

Leslie (Lee) Racine
 Keller Williams Select Realty/KW Commercial Midwest
lee.racine@gmail.com
 612-961-4010

360 Property View

5728 Cedar Avenue S, Minneapolis, MN 55417-2647

Commercial Other

List #: **7144236**
 Status: **Active**

List Price: **\$2,490,000**
 Orig List Pr: **\$2,490,000**



Property ID: **2302824140149**
 Neighborhood: **Diamond Lake**

For Sale/Lease: **For Sale**
 Lease Type:
 Tax Amount: **\$3,305**
 Tax Year: **2026**
 Assess Bal: **\$0**

Multiple PIDs:
 Const Status: **Previously Owned**
 Total Units: **1.00**
 Found Size: **7,862**
 Found Dims:
 Year Built: **1969**
 Acres/Sqft: **0.780/33,977**
 Lot Dim: **132x270**
 Current Use: **Church**
 Yearly/Seasonal: **Yearly**
 County: **Hennepin**
 Postal City: **Minneapolis**
 Municipality: **Minneapolis**
 Listing City: **Minneapolis**
 List Date: **09/14/2026**
 Rcvd by MLS: **09/14/2026**

Tax w/ Assess: **\$3,305**
 Assess Pend: **No**
 Homestead: **No**
 Stories: **1**
 Building Fin SF: **15,228**
 Building SF: **15,228**

DOM: **5**
 CDOM:/PDOM: **5/5**

Directions: **South Minneapolis next to the 5-8 Club near the intersection of Highway 62 and Cedar Avenue South**

General Information

Legal Desc: **LOT 001 BLOCK 001 MOTHER LAKE ADDN**
 School District: **1 - Minneapolis (612-668-0000)**
 Location:
 Fract Ownr: **No**
 Comp/Dev/Sub: **Mother Lake Add**
 Road Frontage: **City**
 Rd Responsible: **Public Maintained Road**
 Zoning: **Residential-Single Family**
 Accessibility: **Elevator, Fully Wheelchair**
 Section/Township/Range: **23/28/24**
 Land Lease?: **No**
 Rental License:
 Power Company:

Structure Information

Heat: **Boiler, Ductless Mini-Split**
 Fuel: **Natural Gas**
 Air Cond: **Ductless Mini-Split**
 Garage: **0**
 Oth Prkg: **40**
 Exterior: **Stucco**
 Roof: **Age 8 Years or Less, Asphalt Shingles, Tar/Gravel**
 Water: **City Water/Connected, Well**
 Sewer: **City Sewer/Connected**

Features

Parking: **Parking Lot, Paved Lot**
 Utilities: **Electric Common, Heating Common, Hot Water Common**
 Sale Includes: **Building, Fixture/Equipment, Other**

Unit Information

Efficiencies: # 1 BR Units: # 2 BR Units: # 3 BR Units:

Remarks

Agent: **Iconic church building in a highly visible location next to the 5-8 Club. The current congregation has made extensive updates to the property, including a new roof, updated heating and cooling systems, refreshed sanctuary seating, and stage improvements. A welcoming gathering space just outside the sanctuary includes an area well suited for a coffee shop or café-style use. The lower level features multiple classrooms, spacious gathering areas, and a large kitchen facility, offering flexibility for ministry, community, event, or other organizational uses. With significant recent improvements and a versatile layout, this recognizable property presents an excellent opportunity for a congregation, nonprofit, community organization, or other user looking for a distinctive and functional space. The commercial coffee/espresso machine, projector, screens, and**

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sound/mixer board are not included in the sale; however, these items may be available for purchase separately.

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Financial

List Type: **Exclusive Right**
 Assume Loan:
 Occupant Type: **Owner**

Lockbox Type:
 Listing Conditions: **Standard**
 Owner Name:

Lockbox Source:

Expenses & Income

Expenses

Annual Expenses

Electric:	Fuel:	Insurance:	\$15,630	Maintenance:
Gross Expense:		Operating Expense:	\$36,238	

Annual Income

Agent/Office Information

Listing Agent: [Leslie J. Racine](#) 612-961-4010
 Listing Office: [Keller Williams Select Realty](#)
 CoList Agent: [Melanie Hardacker](#) 952-928-3730
 CoList Office: [Keller Williams Select Realty](#)

Appointments: [ShowingTime](#)
 Office Phone: **952-431-5100**
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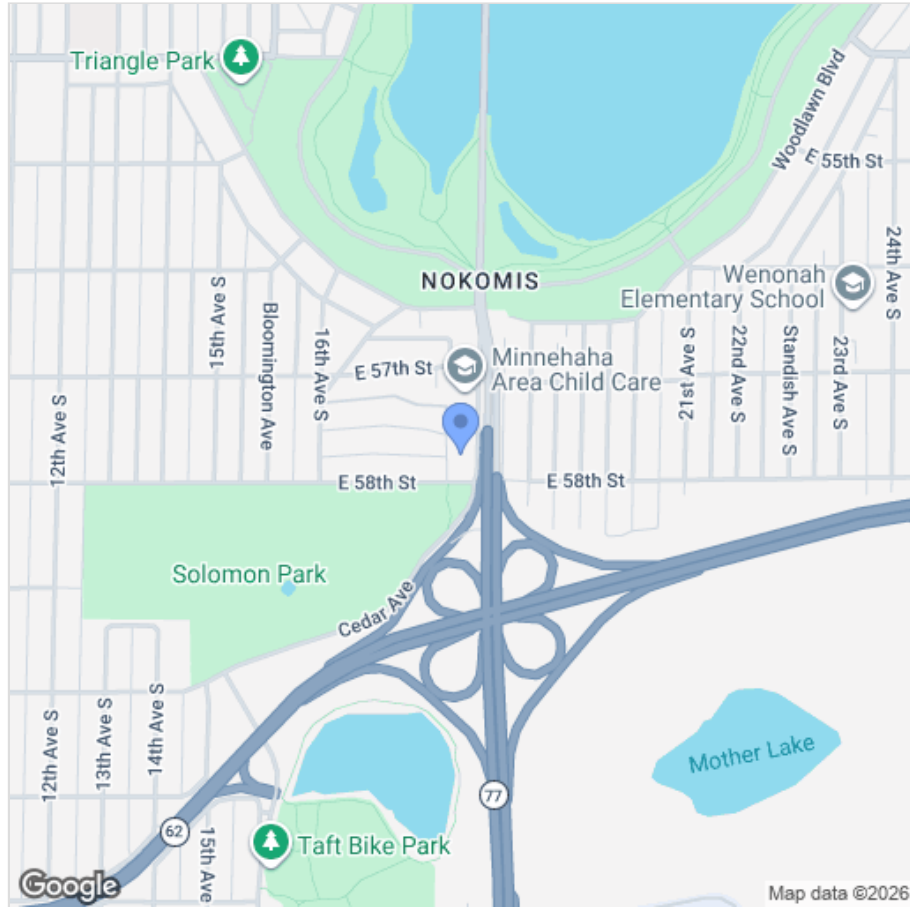
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Map Page/Coordinate: **120/E3**



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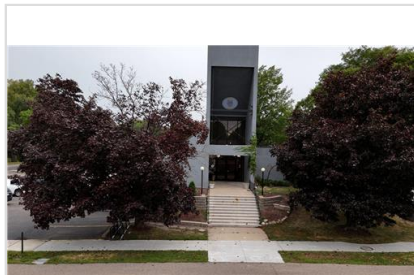
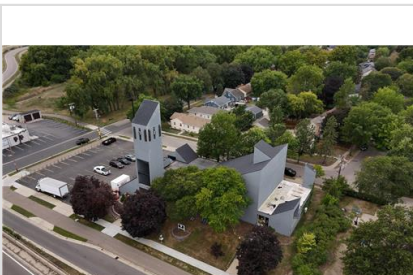
Iconic Church at 62 and Cedar Ave in Minneapolis



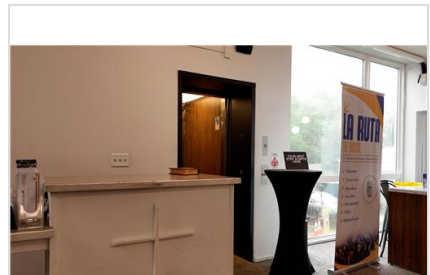
Great, high visibility location. Parking available both in the lot and on the street.



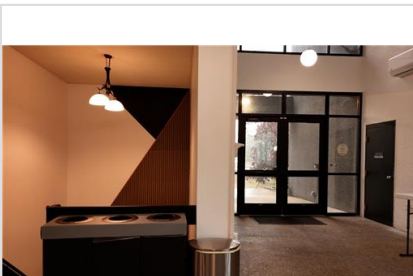
Many updates including new roof as well as heat and A/C



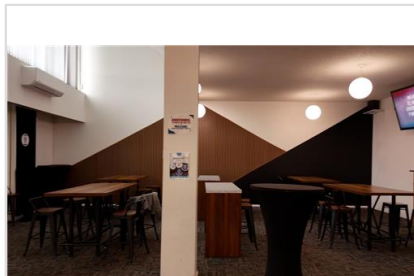
Main entrance



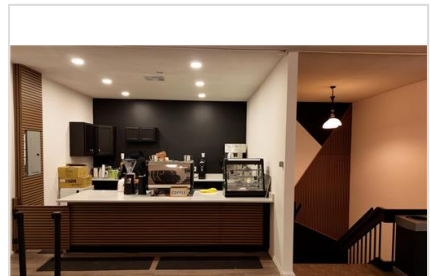
Entrance off parking directly accesses elevator for easy accessibility to the building.



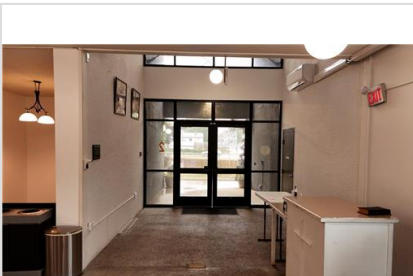
Access to lower level off main entrance.



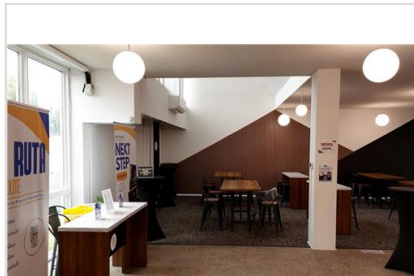
Gathering space outside Sanctuary with tables and screens to watch service or stream content.



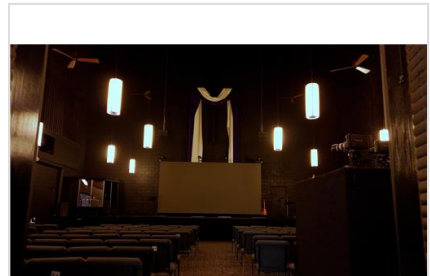
Fully functioning cafe. Relax before or after services.



Main Entrance



Iglesia Dios Habla Hoy 15.jpg



Sanctuary updated with large screen, stage, audio/visual equipment and sound booth.

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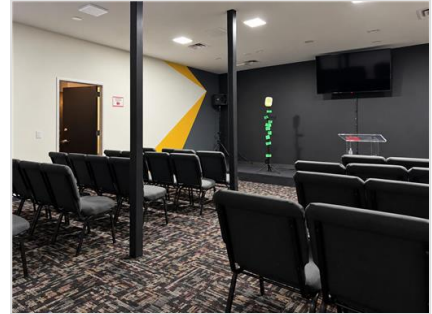
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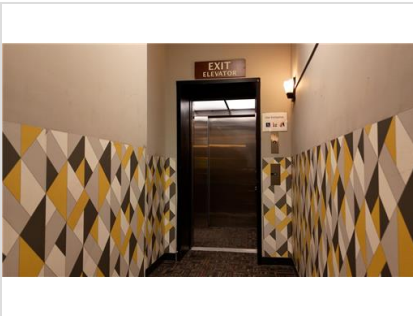
Seating for approximately 250



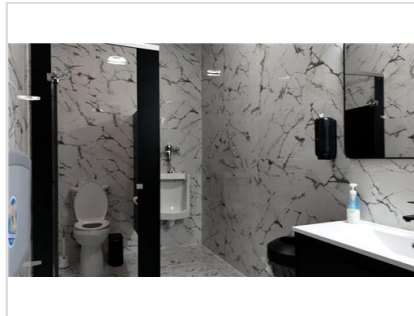
Lower level meeting space. Great for youth or other smaller gatherings.



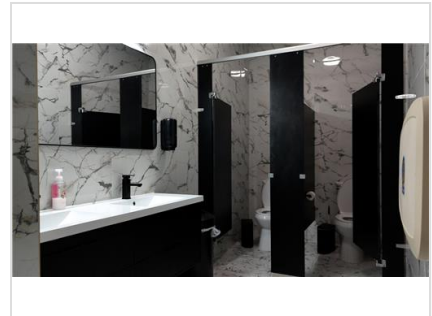
Fully integrated media system throughout the building.



Lower level Elevator brings you to parking lot or up to main floor worship level.



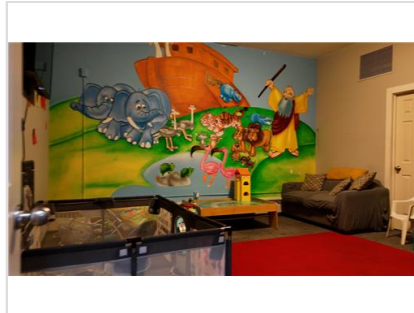
Updated bathrooms



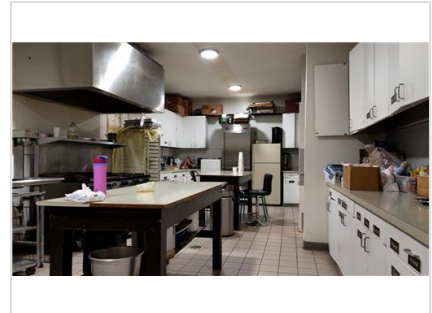
Men's and women's bathrooms have both been updated.



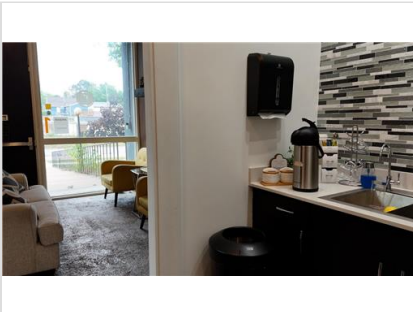
Lower level community room used for children church.



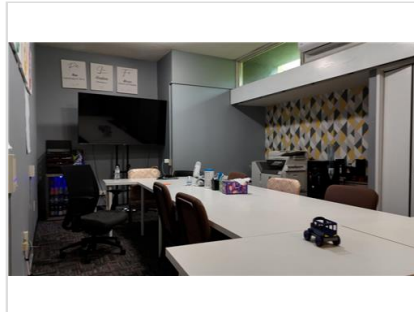
Lower level nursery rooms



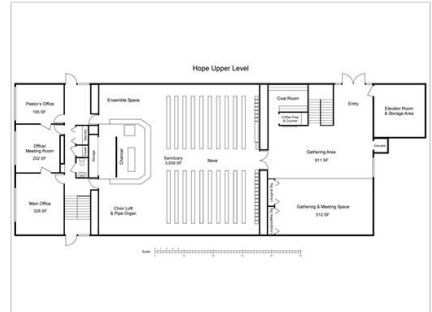
Functional kitchen.



Office wing includes a kitchenette for staff and guests.



Office space. Several offices are available to house a full church staff.



Upper level floor plan.jpg

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Lower level floor plan.jpg

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Search Criteria
Property Type is 'Commercial'
Status is 'Active'
Current Use is 'Church'
Selected 1 of 31 results.