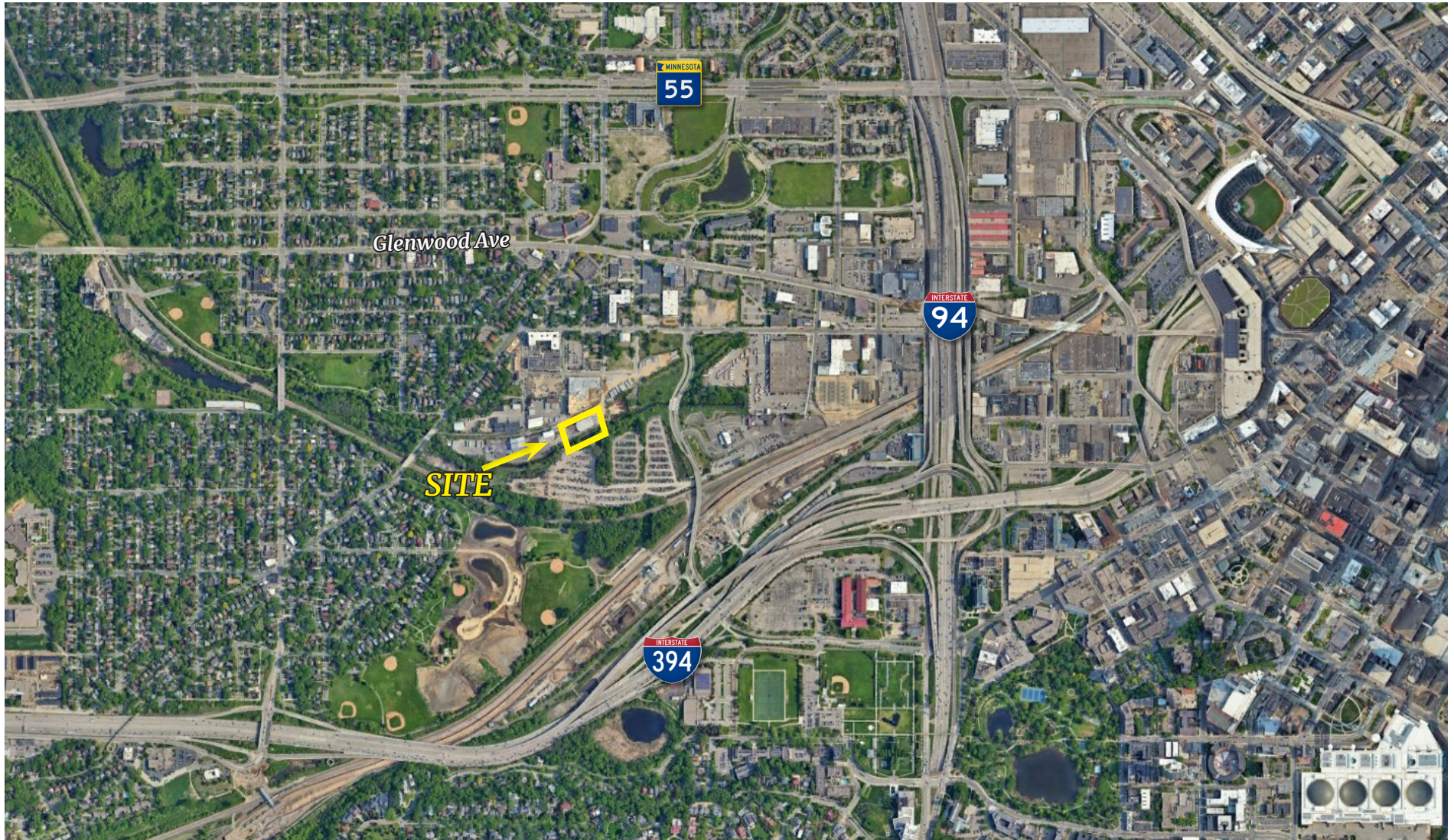
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AERIAL VIEW

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DEMOGRAPHICS

156 Irving Ave N | Minneapolis, MN 55405



14,851

Total Businesses



275,515

Total Employees

KEY FACTS

397,350

Population

34.5

Median Age

2.3

Average Household Size

\$67,502

Median Household Income

Data source: ESRI

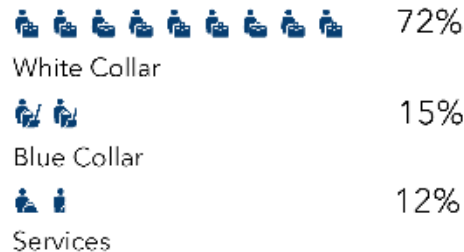
AGE PYRAMID



The largest group: 2023 -females Age 20-24
The smallest group: 2023 Males Age 85+

EMPLOYMENT & EDUCATION

EMPLOYMENT



5.3%

Unemployment Rate

EDUCATION

8%

No High School Diploma



18%
High School Graduate



23%
Some College



51%
Bachelor's/Grad/Prof Degree

Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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