

**FOR SALE**



# 1.5 MIXED-USE ACRES

**2825 CEDAR AVE S  
MINNEAPOLIS, MN 55407**

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# 2825 CEDAR AVE S

## MINNEAPOLIS, MN 55407

### Property Highlights

- Minneapolis redevelopment opportunity
- Future uses include multi-family with a mixed-use component
- Potential to add neighboring properties to redevelopment plan
- Adjacent to Midtown Greenway
- Located near multiple public transportation options

### Property Information

Address	2825 Cedar Ave S Minneapolis, MN 55407
PID #	36-029-24-33-0064
Site Area	1.5 acres (65,340sf)
2024 Tax	\$26,664.90
Zoning	PR1 - Production Mixed-Use
2040 Land Use	Production Mixed-Use

Production Mixed Use is a land use designation that allows both production and non-production uses, recognizing that while many buildings in these areas are no longer viable for modern production industries, they are increasingly occupied by a wide variety of uses that contribute to the economic health and diversity of the city. Residential uses are allowed as part of mixed use buildings that provide production space and must incorporate mitigation strategies to address potential conflicts between existing production uses and new residences. Adaptive re-use of older industrial property is encouraged.



### Demographics (2024)

	1 Mile	3 Miles	5 Miles
Population	32,654	271,714	516,742
Households	12,373	126,084	230,326
Average HH Income	\$75,783	\$104,436	\$118,709
Daytime Population	27,172	298,509	437,551



**2825 CEDAR AVE S**  
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**AERIAL**

**E 28th St**

**Cedar Ave**

**SITE**



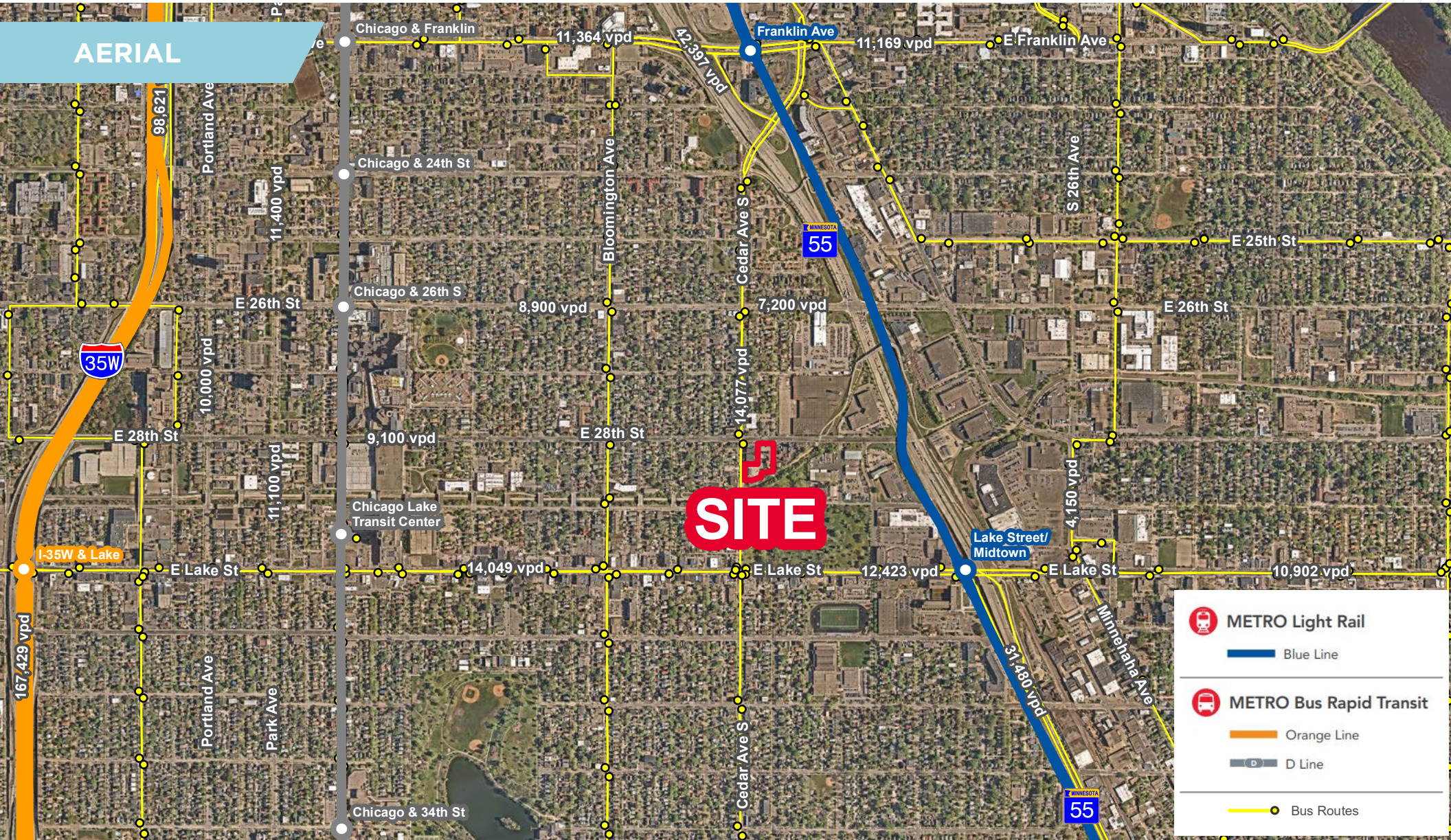






# 2825 CEDAR AVE S MINNEAPOLIS, MN 55407

AERIAL



**SITE**

- METRO Light Rail
  - Blue Line
- METRO Bus Rapid Transit
  - Orange Line
  - D Line
- Bus Routes



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**AERIAL**

**MINNEAPOLIS**

**FALCON HEIGHTS**

**SITE**

**ST. PAUL**

**Minneapolis**

**St. Paul**

**SITE**





GOLDEN VALLEY

ROSEVILLE

FALCON HEIGHTS

# MINNEAPOLIS

## SITE



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