



2104 AND 2118 4TH AVENUE S

INDUSTRIAL BUILDING FOR SALE

2118 4th Avenue South | Minneapolis, MN 55404

DETAILS

AVAILABLE	2104 4th Avenue S: Total 0.29 acres, 12,552 SF 2118 4th Avenue S: 0.56 acres / 24,392 SF
SALE PRICE	\$2,150,000
STORIES	1 story
YEAR BUILT / RENOVATED	1970 / 2023
PARKING	3 Surface Lots - 38, including handicapped spaces
DRIVE-IN DOORS	Two (2) drive-in doors, 8' wide by 10' high

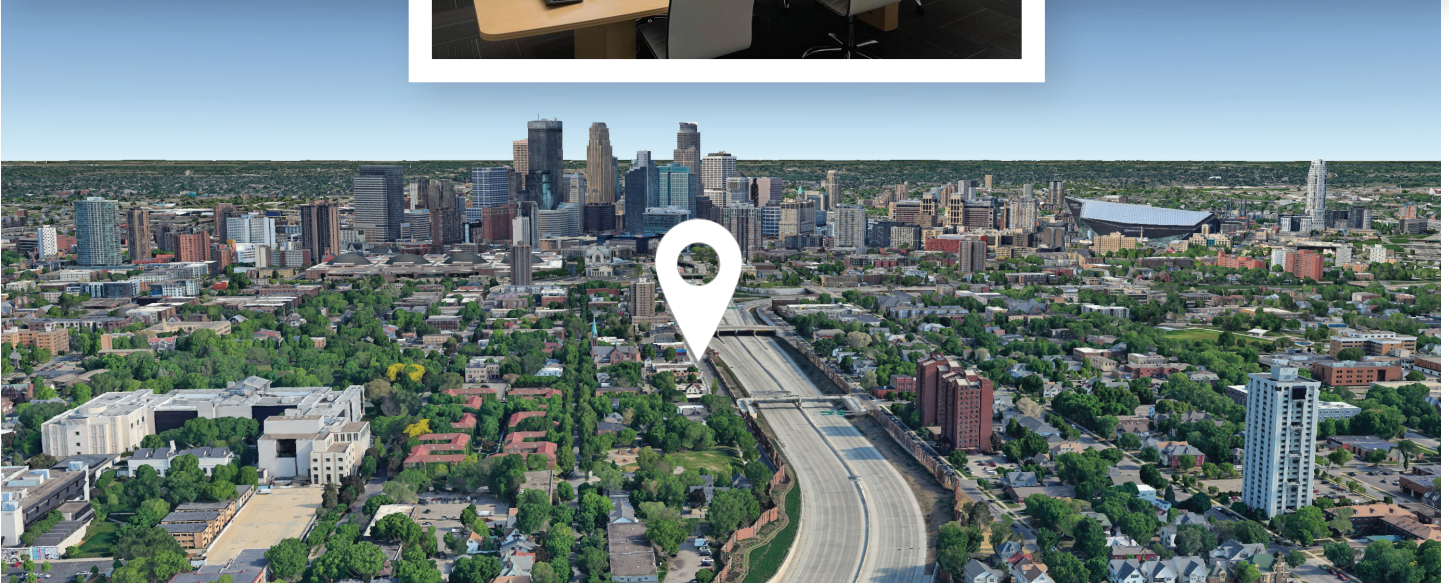
AMENITIES

Located in close proximity to I-94 and I-35W
NE corner of Whittier Neighborhood, which is bounded by Franklin Avenue, I-35W, Lake Street, and Lyndale Avenue
Fenced and secure storage
Zoning: RM3 - Residence and Institutional



KENWOOD

COMMERCIAL



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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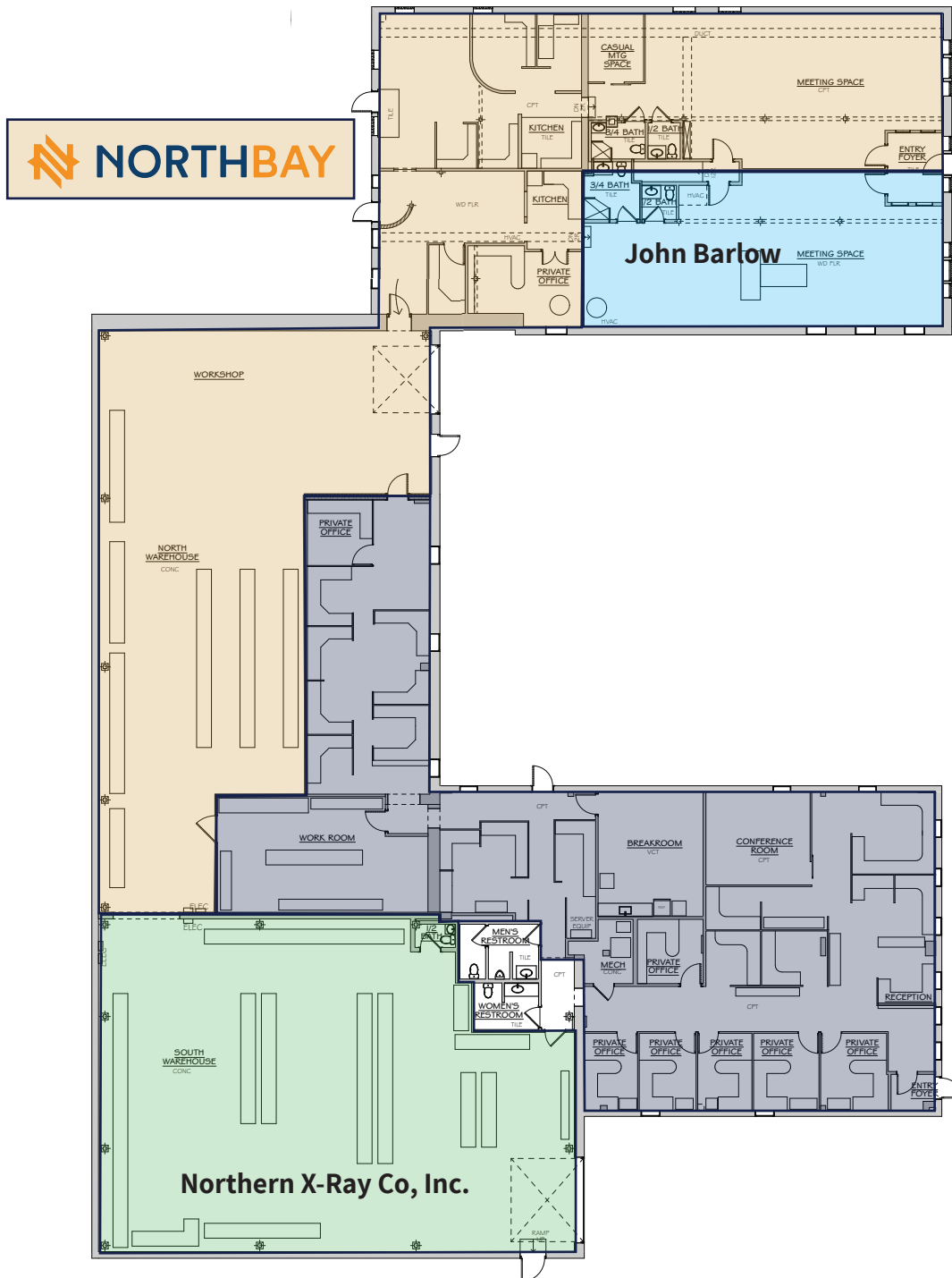
Nils Snyder

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FLOOR PLAN

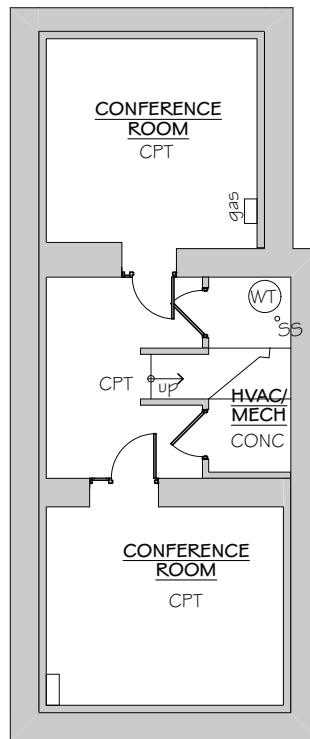
Main Level



FLOOR PLAN

Lower Level

(2x scale of previous page plan)

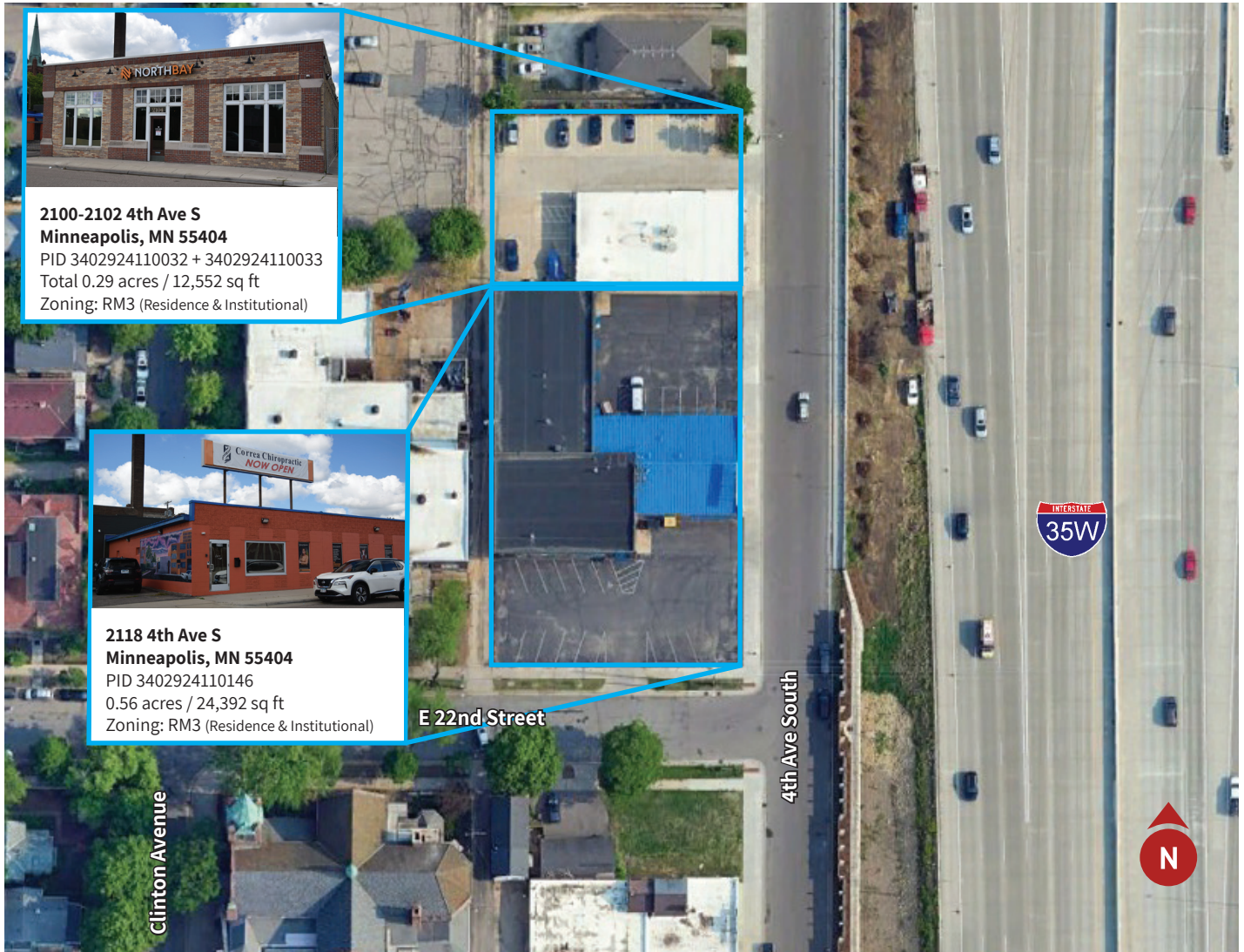


TENANT INFORMATION

2104-2118 4th Avenue South Rent Roll

Tenant	Status	SF	Rent	Net/Gross	Lease From	Lease To	Move-In
John Barlow	Current	1,800	1,800.00	Net	1/1/2024	MTM	1/1/2024
North Bay Development, LLC	Current	1,800	3,500.00	Net	7/1/2021	MTM	7/1/2021
Northern X-Ray Company, Inc.	Current	3,200	4,400.00	Net	2/12/2021	MTM	2/12/2021
Marilyn Correa	Current	4,320	4,464.00	Net	5/1/2024	4/30/2029	5/1/2024
4 Units	100% occupied	11,120	14,164.00				
Total 4 Units	100% occupied	11,120	14,164.00				

AERIAL VIEW



TAX INFORMATION

2100 4TH AVE S

PARCEL ID: 3402924110032

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2100 4th Ave S, Minneapolis MN 55404

PARCEL AREA: 0.14 acres, 6,207 sq ft

A-T-B: Abstract

SALE PRICE: \$750,000

SALE DATE: 10/2006

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Land-Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

TAX TOTAL: \$3,712.52

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Land Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

2104 (A.K.A. 2102) 4TH AVE S

PARCEL ID: 3402924110033

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2102 4th Ave S, Minneapolis MN 55404

PARCEL AREA: 0.15 acres, 6,345 sq ft

A-T-B: Abstract

SALE PRICE: \$415,000

SALE DATE: 11/2012

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$504,000

TAX TOTAL: \$16,781.34

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$504,000

2118 4TH AVE S

PARCEL ID: 3402924110032

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2100 4th Ave S, Minneapolis MN 55404

PARCEL AREA: 0.14 acres, 6,207 sq ft

A-T-B: Abstract

SALE PRICE: \$750,000

SALE DATE: 10/2006

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Land-Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

TAX TOTAL: \$3,712.52

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Land Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

ZONING

Built Form Overlay District - Interior 3

BUILT FORM OVERLAY DISTRICT

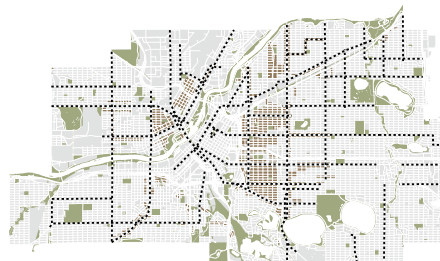
INTERIOR 3

DESCRIPTION

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

BUILT FORM MAP



Interior 3
Parks
Goods & Services Corridor

FLOOR AREA RATIO (FAR) ¹

Use	1-3 Unit Dwellings ²	4+ Unit Dwellings	Cluster Developments	All Other Uses ³
Maximum FAR	Single-family: 0.5 Two-family: 0.6 Three-family: 0.7	UN, RM: 1.4 All other districts: 1.6	0.7	UN, RM: 1.4 All other districts: 1.6

¹ Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings.

² FAR increases to maximum FAR for dwellings with 1-3 units may be allowed as authorized by sections 540.120 and 540.230.

³ The max FAR for state-certificated care facilities serving 6 or fewer persons in all districts is 0.5.

MAXIMUM HEIGHT ⁴

1-2 Unit Dwellings	3 Unit Dwellings and Cluster	Institutional and Civic Uses	All Other Principal Uses
2.5 stories, 28 feet ⁵	3 stories, 42 feet ⁶	3 stories, 42 feet	3 stories, 42 feet

⁴ Allowed height exemptions (located in the S14 Overlay District and when not allowed in the MR Overlay District) are located in Chapter 540 - Article V, "Height of Principal Buildings" (540.410).

⁵ The maximum height of 1-3 unit dwellings may increase to 35 feet when the established height of a minimum of 50% of the 1-3 unit dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed 40 feet.

⁶ Reference the height table compatibility design standards in Table 540.7 for 3rd story triple additions and cluster developments.

MINIMUM YARD SETBACKS ^{7, 8}

Interior Side and Rear Yard ^{9, 10}	Front Yard ¹¹	Corner Side Yard ¹⁰
5 feet min.	20 feet min.	8 feet min.

MAXIMUM LOT COVERAGE

Lot Coverage (UN, RM)	Lot Coverage (other)	Surface (UN, RM)	Surface (other)
60%	100%	75%	100%

LOT DIMENSIONS ¹²

Regulation	District	1-3 Unit Dwellings	4+ Unit Dwellings	Cluster & Common Lot Developments	Institutional and Civic Uses	All Other Uses
Minimum lot width by primary zoning district	UN, RM All other districts	40 feet	40 feet	40 feet	None	Refer to Table 540.15 for other specific use requirements
Minimum lot area by primary zoning district	UN, RM All other districts	5,000 square feet	5,000 square feet	5,000 square feet	Refer to Table 540.15 for specific use requirements	Refer to Table 540.15 for other specific use requirements
Maximum lot area	UN, RM All other districts	5,000 square feet	18,000 square feet	As determined by CUP for cluster developments, except the maximum shall be 8,999 sq. ft. when no more than 3 dwelling units are proposed	Not applicable	Refer to Table 540.15 for other specific use requirements

¹² PUD (cluster/common) lot requirement for 4+ unit developments that exceed the maximum lot size requirement (540.740 d).



⁷ Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN, RM zoning or to maintain minimum residential window on adjacent properties.

⁸ A minimum 15 foot interior side yard may apply in Article X "Yards".

⁹ Permitted setbacks are found in Chapter 540 - Article X "Yards".

¹⁰ Buildings that are 42 feet in height or greater may be exempt from the setback requirements of Table 540.20 for the purpose of calculating building height, authorized height exemptions in Chapter 540 - Article X, "Height of Principal Buildings" (540.410) are not included.

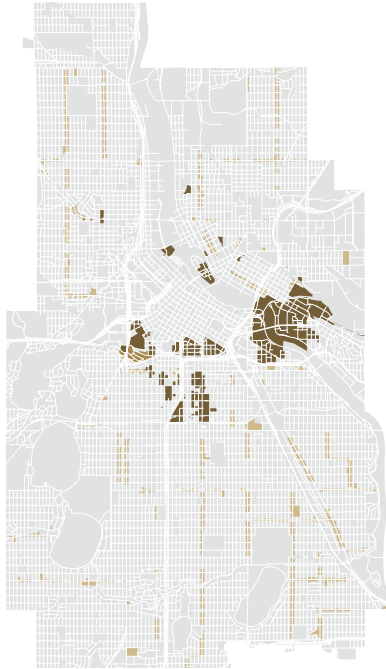
¹¹ Front yard setback requirements can also vary based on building type. Setbacks of the subject lot and adjacent lots are not included in Chapter 540 - Article X, "Yards" (540.850 a, b & c).

KEY PROVISIONS OF INTERIOR 3

- The enclosed parking premium is the only incentive authorized for increasing floor area of principal structures except dwellings with 1-3 units in the UN (Table 540.5).
- The Interior 3 built form district is the only incentive that allows a maximum FAR of 1.6 for 2- and 3-unit dwellings (Table 540.2).
- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (540.120).
- The maximum height requirement for 1-2 unit dwellings is 28 feet, 3 stories. For other principal uses, the maximum height is 42 feet, 3 stories. The highest lot is 42 feet (Table 540.7).
- Third story additions to 3-unit dwellings and cluster developments are subject to compatibility design standards (Table 540.7).
- The maximum height of any principal structure can only be increased by variance (540.510).
- Maximum lot size requirements apply to most uses except institutional and civic uses (Chapter 540, Article VIII).
- A planned unit development, cluster or common lot development is required when the maximum lot size is exceeded (540.740).

ZONING

Land Use Zoning District - Residential Mixed-Use

RESIDENTIAL MIXED-USE**PRIMARY ZONING DISTRICT MAP****DESCRIPTION**

The residential mixed-use districts are established to provide an environment of mixed residential, office, and institutional and civic uses, with small-scale, lower-impact commercial uses intended to serve a local market.

LEGEND **RM1 Goods and Services District**

Allows predominantly small to moderate-scale residential uses adjacent to goods and services corridors. In addition to uses allowed in the urban neighborhood districts, commercial uses are allowed in mixed-use buildings that include a residential use.

 RM2 Neighborhood Office and Services District

Allows residential uses at a range of scales and low impact, small-scale commercial activity.

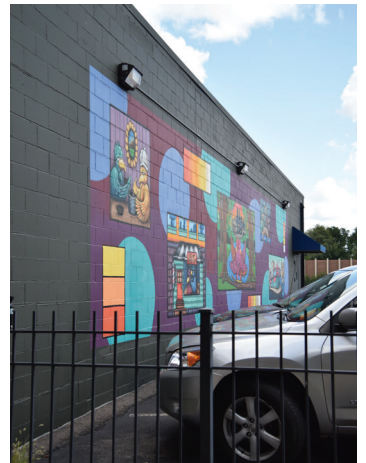
 RM3 Residence and Major Institutional District

Allows large-scale dwellings, large office uses, and major institutions.



PHOTOS

2118 4th Avenue S



PHOTOS

2104 4th Avenue S

