



PRICE REDUCTION | \$1,760,000

**2400-2414 HENNEPIN AVE
MINNEAPOLIS, MN**

HIGHLIGHTS

- Great South Minneapolis location- Hennepin Avenue
- Anchored by Spyhouse Coffee
- Auto repair - 4 Bays
- Salon space
- 3 Bedroom, 2,000 SF apartment
- 94 feet of frontage on Hennepin Avenue
- On-site parking
- Walk score of 94

Newmark has been retained to exclusively represent For Sale 2400-2414 Hennepin Ave S in Minneapolis. Originally built in 1910, this property exemplifies South Minneapolis character and history. This value-add, mixed-use investment opportunity has been family owned for nearly 80 years.

The property is anchored by Spyhouse Coffee and offers multiple retail, residential and commercial opportunities for a value add investor.



NEWMARK

FLOOR PLAN



PROPERTY DETAILS

- 14,767 SF
- .39 acres
- 94 feet of Hennepin Ave frontage
- Zoning:
 - CM2 - Corridor mixed-use
 - BFC6 - Corridor 6 built from overlay

REAL ESTATE TAX INFORMATION

Real Estate Tax Parcels
 33-029-24-13 (0105), (0106), (0107), (0040), (0042)

2024 Taxes (excluding special assessments)
 \$54,633 for all five parcels

2024 Assessed Value
 \$1,729,300

For information, please contact:

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SITE PLAN

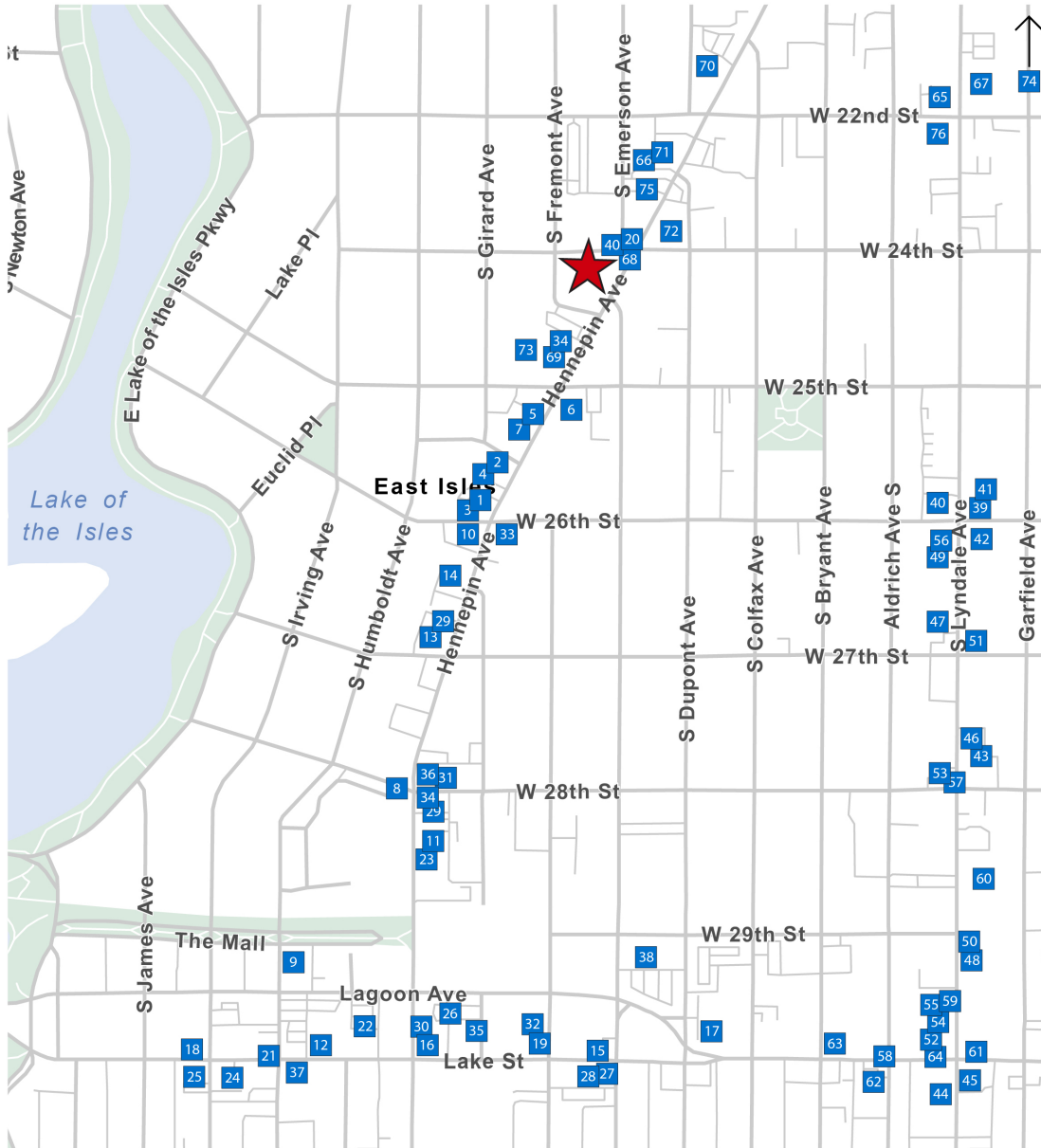


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AMENITIES MAP



Businesses/Amenities

- | | |
|---------------------------------|---------------------------------------|
| 1. India palace uptown | 41. Bulldog uptown |
| 2. Dunn brothers coffee | 42. Aldi |
| 3. Uptown diner | 43. World street kitchen |
| 4. Soho cafe inc | 44. Caffrey's deli & subs |
| 5. Namaste cafe | 45. Iron door pub |
| 6. Speedway | 46. Milkjam creamery |
| 7. Nico's taco & tequila bar | 47. Lynhall no 2640 lynlake |
| 8. Isles bun & coffee | 48. Galactic pizza |
| 9. B-dubs express | 49. French meadow
cafe-bluestem br |
| 10. Chipotle mexican grill | 50. Lago taco |
| 11. Kiku bistro | 51. Bob's java hut |
| 12. Caribou coffee | 52. Toppers pizza |
| 13. Walgreens | 53. Subway |
| 14. Red cow uptown | 54. Lynlake brewery |
| 15. Darbar india grill | 55. Third space cafe |
| 16. Bonchon uptown | 56. Lowry hills cafes inc |
| 17. Cvs pharmacy | 57. Waffle bar |
| 18. Barbette | 58. Famous dave's |
| 19. Cvs pharmacy | 59. Uptown brewing |
| 20. Brim | 60. Kyoto sushi |
| 21. Jersey mike's subs | 61. It's greek to me |
| 22. Mesa pizza uptown | 62. Speedway |
| 23. Troubadour | 63. Wuollet bakery |
| 24. Lake & iring | 64. Moto-i |
| 25. Pinoli | 65. Red dragon restaurant |
| 26. Mc donald's | 66. Papa johns |
| 27. Buffalo wild wings | 67. Wedge co-op |
| 28. Walgreens | 68. Spyhouse coffee shop-east |
| 29. Uncommon grounds | 69. Holiday stationstores |
| 30. Hoban korean bbq | 70. Lowry |
| 31. Beat coffee house | 71. Starbucks |
| 32. Starbucks | 72. Pizza hut |
| 33. Sencha tea bar-uptown | 73. Starbucks |
| 34. Potbelly sandwich shop | 74. Domino's pizza |
| 35. Agra culture kitchen uptown | 75. Five guys |
| 36. Kinndo | 76. Speedway |
| 37. Gray fox coffee | |
| 38. Cub | |
| 39. Nightingale | |
| 40. Common roots cafe | |

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