



FOR SALE

CALL FOR OFFERS: DEC. 29 - 5 PM
1800 PARK AVE
MINNEAPOLIS, MN 55404

Results
COMMERCIAL
RE/MAX RESULTS

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1800 PARK AVE
MINNEAPOLIS, MN 55404

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EXECUTIVE SUMMARY

1800 PARK AVE
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OFFERING SUMMARY

Sale Price:	Negotiable
Buildings:	4
Units:	64
Building Size:	49,412 SF
Lot Size:	16,117 SF
Year Built:	1898
Zoning:	UN2
2024 Taxes:	\$42,328
Boiler Age:	Unknown
Roof Age:	Unknown

PROPERTY OVERVIEW

- **CALL FOR OFFERS: December 29, 2025, 5:00 PM CST**
- **Distressed Multifamily Sale: Seeking Cash Offers Only. NO Seller Financing Available**
- 64 Total Units: Approximately 42 Occupied. **Rent Roll + Expenses Available Upon Request**
- **Broker Provided Tour Dates: Dec 3: 12-1 pm. Dec 10: 12-1 pm. Dec 17: 12-1 pm. These Dates ONLY for Tours.**
- 639 E 18th St: Currently Condemned by City of Minneapolis Due to Fire (Sale is legal for condemned building)
- Experienced Multifamily Investors Only
- In Process of Insurance Claims for Fire Damage
- Long-Time Caretaker. Long-Time Family Owned
- Immediately Adjacent to Downtown Minneapolis
- Incredible Value-Add Investment Opportunity
- Complete Building Tours + Reviews with Accepted Offer
- Street Parking Only. On Bus Line
- Contact Listing Broker, Mark Hulsey, mark@resultscommercial.com for All Questions

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BUILDING BREAKDOWN

BUILDING BREAKDOWN

1800 PARK AVE MINNEAPOLIS, MN 55404



1800 PARK AVE

- 16 total units and a basement
- 14 one bedroom units
- 2 two bedroom units
- Shop in the basement

SECTION 1 / PAGE 5



629 E 18TH ST

- 16 total units and a basement
- 13 one bedroom units
- 3 two bedroom units

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BUILDING BREAKDOWN

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639 E 18TH ST

- NOT OCCUPIED DUE TO FIRE
- 16 total units and a basement
- 13 one bedroom units
- 3 two bedroom units
- Boiler, hot water heater and, laundry in this basement serves all buildings



643 E 18TH ST

- Fire damage on the 3rd floor
- 16 total units and a basement
- 1st and 2nd floors have sleeping rooms + studios and shared bathrooms

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PHOTO GALLERY

PHOTO GALLERY

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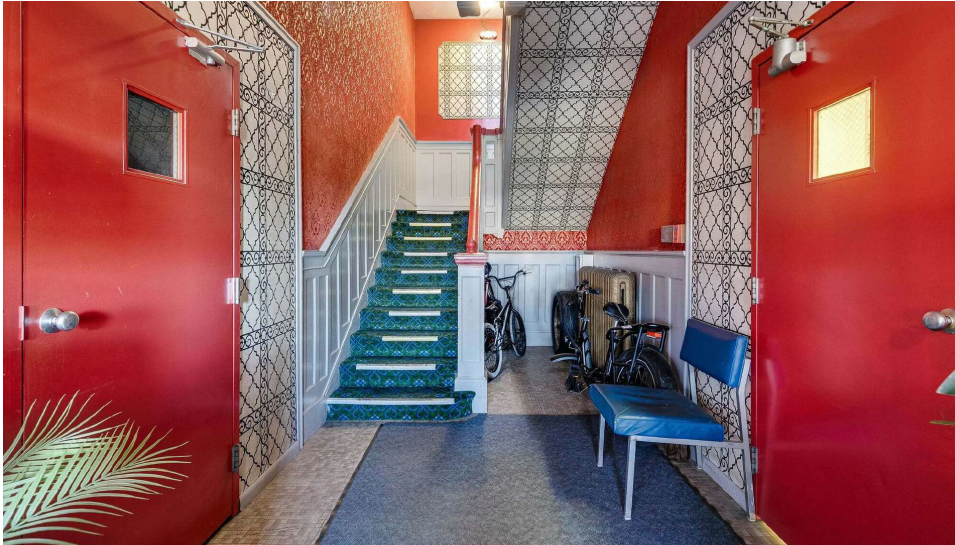
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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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PHOTO GALLERY

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ZONING INFORMATION

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-  TR1, Transportation
-  UN1, Urban Neighborhood
-  UN2, Urban Neighborhood
-  UN3, Urban Neighborhood

Primary Zoning

This is a Urban Neighborhood 2 zoning district.

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

For more information on what uses are allowed in this district, consult the Uses Allowed table here: [Uses Allowed](#)

UN2 ZONING INFORMATION

The property is zoned UN2 – Urban Neighborhood District 2, which allows for small- to medium-scale residential development consistent with Minneapolis’ “Urban Neighborhood” future land use guidance. UN2 zoning permits a range of housing types including duplexes, triplexes, townhomes, and moderate multifamily buildings, offering flexibility for infill or redevelopment. The intent of the district is to maintain the neighborhood character while allowing for greater density than UN1 districts.

Height, FAR, and setback standards are determined by the applicable built form overlay, often allowing up to three stories with potential bonuses. Limited non-residential uses such as small community services may be allowed to support neighborhood vitality. Overall, UN2 provides a balanced framework for residential investment, blending compatibility with surrounding homes and opportunity for increased housing supply.

To learn more, please visit: <https://www.minneapolismn.gov/business-services/planning-zoning/zoning-maps/>

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LOCATION INFORMATION

RETAILER MAP

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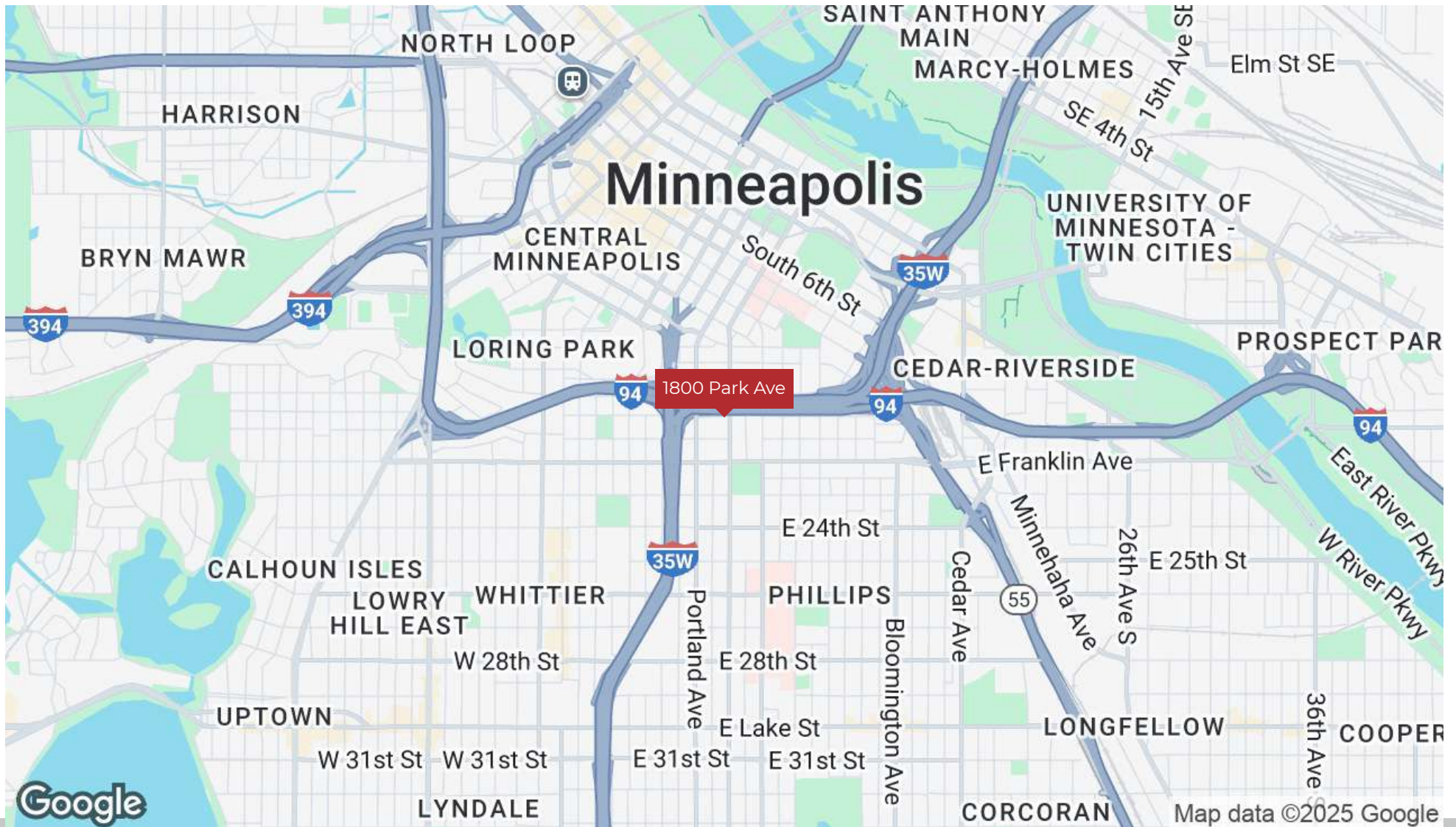
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REGIONAL MAP

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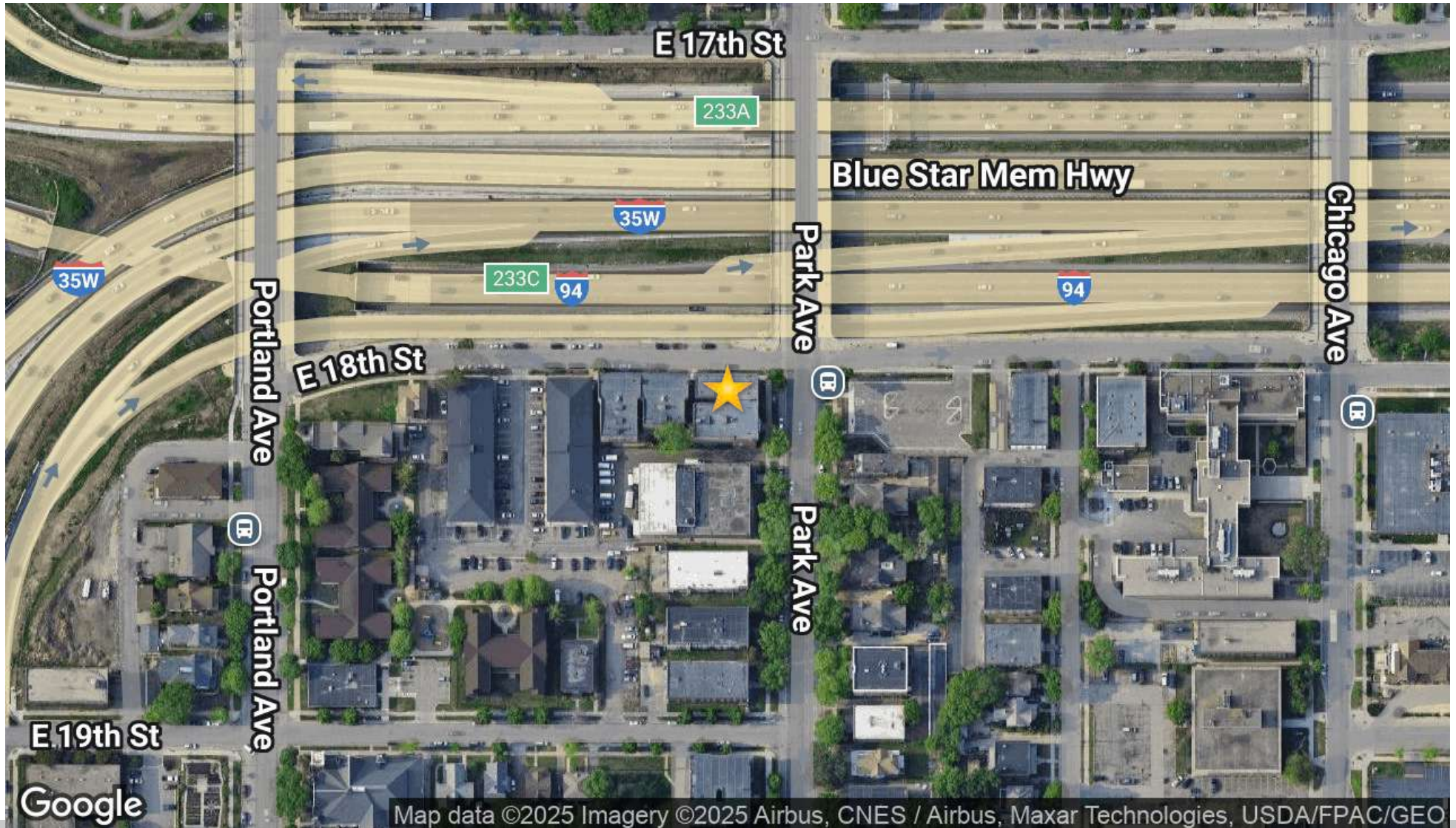
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LOCATION MAP

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ABOUT MINNEAPOLIS

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ABOUT THE CITY OF MINNEAPOLIS

Minneapolis is the largest city in Minnesota and a major economic, cultural, and educational hub of the Upper Midwest. Known for its diverse economy, the city is home to strong sectors in healthcare, finance, technology, manufacturing, and higher education, including institutions such as the University of Minnesota. Minneapolis offers a vibrant urban core with a mix of historic architecture, modern development, and an extensive skyway system connecting downtown offices, hotels, and retail.

The city consistently ranks among the nation's best for quality of life, with abundant parks, lakes, trails, and year-round cultural events. Its strategic location and strong infrastructure support continued business growth and investment, while progressive planning and redevelopment efforts drive new housing and mixed-use projects across the metro. Overall, Minneapolis combines economic strength, livability, and long-term development stability, making it one of the Midwest's most desirable markets for both residents and investors.

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An aerial photograph of a city neighborhood, likely in Chicago, showing a mix of residential and commercial buildings, streets, and green spaces. A dark blue semi-transparent rectangular overlay is positioned in the lower-left quadrant of the image. Inside this overlay, the word "DEMOGRAPHICS" is written in a bold, white, sans-serif font. The background image shows a dense urban environment with various building styles, including multi-story brick structures and modern apartment complexes. A large green field is visible in the upper-left area, and a highway with multiple lanes runs along the right side of the image. The overall scene is captured from a high angle, providing a comprehensive view of the urban landscape.

DEMOGRAPHICS

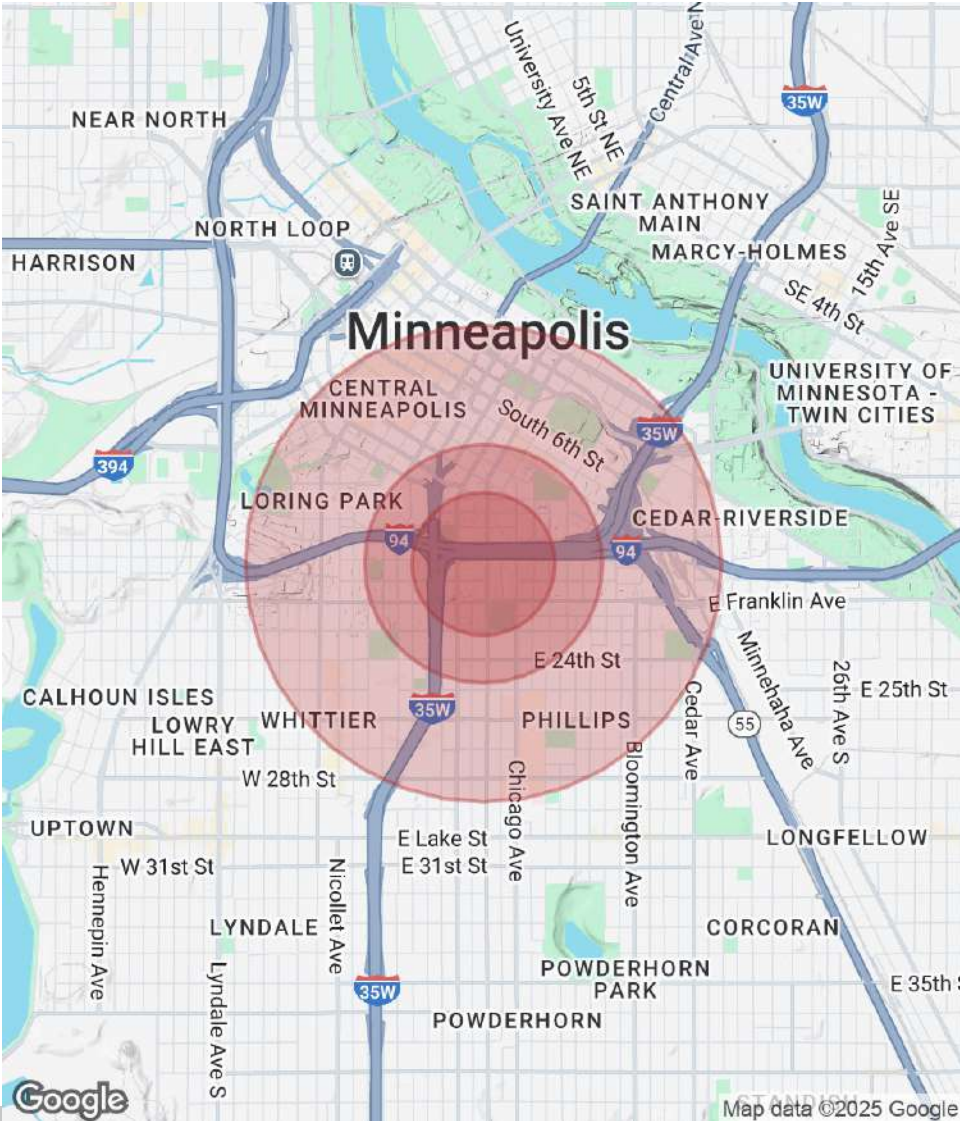
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,723	13,916	54,807
Average Age	37	38	37
Average Age (Male)	39	39	38
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,021	6,596	27,632
# of Persons per HH	2.3	2.1	2
Average HH Income	\$46,310	\$65,069	\$74,660
Average House Value	\$379,149	\$379,617	\$341,800

Demographics data derived from AlphaMap



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MEET THE TEAM

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