



FOR SALE

**254 N 2ND AVE
MINNEAPOLIS, MN 55401**

**RE/MAX RESULTS
COMMERCIAL GROUP**

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MINNEAPOLIS, MN 55401

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Presented By:

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

Hayden Hulsey, CCIM | Commercial Broker | 651.256.7404 | hayden@resultcommercial.com



PROPERTY INFORMATION

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	0.13 Acres
Year Built:	1901
Building Size:	5,478 SF
Zoning:	B4S-1
Market:	Minneapolis
Price / SF:	\$401.61

PROPERTY OVERVIEW

5,478 Square Feet, Zoned B4S-1, stand-alone Retail/Office building in the highly desirable North Loop area of Minneapolis. This is a rare offering for this type of property which includes 5 parking spots (7 spaces possible if 2 spaces are parked tandem) behind the building and on-street parking also available. The property currently operates as an adult entertainment venue (Choice), but holds many potential new uses with the B4S-1 zoning including retail and professional office. Sale includes both the single story and two story white building, which are connected, for a total of approximately 5,478 SF. Floor plan available in Offering Memorandum. Sprinkler system serving entire building and both levels. 2 restrooms main level and 1 restroom on 2nd floor. Former Commercial Kitchen in rear of building with hood venting still in place, but covered (vents to 2nd level roof - see floor plan for location). Roof is older, with recent repairs completed. 3 rooftop HVAC units with 2 serving main level & 1 serving 2nd level.

Nearby downtown landmarks include: Target Field, Target Center, Fine Line Music Café, and several high profile restaurants and breweries.

PROPERTY HIGHLIGHTS

- Stand Alone Downtown Minneapolis Building Zoned B4S-1
- Perfect location for retail, restaurant/bar, or office

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PROPERTY DETAILS

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SALE PRICE

\$2,200,000

LOCATION INFORMATION

Building Name	254 2nd Ave N
Street Address	254 N 2nd Ave
City, State, Zip	Minneapolis, MN 55401
County/Township	Hennepin
Market	Minneapolis

BUILDING INFORMATION

Building Size	5,478 SF
Occupancy %	100%
Tenancy	Single
Number Of Floors	2
Year Built	1901
Load Factor	Yes
Construction Status	Existing
Roof	Roof is older, with recent repairs completed
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	B4S-1
Lot Size	0.13 Acres
Lot Frontage	61.9
Lot Depth	95
Taxes	\$35,046.92

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Description	5 parking spots (7 spaces possible if 2 spaces are parked tandem)

UTILITIES & AMENITIES

Central HVAC	3 rooftop units. 2 serve main level, 1 serves 2nd level.
Restrooms	3 total. 2 Restrooms Main Level. 1 Restroom 2nd Level.

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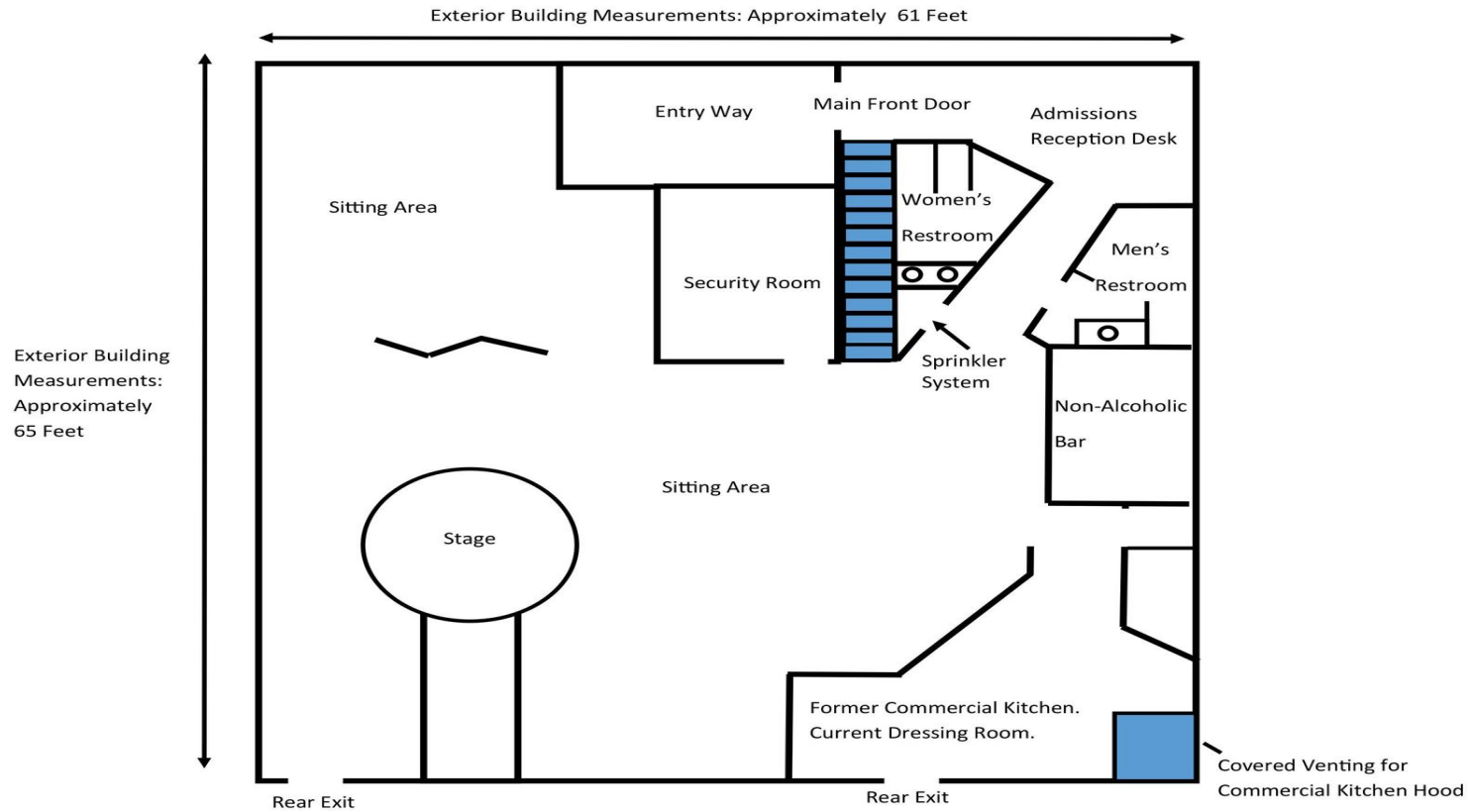
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FLOOR PLANS

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Main Level Floor Plan - Approximate Measurements



Building Parking Lot

5-7 Spaces (2 spaces can be parked tandem)

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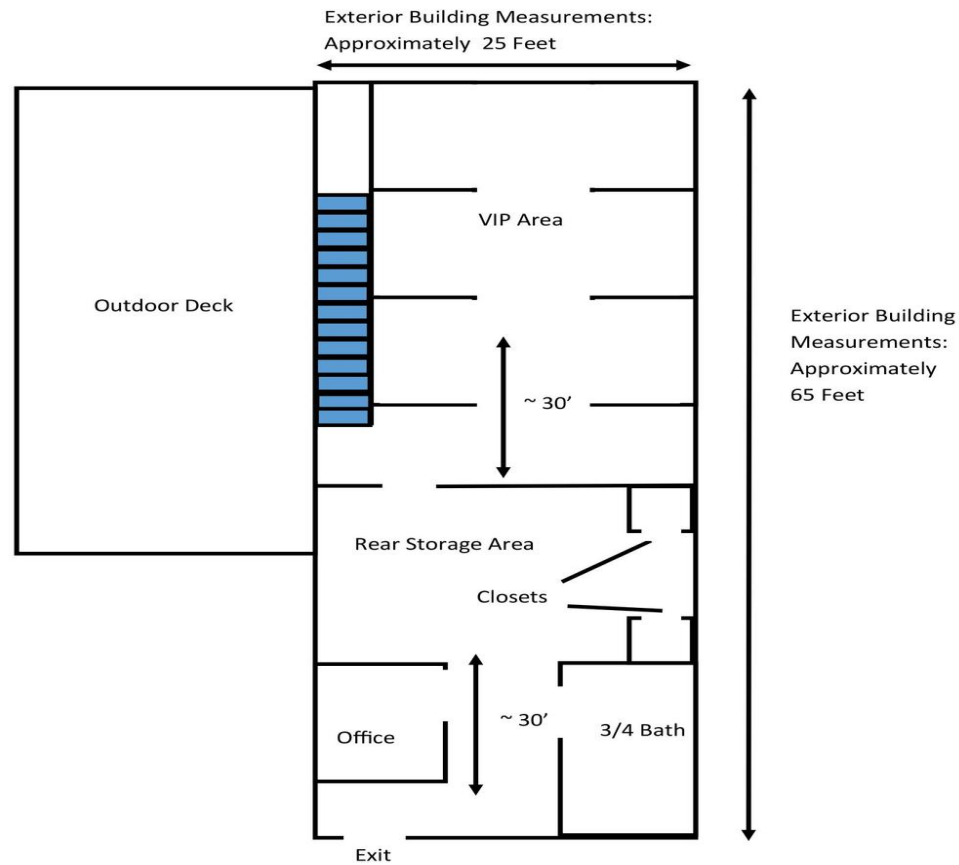
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FLOOR PLANS

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2nd Level Floor Plan - Approximate Measurements



Presented By:

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

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PROPERTY PHOTOS

PHOTOS

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

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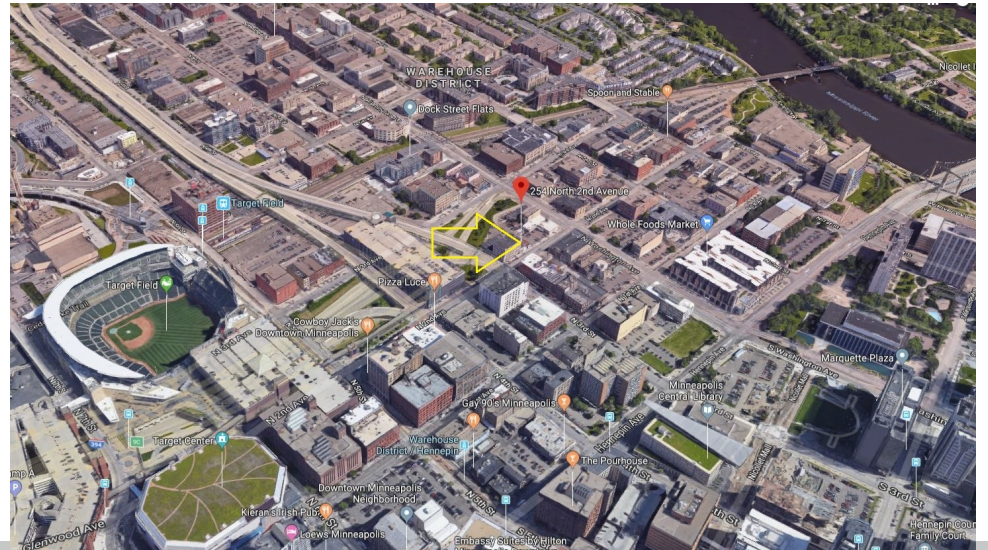
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PHOTOS

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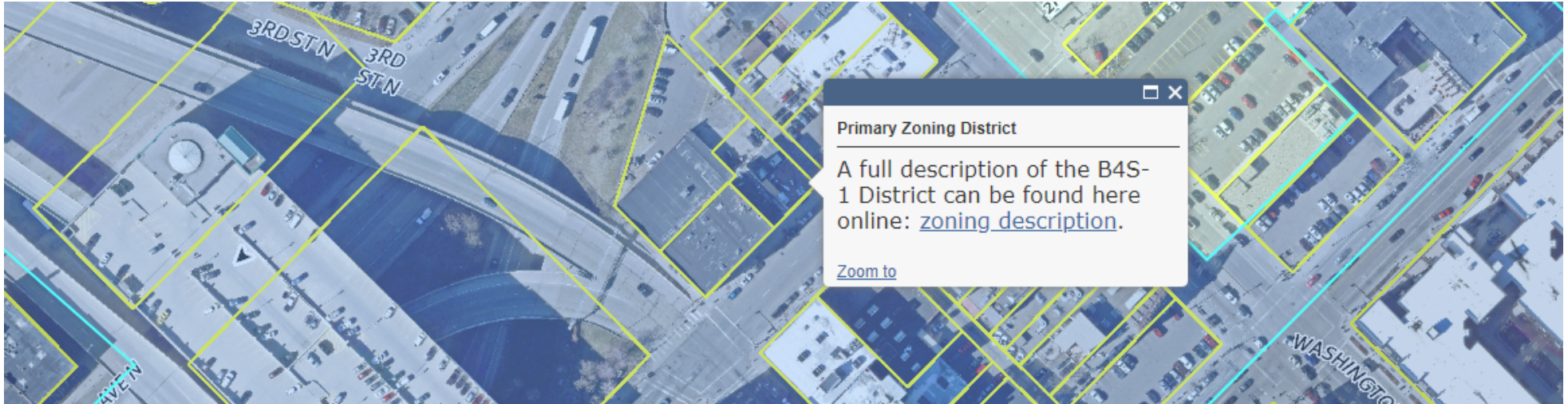
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LOCATION INFORMATION

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B4S-1 DOWNTOWN SERVICE DISTRICT

The B4S Downtown Service District is established to provide an environment that promotes the development of mixed-use neighborhoods in a higher density, transit and pedestrian-oriented, urban environment with a wide range of retail and office activities and high density residential uses and hotels. The B4S District also allows supportive goods and services not allowed in the B4 District.

Permitted uses include (but not limited to): bakery, barber shop/beauty salon, bicycle sales & repair, clothing & accessories, drug store, dry cleaning (pick up only), electronics, film developing, furniture store, hardware store, interior decorating/upholstery, jewelry store, locksmith, massage & bodywork establishment, picture framing, radio & television service & repair, shoe repair/tailor, medical office, dental office.

For more information on zoning please visit the City of Minneapolis Website:

https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOOR_TIT20ZOCO_CH549DODI_ARTVIB4DOSEDI_549.450BUBURE

Per the City of Minneapolis on Historic Districts, a buyer of a noncontributing building in a historic district would have flexibility in terms of approval for exterior changes. Anything more in depth, such as an addition or redevelopment of the property, buyer would have to meet with City zoning staff, preservation and would likely go to public hearing for approvals.

For more information on Historic Districts in the City of Minneapolis:

<http://www.ci.minneapolis.mn.us/hpc/landmarks/WCMS1P-080694>

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RETAILER MAP

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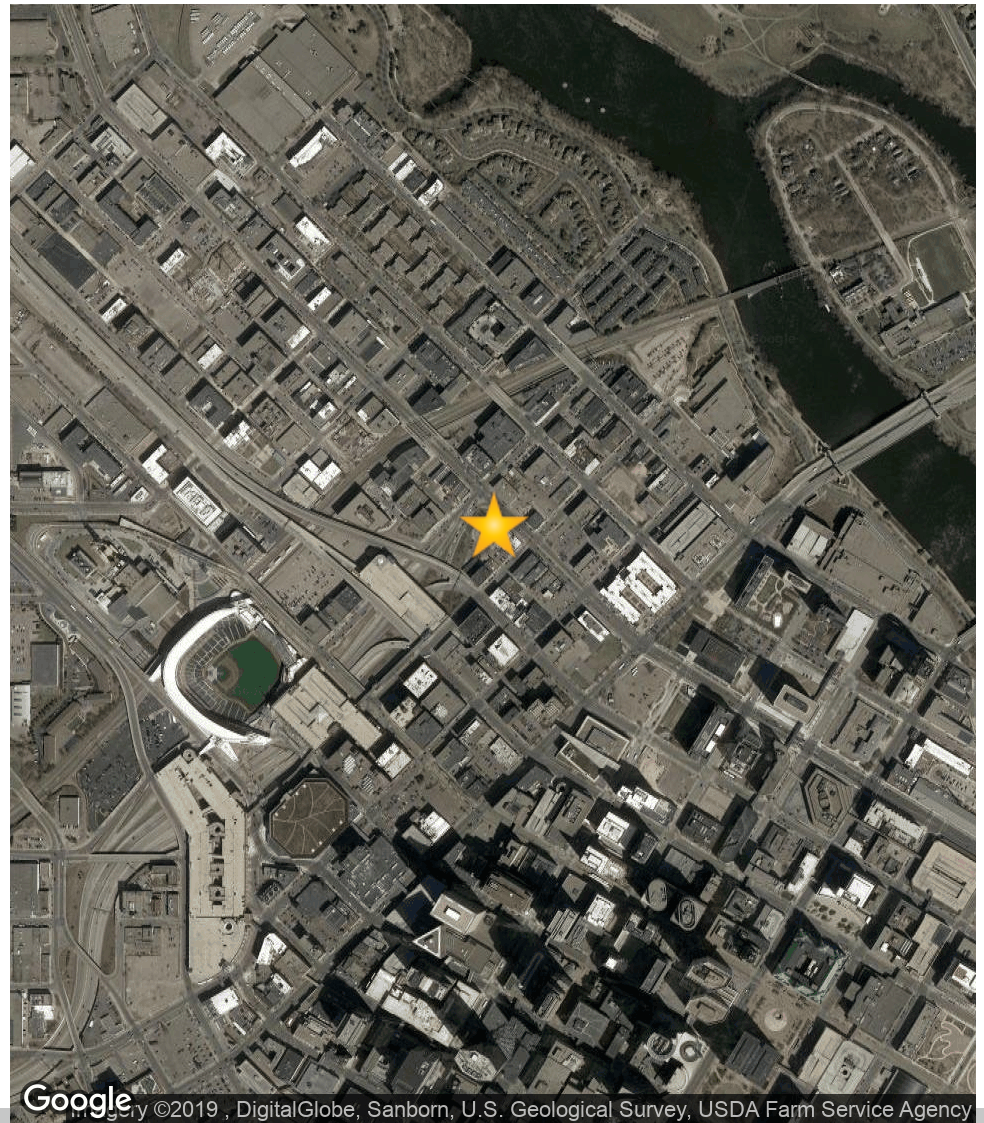
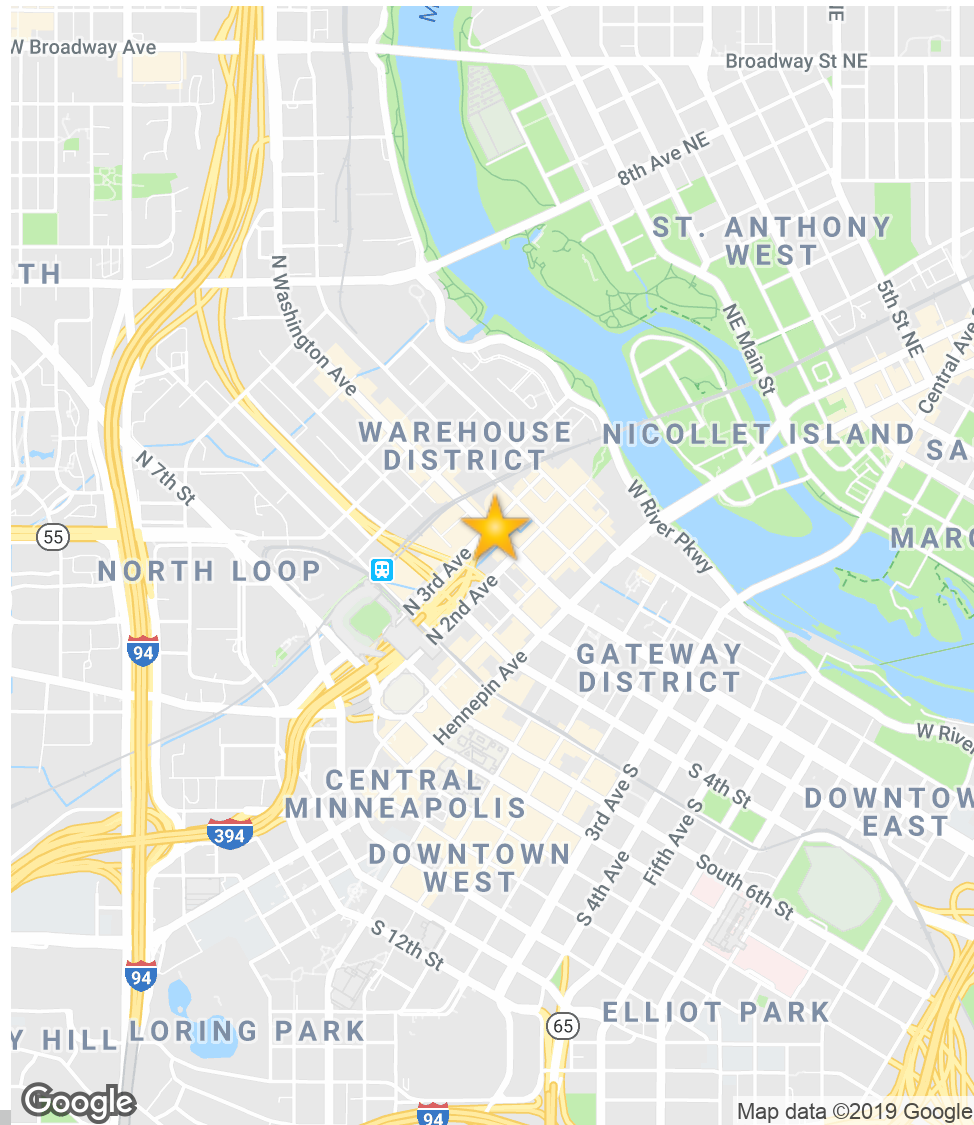
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LOCATION MAPS

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ABOUT THE CITY OF MINNEAPOLIS



CITY OF MINNEAPOLIS

Minneapolis lies on both banks of the Mississippi River, just north of the river's confluence with the Minnesota River, and adjoins Saint Paul, the state's capital. The city is abundantly rich in water, with twenty lakes and wetlands, the Mississippi River, creeks and waterfalls, many connected by parkways in the Chain of Lakes and the Grand Rounds National Scenic Byway. The Minneapolis park system has been called the best-designed, best-financed, and best-maintained in America.

Minneapolis was once the world's flour milling capital and a hub for timber, and today is the primary business center between Chicago and Seattle, with Minneapolis proper containing America's fifth-highest concentration of Fortune 500 companies. The Minneapolis-St. Paul area is the second largest economic center in the Midwest, behind Chicago. As an integral link to the global economy, Minneapolis is categorized as a global city. The economy of Minneapolis today is based in commerce, finance, rail and trucking services, health care, and industry.

Minneapolis is the third-most literate city in the U.S. A center for printing and publishing, Minneapolis was the city in which Open Book, the largest literary and book art center in the U.S., was founded. The Center consists of the Loft Literary Center, the Minnesota Center for Book Arts and Milkweed Editions.

The innovative Minneapolis food and drink scene is ready to impress - whatever your tastes. Whether it's the famous Juicy Lucy cheese-filled burger at Matt's, a signature Old Fashioned at Parlour, fine dining at its finest at Spoon and Stable, trying to choose between 18 ethnic restaurants and food vendors at the Midtown Global Market, or two scoops of artisanal ice cream at Milkjam Creamery. We just ask that you bring your appetite.

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,930	108,770	240,538
Median age	35.2	31.4	29.7
Median age (Male)	35.9	32.2	30.2
Median age (Female)	35.7	31.0	29.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,423	55,771	108,432
# of persons per HH	1.7	2.0	2.2
Average HH income	\$83,230	\$55,444	\$52,907
Average house value	\$328,197	\$278,040	\$248,700

* Demographic data derived from 2010 US Census

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