



**FOR SALE**

3-UNIT MIXED-USE PLUS EXTRA LOT  
1500 W BROADWAY AVE  
MINNEAPOLIS, MN 55411

**Results**  
COMMERCIAL  
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## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND 1500 W BROADWAY AVE/ 2013 IRVING AVE N, MINNEAPOLIS, MN 55411

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Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com



## PROPERTY INFORMATION

# EXECUTIVE SUMMARY

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

1500 W BROADWAY AVE/ 2013 IRVING AVE N, MINNEAPOLIS, MN 55411

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### OFFERING SUMMARY

Sale Price:	\$539,000
Building Size:	5,372 SF
Lot(s) Size (combined):	7,690 SF
Number of Units:	3
Price / SF:	\$100.34
Year Built:	1901
Zoning:	CM1
Market:	Minneapolis/St Paul
Submarket:	Brookdale
Traffic Count:	9,629

### PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Minneapolis/St Paul, 1500 W Broadway Ave offers one mixed-use building with 3 units, 5,372 Total SF, and attached rear lot ideal for multifamily/mid-rise investors. Built in 1901 and zoned CM1/UN2, this property and adjacent land present a compelling blend of old-world charm and modern potential. With its prime location and solid unit count, this property is poised to deliver exceptional value and returns for savvy investors. Don't miss the chance to add this gem to your portfolio in the dynamic Minneapolis/St Paul area.

### PROPERTY HIGHLIGHTS

- 3 Units Total: 1 Retail/Office Storefront, 2 Apartments (3 bedrooms each); 2 billboards included in sale
- Stable Asset: Upper residential units rented Month-to-Month to provide flexibility to new owner
- Perfect for 1031 Exchange and/or Investment Buyer
- Located on Designated Opportunity Zone
- Near planned new Light Rail Station for Blue Line Extension
- Potential resources available for Redevelopment and Acquisition through City of Minneapolis

### Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

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# PROPERTY DESCRIPTION

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

1500 W BROADWAY AVE, MINNEAPOLIS, MN 55411

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Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

### PROPERTY DESCRIPTION

Unlock the full potential of this exceptional real commercial real estate package featuring a fully renovated and operational mixed-use building and an adjacent vacant lot in a rapidly growing Opportunity Zone.

Perfectly positioned for developers or business owners, this offering provides a rare chance to capitalize on strong rental income, future development potential, and significant tax incentives.

Located in a high-visibility corridor with strong foot traffic and easy access to major transportation hubs, this property is primed for immediate and long-term success.

#### Property Highlights:

- Mixed-Use Building:** Income-producing property with fully-leased, ground-floor commercial space and residential units above. Tenants pay all utilities, except water/sewer and trash.
- Adjacent Vacant Lot:** Ideal for expansion, new development, or additional parking.
- Located in a Designated Opportunity Zone:** Unlock valuable tax benefits and investment growth potential.
- High-Traffic Location:** Surrounded by thriving businesses, dining, and residential communities.
- Easy Access to Public Transit & Major Highways:** Ensures seamless connectivity for tenants and customers.
- Strong Demand for Commercial & Residential Spaces:** A sought-after area with increasing property values.

Seize this rare investment opportunity to own, expand, or develop in one of the most promising locations in the market. Whether you're looking to grow your portfolio or establish a dynamic mixed-use hub, this property offers unmatched versatility and financial upside. Schedule a private tour today and take the first step toward maximizing your investment potential!

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# PROPERTY DETAILS (1500 W BROADWAY)

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

1500 W BROADWAY AVE, MINNEAPOLIS, MN 55411

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### SALE PRICE (COMBINED)

\$539,000

### LOCATION INFORMATION

Building Name	1500 Broadway Ave N
Street Address	1500 W Broadway Ave
City, State, Zip	Minneapolis, MN 55411
County/Township	Hennepin
Market	Minneapolis/St Paul
Submarket	Brookdale
Cross Streets	Broadway Ave N & Irving Ave N

### BUILDING INFORMATION

Building Size	5,372 SF
Number Of Floors	3
Year Built	1901
Free Standing	Yes
Number Of Buildings	1

### PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	CM1
Lot Size	2,027 SF
APN#	1602924240135
Submarket	Brookdale
Lot Frontage	65
Lot Depth	92
Corner Property	Yes
Traffic Count (For Broadway)	9,629
Traffic Count Street	Irving Ave N

### PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

### UTILITIES & AMENITIES

Security Guard	Yes
Power	Yes

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com



# PROPERTY DETAILS (EXTRA VACANT LOT)

## WEST BROADWAY MIXED USE (EXTRA VACANT LOT)

2013 IRVING AVE N, MINNEAPOLIS, MN 55411

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### SALE PRICE (COMBINED)

\$539,000

### LOCATION INFORMATION

Building Name	2013 Irving Ave N
Street Address	2013 Irving Ave
City, State, Zip	Minneapolis, MN 55411
County/Township	Hennepin
Market	Minneapolis/St Paul
Submarket	Brookdale
Cross Streets	Broadway Ave N & Irving Ave N

### BUILDING INFORMATION

Building Size	N/A
Number Of Floors	N/A
Year Built	N/A
Load Factor	Yes
Free Standing	Yes
Number Of Buildings	1

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Vacant Lot
Zoning	UN2
Lot Size	5,663 SF
APN#	1602924240135
Submarket	Brookdale
Lot Frontage	42
Lot Depth	125.2
Corner Property	Yes
Traffic Count (For Broadway)	9,629
Traffic Count Street	Irving Ave N

### PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

### UTILITIES & AMENITIES

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

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## Photo Gallery

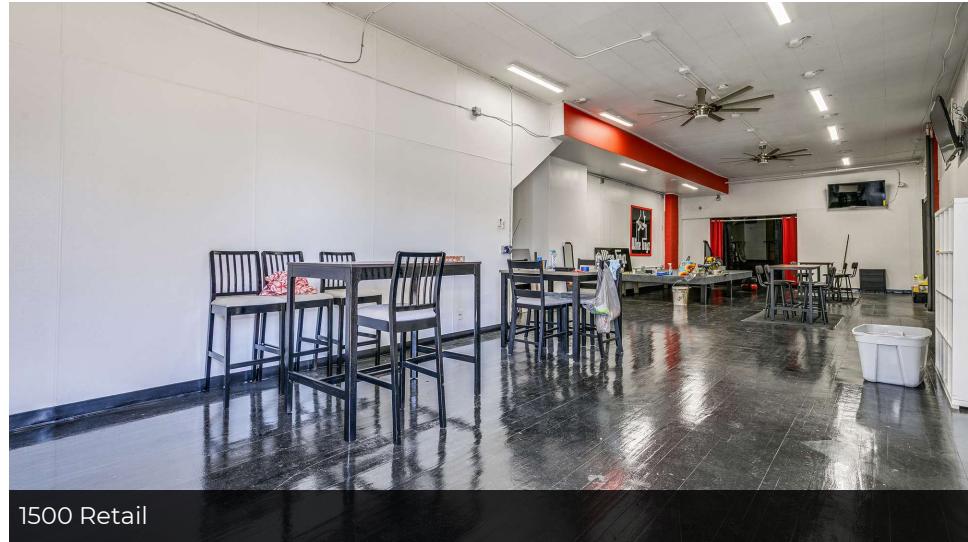


# GALLERY (1500 W BROADWAY)

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

1500 W BROADWAY AVE, MINNEAPOLIS, MN 55411

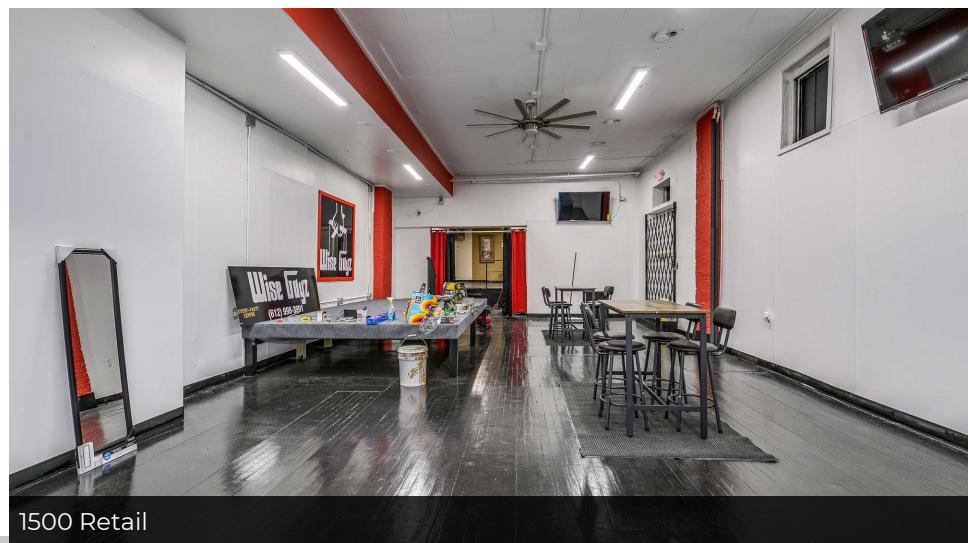
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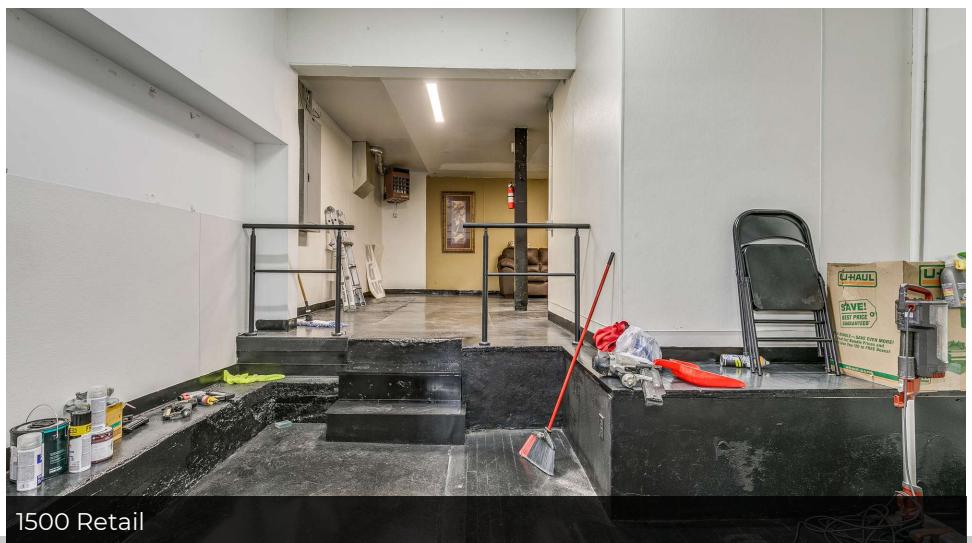
1500 Retail



1500 Retail



1500 Retail



1500 Retail

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | [ivan@resultscommercial.com](mailto:ivan@resultscommercial.com)

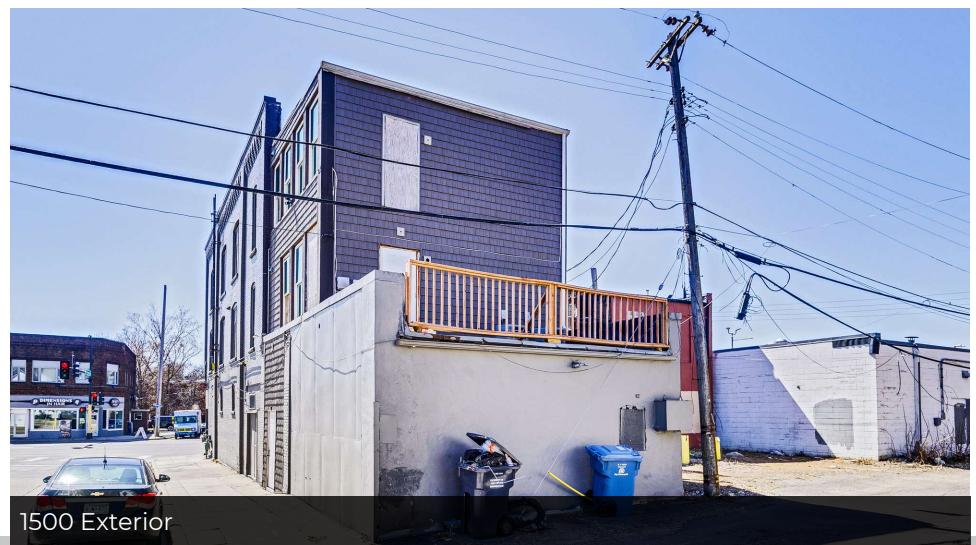
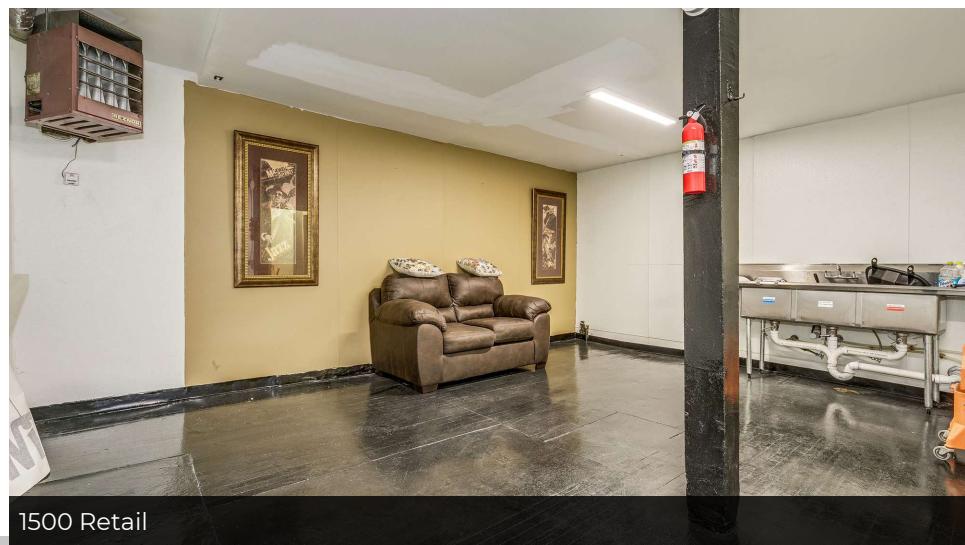
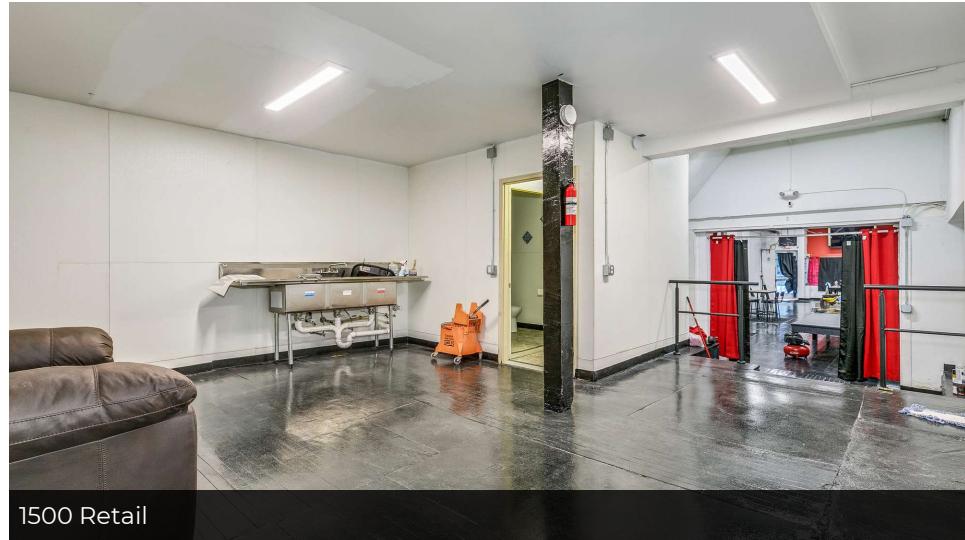
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# ADDITIONAL PHOTOS (1500 W BROADWAY)

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

1500 W BROADWAY AVE, MINNEAPOLIS, MN 55411

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Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

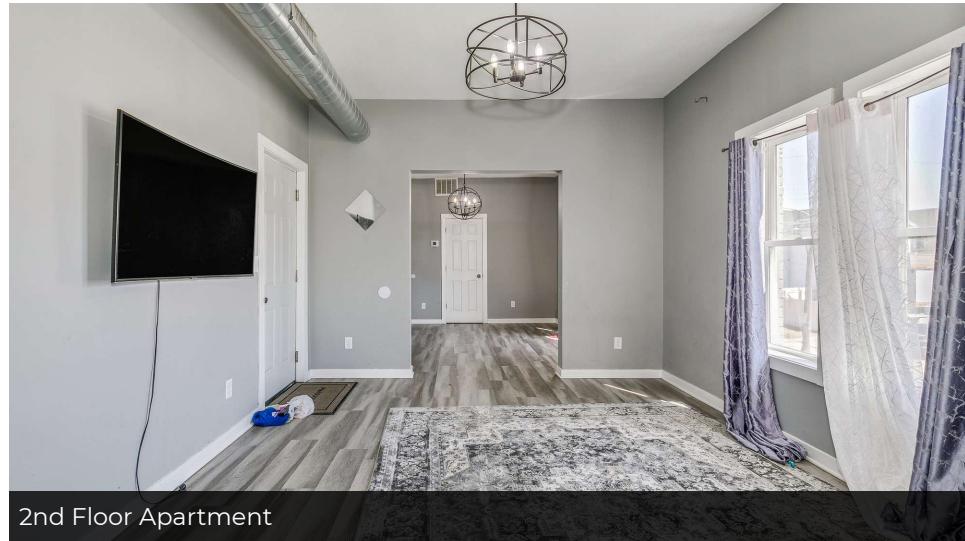
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# ADDITIONAL PHOTOS (1500 W BROADWAY)

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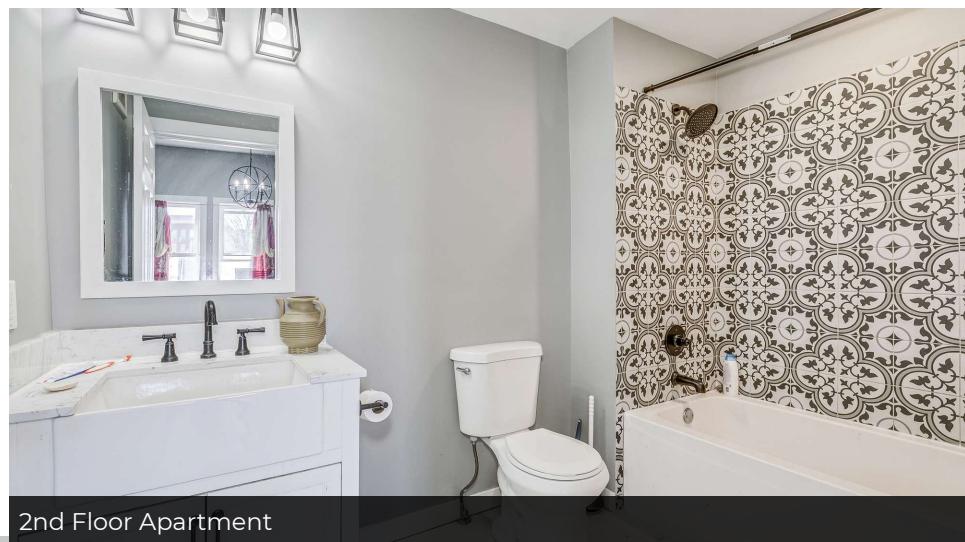
SECTION 2 / PAGE 11



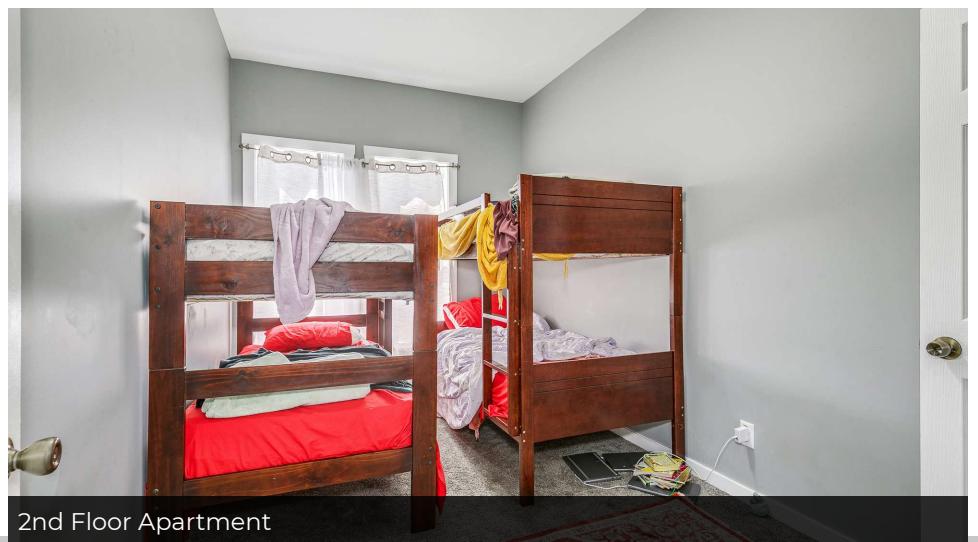
2nd Floor Apartment



2nd Floor Apartment



2nd Floor Apartment



2nd Floor Apartment

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

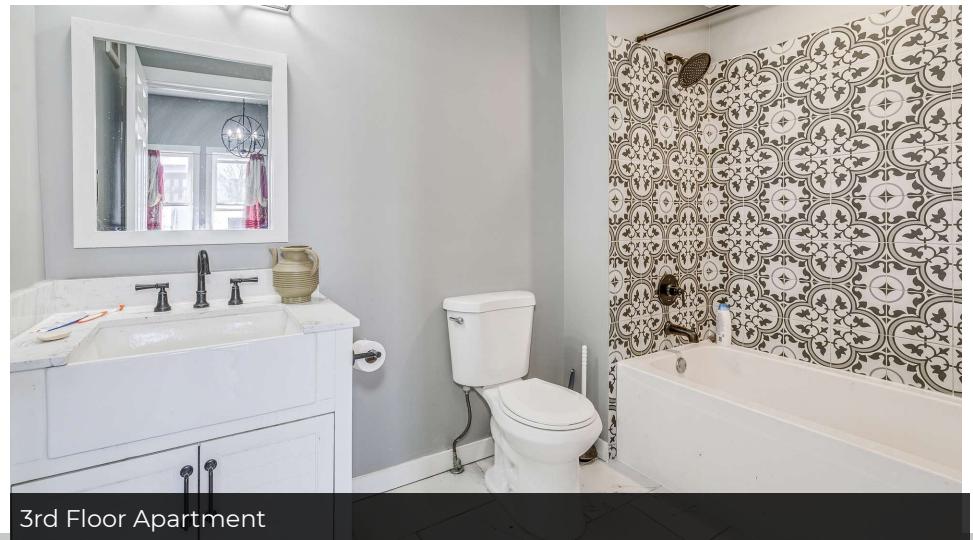
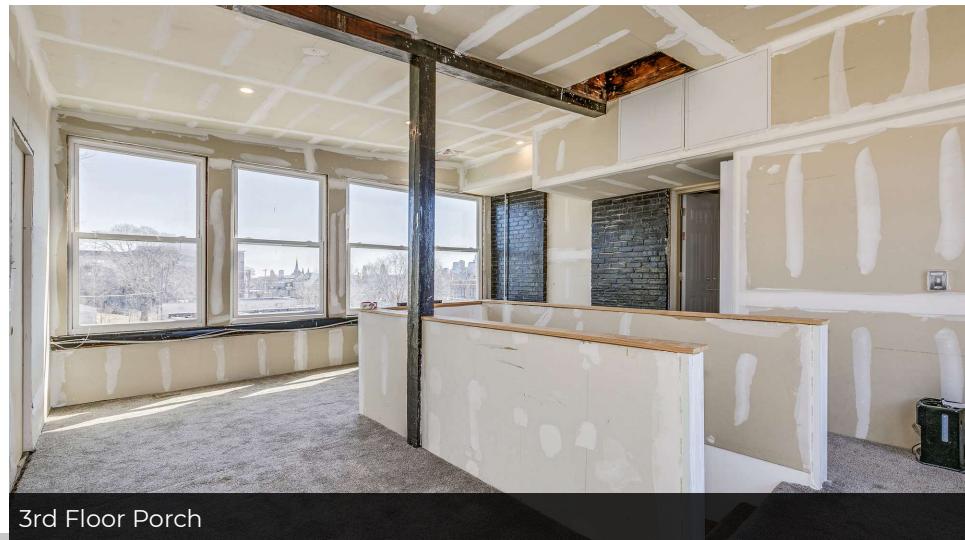
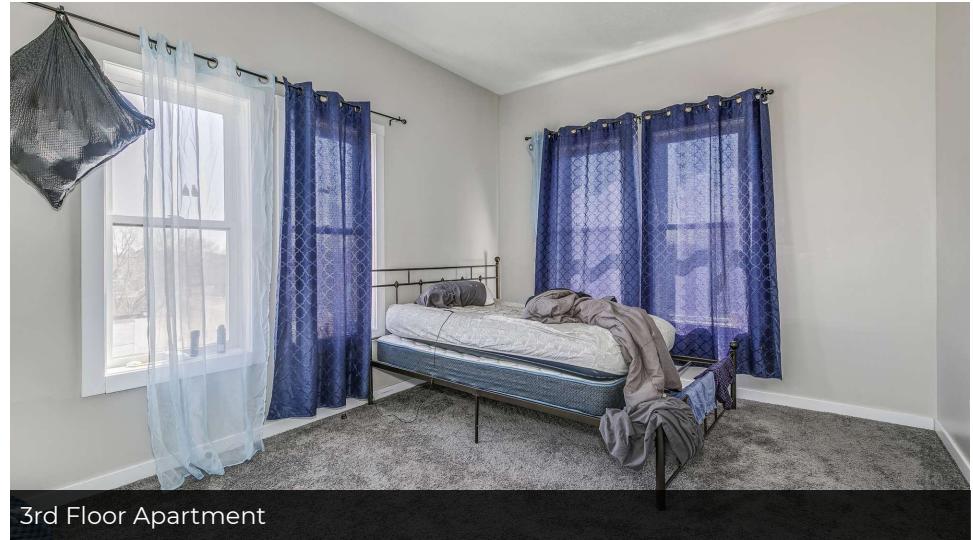
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# ADDITIONAL PHOTOS (1500 W BROADWAY)

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

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Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

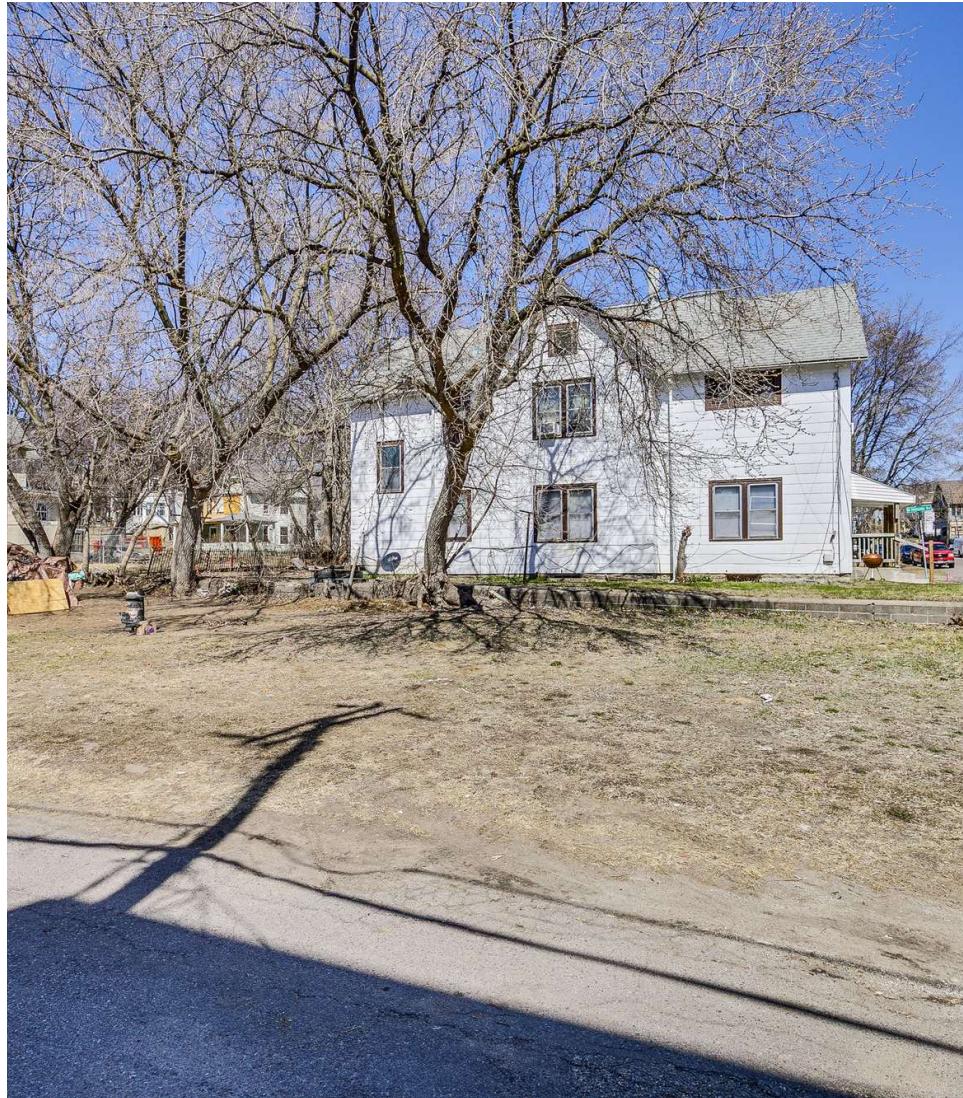
Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

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# GALLERY (2013 IRVING AVE N)

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND 2013 IRVING AVE N, MINNEAPOLIS, MN 55411

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Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

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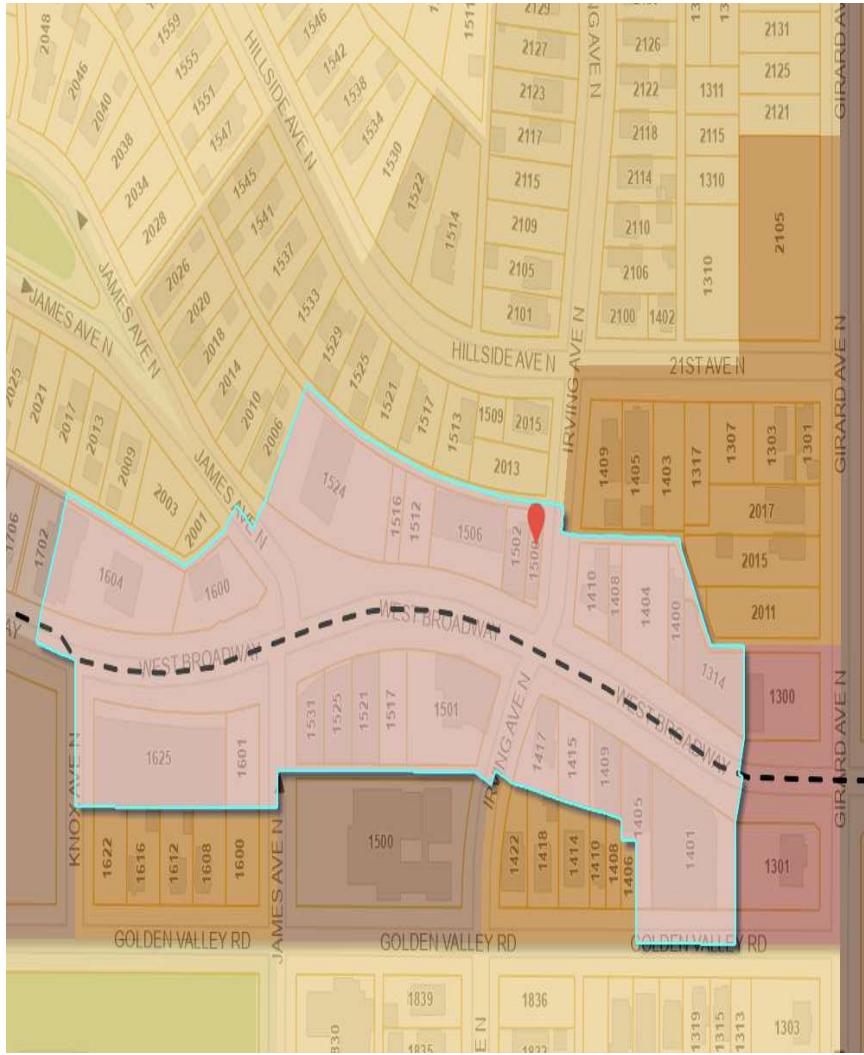
## LOCATION INFORMATION

# ZONING INFORMATION

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

1500 W BROADWAY AVE/ 2013 IRVING AVE N, MINNEAPOLIS, MN 55411

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### CM1 NEIGHBORHOOD MIXED USE DISTRICT/ UN2 URBAN NEIGHBORHOOD 2

#### Article IV - Commercial Mixed Use District

##### Sec. 530.300 - General Purpose

The Commercial Mixed-Use District are established to provide a range of goods and services and to promote employment opportunities. In addition to commercial uses, residential, institutional, lower-impact production, and public service uses are allowed. The commercial mixed-use districts are distinguished primarily on the basis of allowed uses and commercial floor area limits.

##### Sec. 530.330 - CM1 Neighborhood Mixed-Use District purpose

The CM1 Neighborhood Mixed-Use District allows individual commercial uses and small collections of commercial uses that are typically small in scale and serve a local market.

#### Article II - Urban Neighborhood District

##### Sec. 530.100 - General Purpose

The Urban Neighborhood District are established to allow residential uses and small scale industrial and civic uses.

##### Sec. 530.120 - UN2 Urban Neighborhood District purpose

The UN2 Urban Neighborhood District allows predominantly small to moderate-scale residential uses

Find more information at:

[https://library.municode.com/mn/minneapolis/codes/code\\_of\\_ordinances?nodeId=MICOR\\_TIT20ZOCO\\_CH530ZODI](https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOR_TIT20ZOCO_CH530ZODI)

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

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# RETAILER MAP

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

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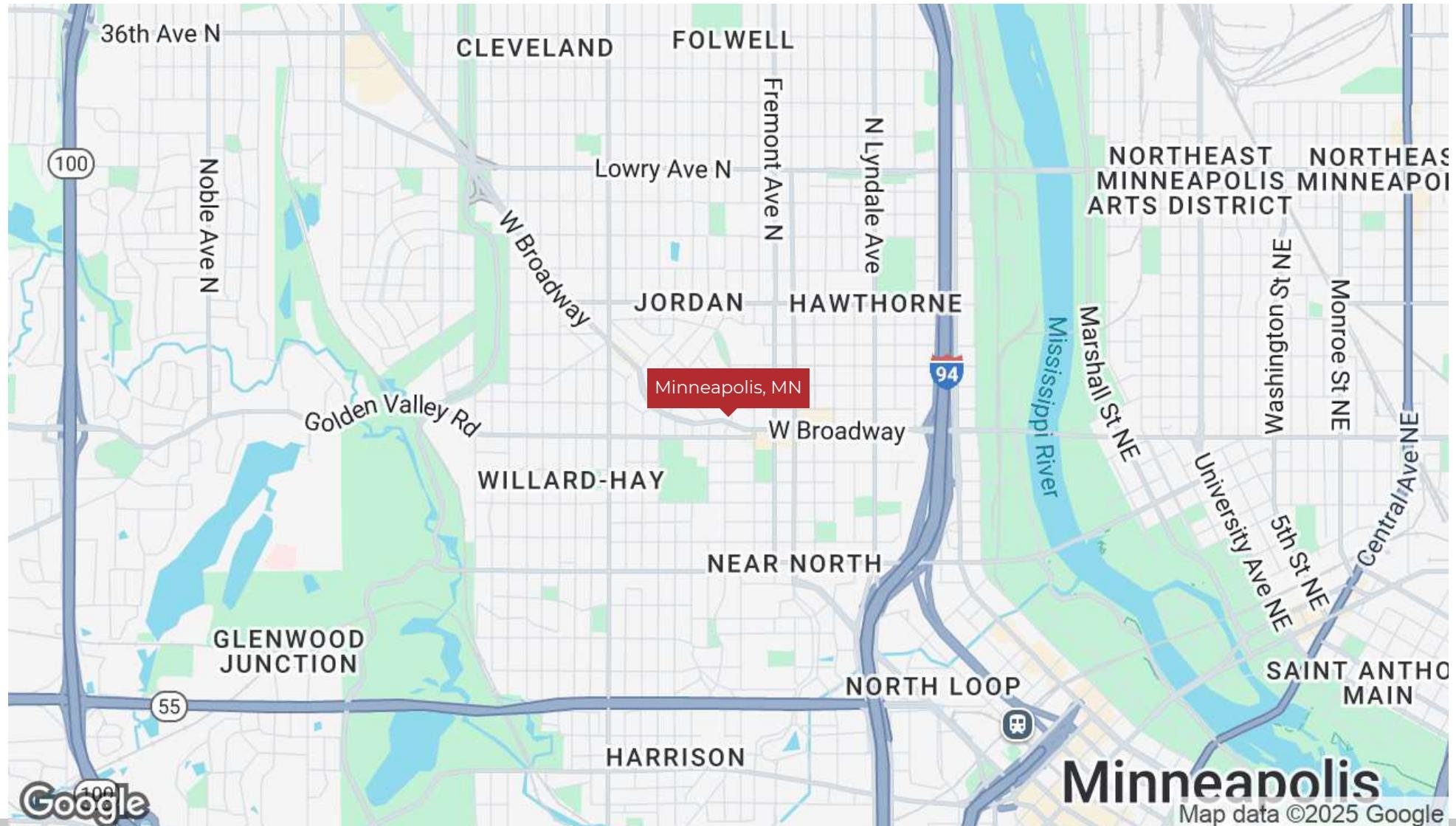


# REGIONAL MAP

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

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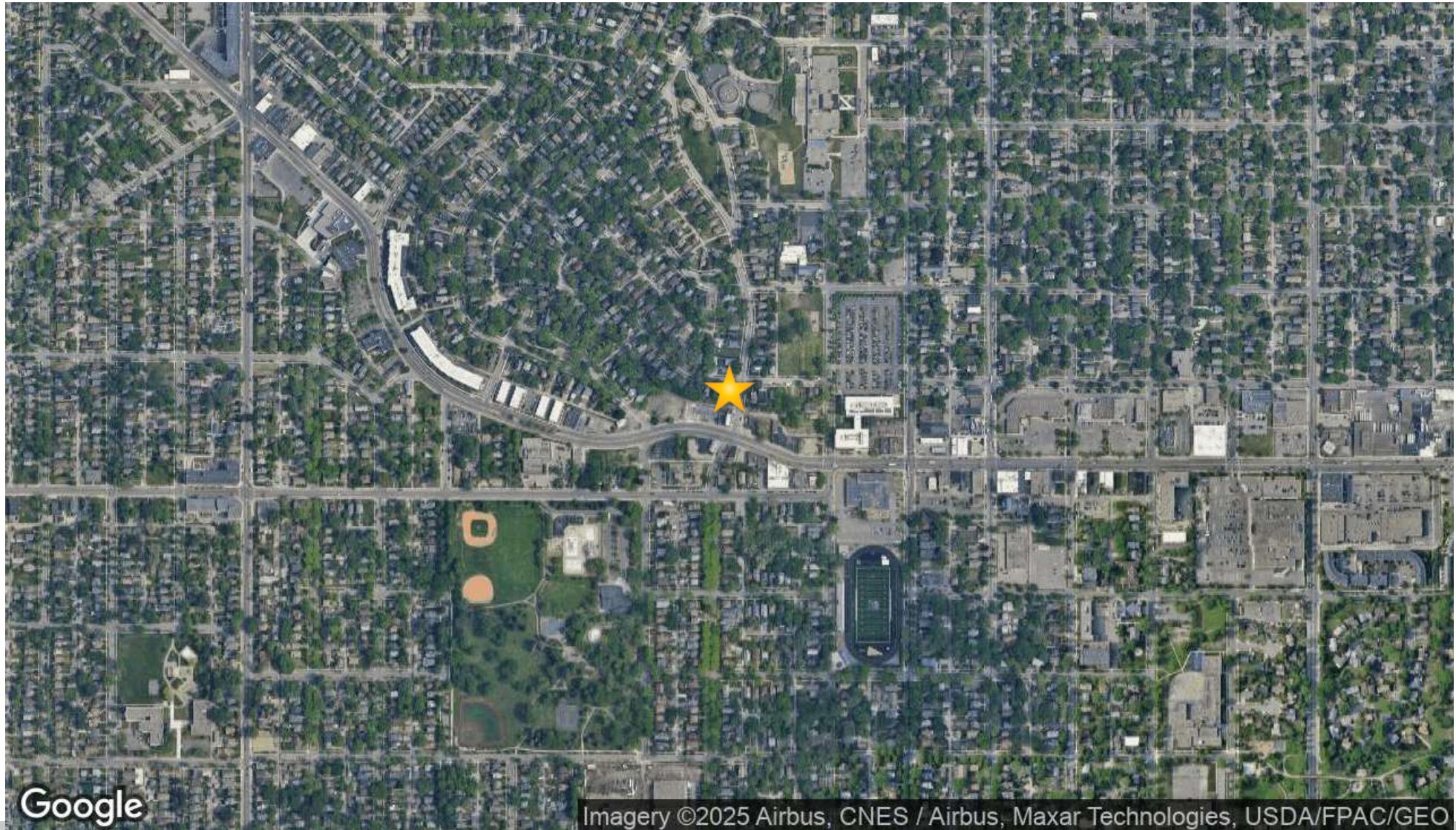


# AERIAL MAP

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

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Google

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Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

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# DEMOGRAPHICS

# DEMOCRAPHICS MAP & REPORT

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

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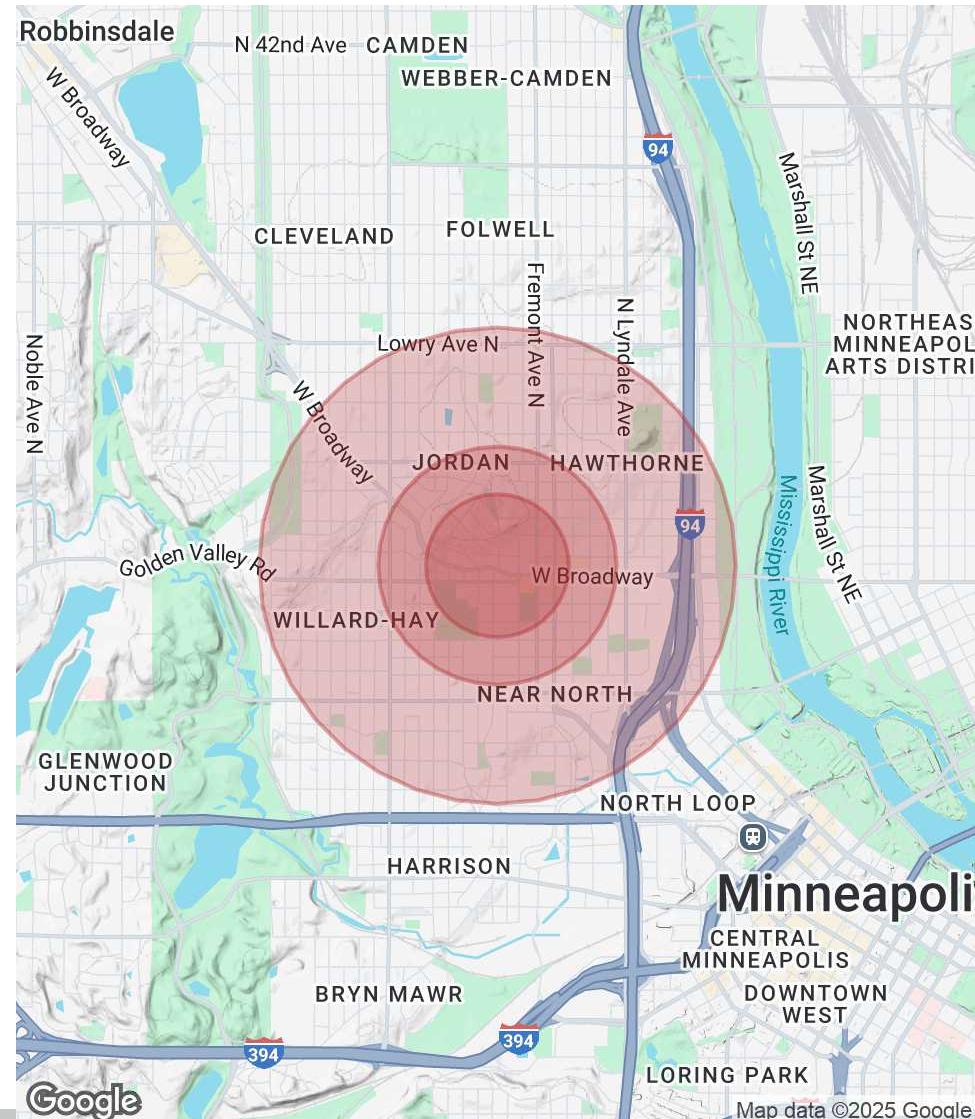
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,160	7,100	26,176
Average Age	30	31	32
Average Age (Male)	30	31	32
Average Age (Female)	30	31	33

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	620	2,045	8,161
# of Persons per HH	3.5	3.5	3.2
Average HH Income	\$67,622	\$69,846	\$71,084
Average House Value	\$422,665	\$357,124	\$313,754

Demographics data derived from AlphaMap



Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

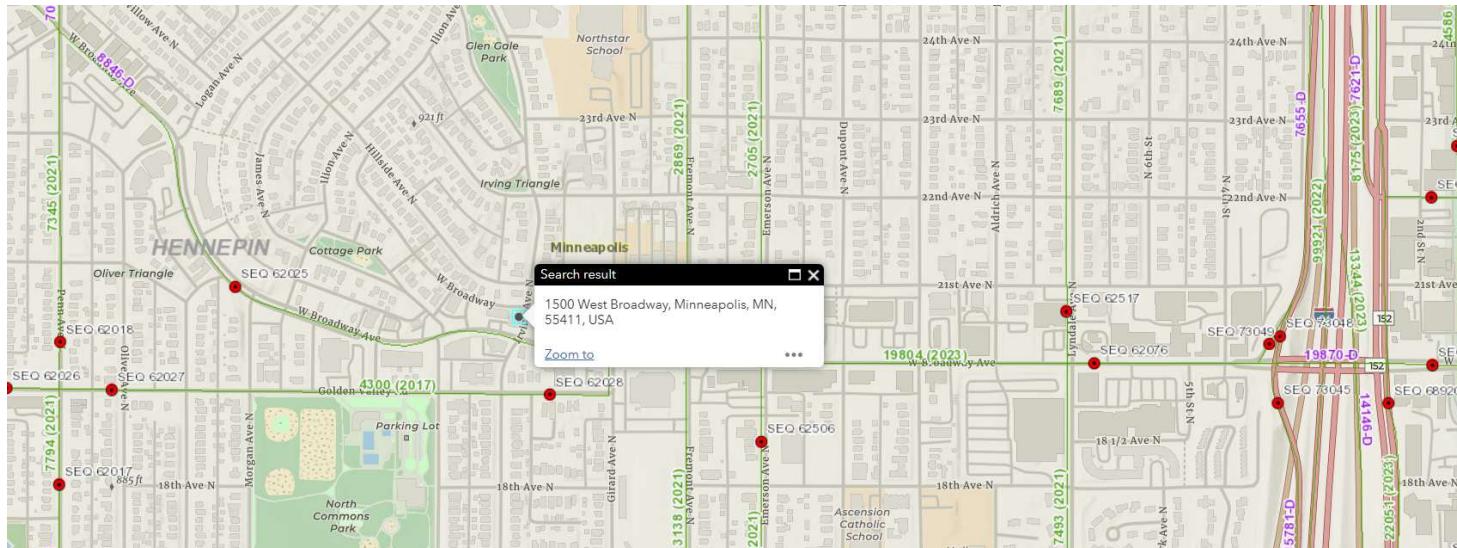
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## TRAFFIC COUNTS

## WEST BROADWAY MIXED-USE PROPERTY WITH EXTRA LAND

1500 W BROADWAY AVE/ 2013 IRVING AVE N, MINNEAPOLIS, MN 55411

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## TRAFFIC COUNTS

Broadway Ave W

19,804 vehicles per day

Penn Ave N

7,345 vehicles per day

Lyndale Ave N

7,689 vehicles per day

Hwy 94

99,921 vehicles per day

Traffic Count website:

<https://mndot.maps.arcgis.com/apps/webappviewer/index.html?>

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Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | ivan@resultscommercial.com

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MEET THE TEAM

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### TEXT HEADLINE

Mark Hulsey, Managing Broker  
651-755-2068  
[mark@resultscommercial.com](mailto:mark@resultscommercial.com)

Ivan Alvarado, Commercial & Investment Broker  
612-806-2505  
[Ivan@resultscommercial.com](mailto:Ivan@resultscommercial.com)

For tours or more information, please contact Ivan Alvarado.

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### Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | [mark@resultscommercial.com](mailto:mark@resultscommercial.com)

Ivan Alvarado | Commercial & Investment Broker | 651.256.7404 | [ivan@resultscommercial.com](mailto:Ivan@resultscommercial.com)