

Historic Dinkytown Corner For Sale



325 14th Avenue SE
Minneapolis, MN

Offering Memorandum



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The Offering

Located at the prime corner of Dinkytown at 325 14th Ave SE, the “Subject Property” is an iconic landmark that has long served as a cornerstone of the neighborhood, a retail hub and a welcoming gateway to the University of Minnesota and its vibrant student population. Originally a streetcar terminal, the property has evolved through various community-centered uses—including a school supply store, Gray’s Drugstore, The Loring Pasta Bar and most recently, Gray’s Restaurant. Throughout its history, the property has remained a vital and well-loved part of the Dinkytown community.

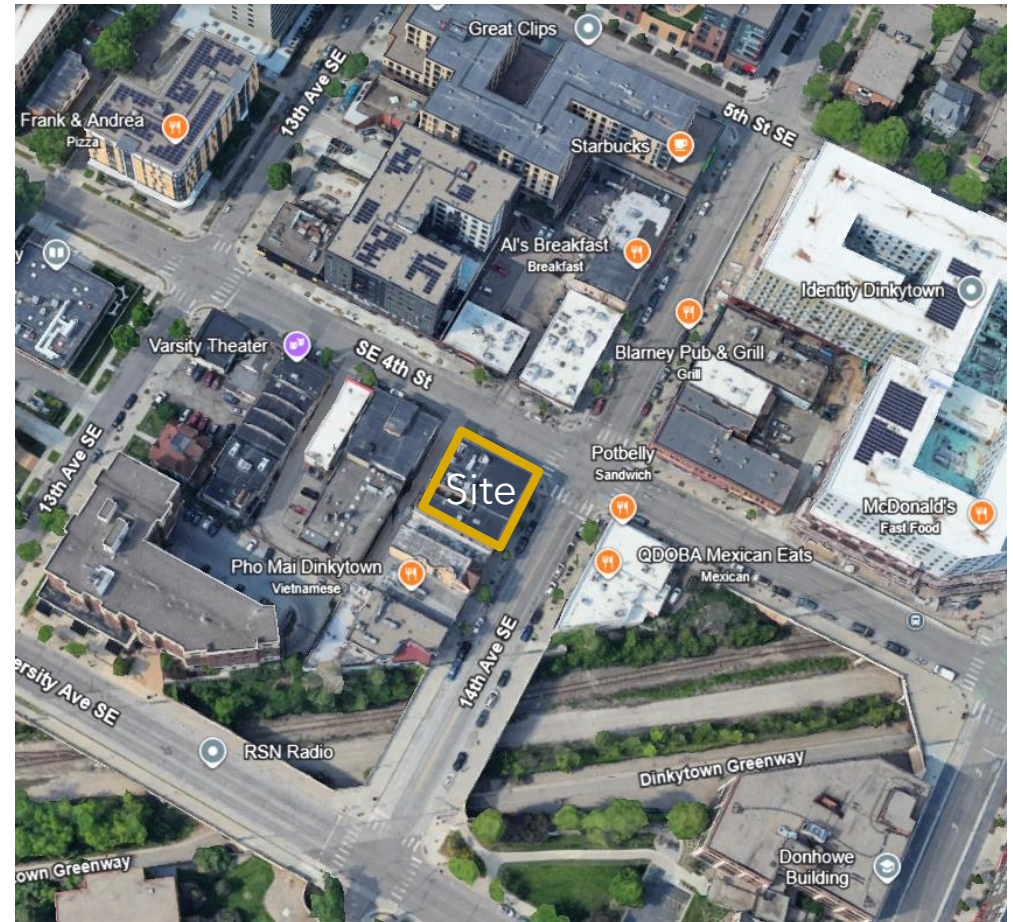
Asking Price: ~~\$3,300,000~~ \$2,950,000



Property Overview

The Subject Property covers approximately 0.15 acres (6,434 SF) and features a two-story retail building with a lower level, totaling roughly 17,360 SF. The street level includes a commercial kitchen, full bar, and a spacious dining area that can be easily reconfigured for events. The second level offers additional balcony seating and flexible space suitable for events. The lower level houses a secondary prep kitchen, administrative offices, and ample storage. The building's diverse history demonstrates its potential for a wide range of future uses.

Address	325 14 th Ave SE, Minneapolis, MN
County	Hennepin
Parcel ID	2402924430012
Land Area	0.15 acres (6,434 SF)
Building Size	Approx. 17,360 SF – Lower Level 6,289 SF, Street Level 6,380 SF and Second Level 4,691 SF
# of Stories	Two, plus lower level
Year Built	1902
2025 Taxes	\$93,235.86
Zoning	CM3 – Community Mixed Use Within Dinkytown Commercial Historic District
Other	Seller will require restrictions on certain uses or sales of products to be further detailed and recorded in closing documents



Area Overview

Dinkytown

Nestled just north of the University of Minnesota's East Bank campus, Dinkytown is a vibrant, eclectic neighborhood where college-town energy meets indie charm. Though compact in size, it's rich in character—a walkable hub of culture, cuisine, and creativity. This quirky district blends the youthful buzz of student life with the texture of historic architecture and modern development. Here, sleek new apartments stand shoulder-to-shoulder with timeworn buildings that tell stories of the past. The result is a dynamic, lived-in atmosphere that feels both fresh and rooted. Despite its name, there's nothing “dinky” about Dinkytown—except perhaps its footprint. Within a few short blocks, you'll find an impressive lineup of coffee shops, global eateries, local boutiques, and legendary music venues. It's a place where daily life collides with cultural vibrancy.

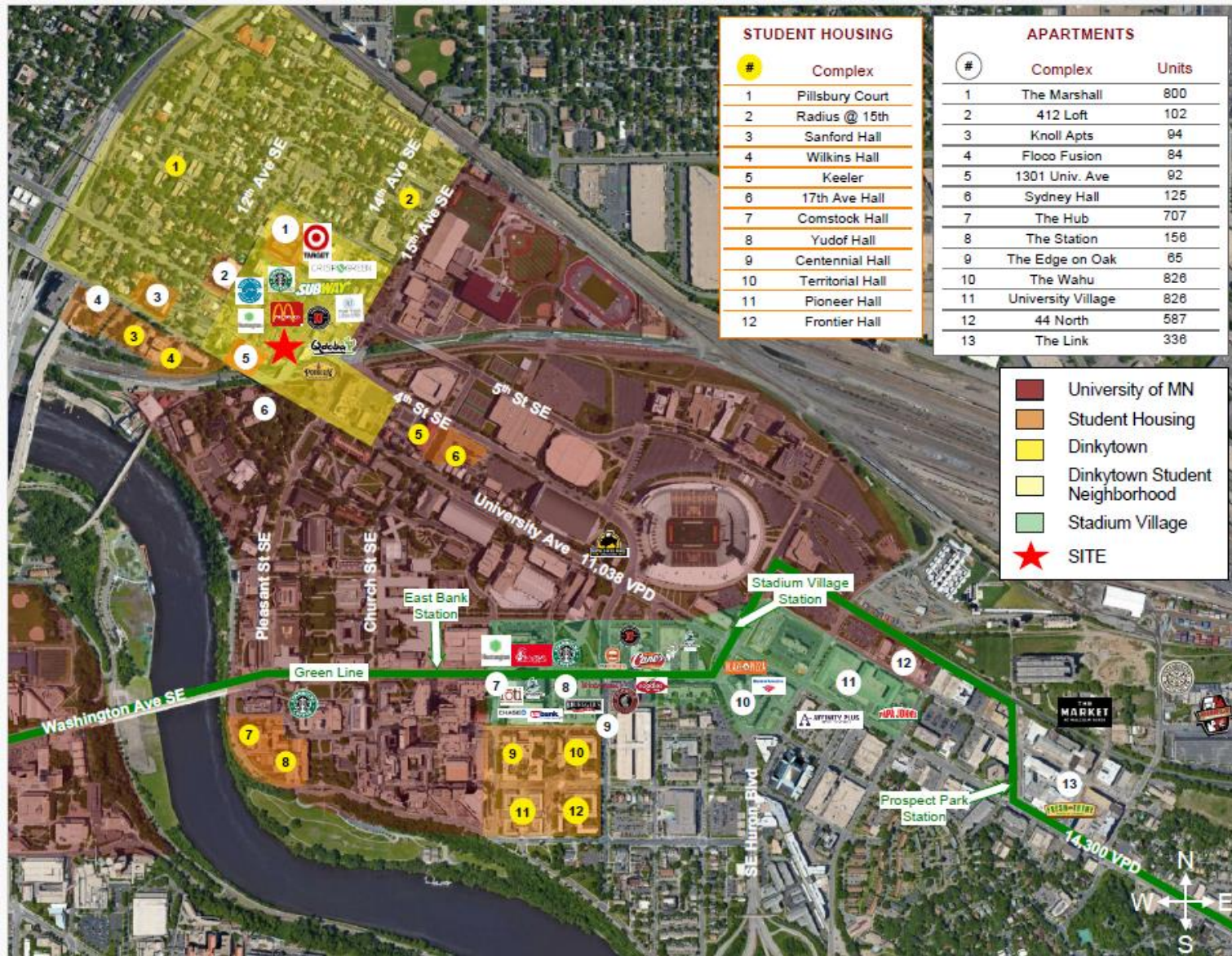
A Bustling Hub

Located just across the river from downtown Minneapolis and with convenient access to Highways 280, I-35W, and I-94, Dinkytown is easily reachable by car, light rail, and bus. In recent years, the area has experienced a residential boom, with thousands of new student apartments built—dramatically increasing foot traffic and energizing the streetscape. Dinkytown also serves as a gathering spot for fans of the University of Minnesota's 21 Golden Gophers athletic programs. On game days, crowds flock to neighborhood bars and restaurants before heading to Huntington Bank Stadium, which seats over 50,000 for football. The excitement continues at Williams Arena and Maturi Pavilion for basketball and volleyball, and at 3M Arena at Mariucci and Ridder Arena for hockey. Beyond sports, the neighborhood is also within walking distance to world-class performances and exhibits at nearby Northrop Auditorium and the Weisman Art Museum.

University of Minnesota

The University of Minnesota's Twin Cities campus is one of the nation's most prestigious public research institutions. It is one of only five universities in the country to house an engineering school, medical school, law school, veterinary medicine school, and agricultural school all on a single campus. As a major economic driver for the state, the University contributes \$11.5 billion annually to Minnesota's economy through research, employment, job creation, and a steady pipeline of highly skilled graduates entering the workforce. Ranked as the 11th largest university in the United States by enrollment, the Twin Cities campus is home to over 50,000 students and 25,000 faculty and staff. This vibrant and dynamic community presents a prime opportunity for retail, dining, and service-oriented businesses.

Area Housing, Retail and UofM Campus



Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 325 14th Ave SE, Minneapolis, MN 55414

CITY, STATE

Minneapolis, MN

POPULATION

236,782

AVG. HHSIZE

2.27

MEDIAN HH INCOME

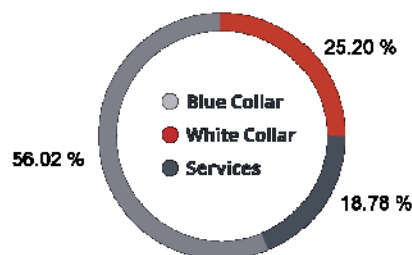
\$49,305

HOME OWNERSHIP

Renters: **63,267**

Owners: **38,225**

EMPLOYMENT



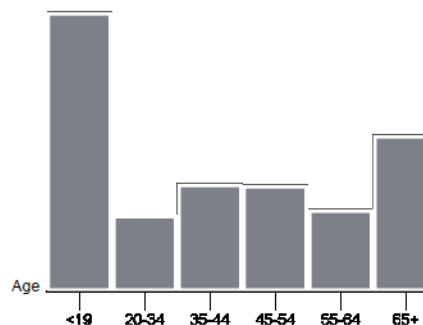
Employed: **51.97 %**
Unemployed: **2.24 %**

EDUCATION

High School Grad: **18.91 %**
Some College: **21.04 %**
Associates: **5.22 %**
Bachelors: **44.05 %**

GENDER & AGE

Male: **50.61 %** Female: **49.39 %**

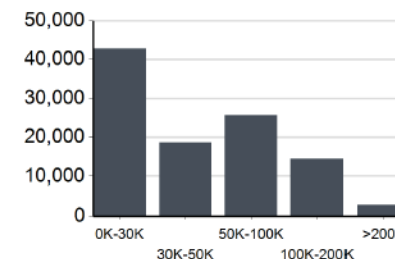


RACE & ETHNICITY

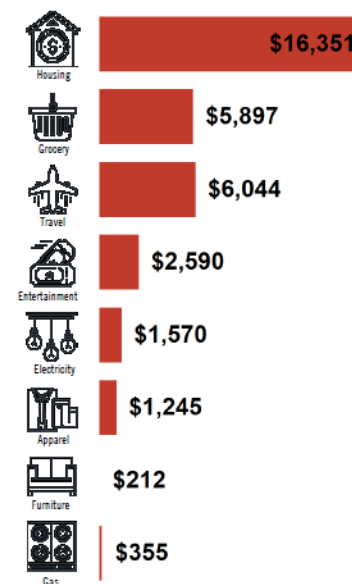
White: **70.82 %**
Asian: **9.00 %**
Native American: **0.75 %**
Pacific Islanders: **0.00 %**
African-American: **9.79 %**
Hispanic: **4.85 %**
Two or More Races: **4.80 %**



INCOME BY HOUSEHOLD



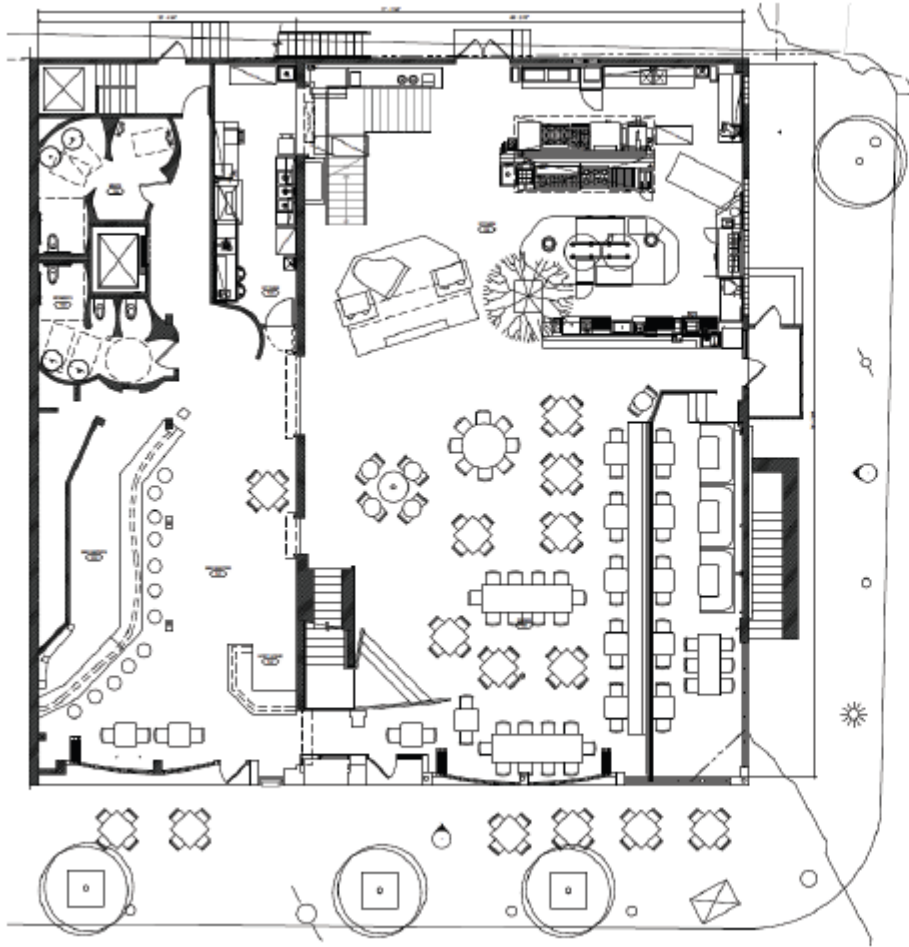
HH SPENDING



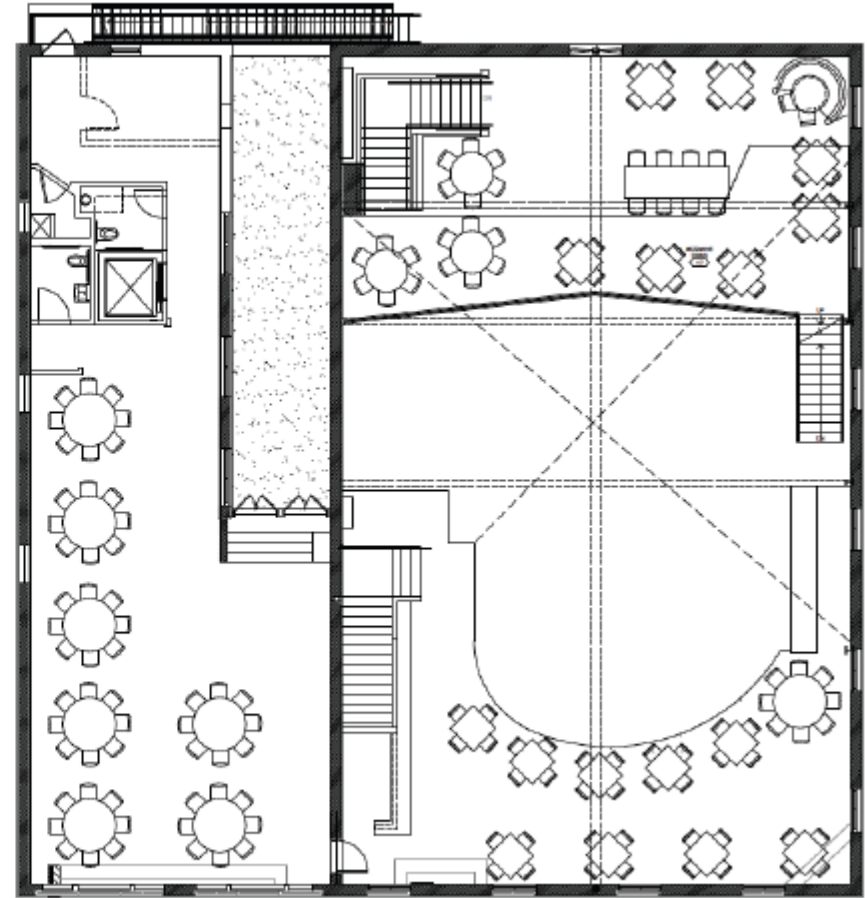
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Floor Plans

Street Level



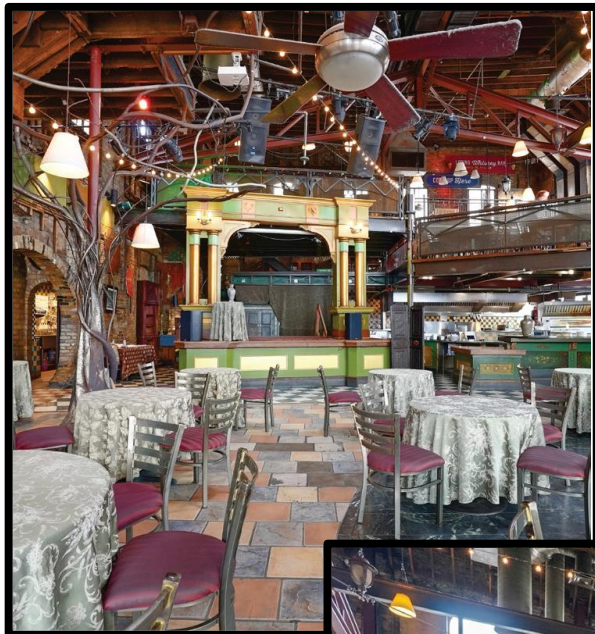
Second Level



Lower Level: No plans available but contains kitchen, coolers, office and storage.

Information deemed reliable but not guaranteed. All information should be independently verified. No guarantees or warranties are made as to the accuracy of the information provided.

Property Photos



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