



9-PARCEL LAND DOWNTOWN MINNEAPOLIS

0.98 Acres



FOR SALE

E 15th Street &
Chicago Ave S
Minneapolis, MN
55404



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PROPERTY OVERVIEW

Unlock the potential of nearly a full city block in the heart of downtown Minneapolis. This rare offering features 9 contiguous parcels being sold as a single lot, ideally located for transformative mixed-use, residential, or commercial development. With DT2 and RM-3 zoning, this site offers unmatched flexibility for mid- to high-density projects that align with the city's dynamic urban vision.

Steps from major employers, a private university, Hennepin County Medical Center, transit, entertainment, and the Mississippi riverfront, this is a premier opportunity for developers seeking a high-impact investment.

Adjacent to the 9-parcel offering, an additional 0.5-acre site to the west and the 0.3-acre Elliot Park Grocery property to the north are also available for sale.

Address:	716 E 15th St - 734 E 15th St & 1420 Chicago Ave S
Acreage:	0.98 acres
Sale Price:	\$2,950,000
Zoning:	DT2 & RM-3 Uses Allowed Table
County:	Hennepin

PROPERTY FEATURES

- DT2 & RM-3 Zoning – ideal for mixed-use, multifamily, or office
- Strong urban infill opportunity
- Proximity to light rail, North Loop, and Nicollet Mall
- Convenient transit access: 2-minute walk to the nearest bus stop, 11-minute walk to the METRO light rail
- Blocks away from Elliot Park
- High visibility and accessibility

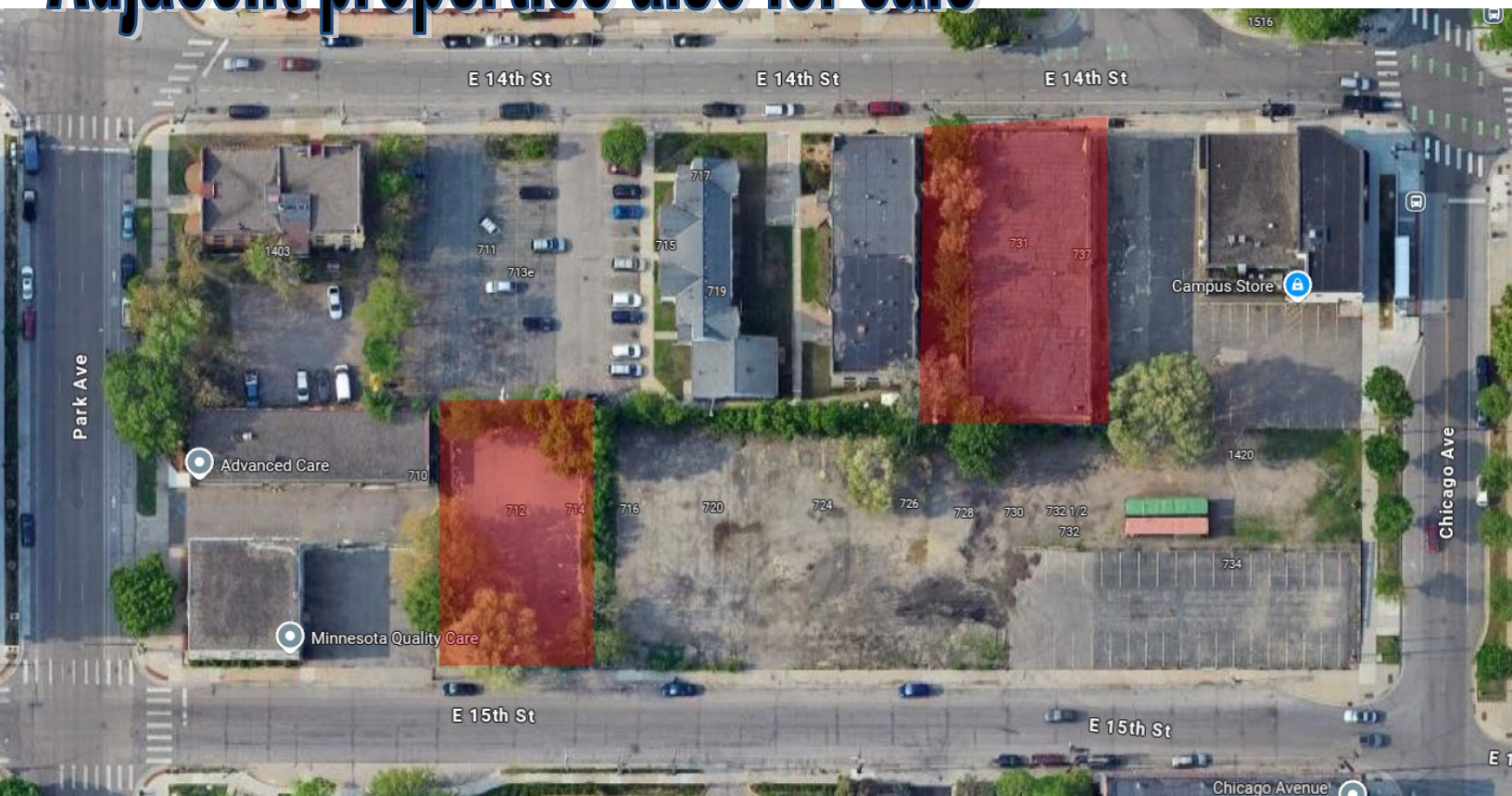


IAG COMMERCIAL
REAL ESTATE



Parcel	Land Parcel (PID)	Acres	Zoning
A	2602924320108	0.07	RM3
B	2602924320106	0.14	RM3
C	2602924320085	0.14	RM3
D	2602924320086	0.07	RM3
E	2602924320087	0.07	RM3
F	2602924320088	0.07	RM3
G	2602924320089	0.07	RM3
H	2602924320094	0.17	DT2
I	2602924320260	0.18	DT2
Total Acreage		0.98	

Adjacent properties also for sale



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 716-734 E 15th Ave, Minneapolis, MN 55404

CITY, STATE

Minneapolis, MN

POPULATION

332,837

AVG. HHSIZE

2.34

MEDIAN HH INCOME

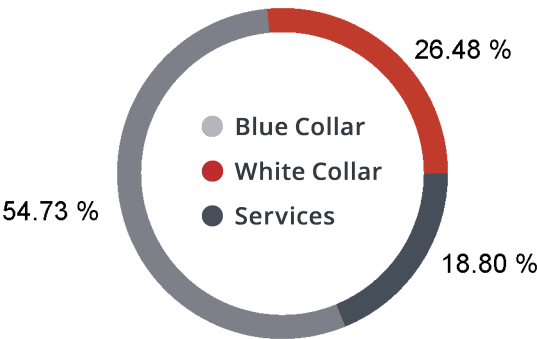
\$51,582

HOME OWNERSHIP

Renters: 84,898

Owners: 56,626

EMPLOYMENT



52.49 %

Employed

2.29 %

Unemployed

EDUCATION

High School Grad: 18.72 %

Some College: 21.21 %

Associates: 5.10 %

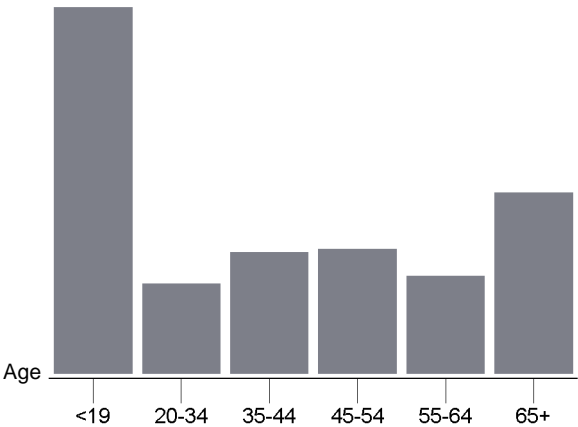
Bachelors: 44.46 %

GENDER & AGE

50.24 %



49.76 %



RACE & ETHNICITY

White: 44.36 %

Asian: 4.16 %

Native American: 2.55 %

Pacific Islanders: 0.01 %

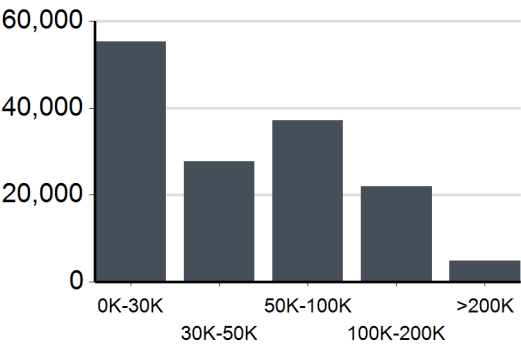
African-American: 27.05 %

Hispanic: 12.21 %

Two or More Races: 9.66 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,541



Grocery

\$5,962



Travel

\$6,138



Entertainment

\$2,631



Electricity

\$1,583



Apparel

\$1,249



Furniture

\$214



Gas

\$360

530.420. DT2 Downtown Destination District.

(a) *Purpose.* The DT2 Downtown Destination District is established provide a downtown district where commercial uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Permitted uses reflect the need to serve the most active commercial areas of the city.

(b) *District standards.* The following shall govern uses in the DT2 District:

- (1) *Required commercial uses.* The first floor of all new developments in the DT2 District shall provide commercial uses, subject to the requirements of this section.
- (2) *Size of required commercial use space.* The commercial use area within the development must comply with at least two (2) of the of the following three (3) standards except that the required commercial use area shall not be required to exceed ten thousand (10,000) square feet when the zoning lot has frontage on a goods and services corridor, and shall not be required to exceed five thousand (5,000) square feet when the zoning lot does not have frontage on a goods and services corridor. Commercial use areas that are equal to or exceed ten thousand (10,000) square feet on a goods and services corridor or two thousand (2,000) square feet in other locations, and include any amount of street frontage, are deemed to satisfy the required size and frontage requirements of this section in lieu of meeting two of the three standards below.
 - a. The commercial use area shall occupy at least sixty (60) percent of the building's ground-floor street frontage and a minimum interior depth of twenty (20) feet.
 - b. The commercial use area shall occupy at least twenty (20) percent of the floor area of the building footprint or one thousand (1,000) square feet, whichever is greater.
 - c. The commercial use area shall occupy at least five (5) percent of the gross floor area of the building or one thousand (1,000) square feet, whichever is greater.
- (3) *Use of required commercial space.* Required commercial use areas shall be occupied by uses from one or more of the following use categories or individual uses. Building amenities intended for use solely by building occupants and not open to the general public shall not qualify as a required commercial use.
 - a. Brewery or distillery.
 - b. Child care center.
 - c. Commercial Agriculture uses.
 - d. Commercial Recreation and Assembly uses.
 - e. Food and Beverages uses.
 - f. General Retail Sales and Services uses.
 - g. Limited production and processing.
 - h. Lodging uses.
 - i. Public Safety and Welfare uses.
- (4) *Design of required commercial use area.* Required commercial use space shall comply with the following design criteria.
 - a. *Public entrance.* The commercial use area shall have a public entrance separate from other uses in the development that shall remain open and unlocked during business hours.

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- b. *Street frontage.* The commercial use space shall be oriented toward a goods and services corridor when present. Where a development has more than one principal building, commercial space shall be distributed among buildings fronting goods and services corridors.
- (5) *Operation of required commercial use area.* Required active use space shall comply with the following operational criteria.
- a. *Staffing.* Uses shall be staffed with an employee or employees when open to the public.
 - b. *Hours of operation.* Uses shall typically be open to the public most days of the week.
- (6) *Additional commercial space.* When a development provides commercial square footage beyond the minimum required, the additional square footage shall not be subject to the size and design requirements of this section and may be occupied by any use allowed in the zoning district.
- (7) *Parking garages.* In addition to compliance with the required commercial use standard above, the ground floor of principal and accessory parking garages shall be separated from any public sidewalk by a use or uses from the commercial, institutional and civic, production, and residential use groups. Approved vehicular and pedestrian access to the garage may be provided along a public sidewalk frontage.

530.230. RM3 Residence and Institutional District purpose. The RM3 Residence and Institutional District allows large-scale dwellings, large office uses, and major institutions.