

OFFERING MEMORANDUM

800 N 42nd Ave Office Building

FOR LEASE/SALE

800 N 42nd Ave & 4217 Aldrich Ave N. present two vacant lots.

A two-story office asset offering immediate full-building control and flexible value-add potential through lease-up, owner-occupancy, or adaptive commercial use. A visible corner location in North Minneapolis, on-site off-street parking, and existing office buildout support multiple execution strategies for investors and owner-users.

Joshua Keller
415.582.0001

California BRE #02187126
MN Broker #40050504



PROPERTY DESCRIPTION & DETAILS

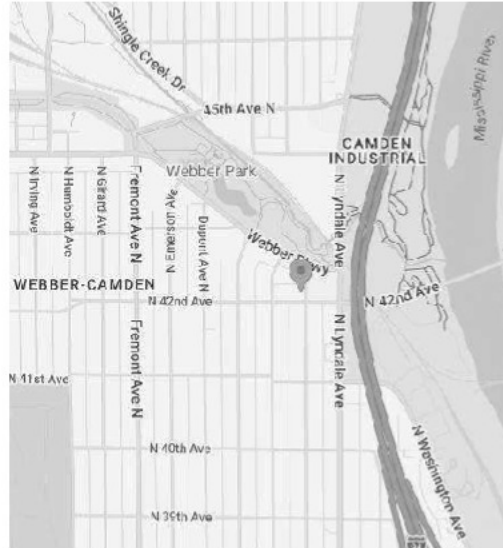
This freestanding Class B office asset offers rare full-building identity, and strong corner visibility in North Minneapolis. Office buildout, 17 parking spaces, and adaptable office/medical configuration position the property for owner-users, investors, or service-oriented tenants seeking immediate functionality.

Address	800 N 42nd Ave, & 4217 Aldrich Ave N. Minneapolis, MN 55412
APN	04-029-24-11-0051; 04-029-24-11-0068
Building Size	5,400 SF
Land Size	10,643
Year Built	1937
Stories	2
Parking	17 surface spaces; 3.33 spaces per 1,000 SF
Construction Type	Concrete
Exterior Finishes	Metal exterior
Elevator Type	N/A
Roofing System	Gable roof with asphalt finish



SITE MAP

The site benefits from a highly visible corner location within a compact North Minneapolis commercial node near Camden Center, Lyndale Avenue N, and Webber Parkway. Immediate access to Downtown Minneapolis, nearby dining and recreation, and the advancing Upper Harbor redevelopment strengthen convenience, visibility, and long-term appeal for client-facing office and medical users.



TRANSPORTATION

Downtown Minneapolis 3.9 miles; Fridley 4.0 miles; MSP Airport ~29 min; D Line bus access nearby



EDUCATION

Camden High School 0.8 miles; Sojourner Truth Academy 0.54 miles; multiple metro universities nearby



ATTRACTIONS

Camden Center, Webber Natural Swimming Pool, Upper Harbor redevelopment, nearby dining and retail





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INVESTMENT CONTACTS



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