



2616 & 2620 E 29<sup>th</sup> St  
Minneapolis, MN

**FOR SALE**

MPLS URBAN INFILL REDEV LOTS  
2620 & 2616 E 29TH ST  
MINNEAPOLIS, MN 55406



# TABLE OF CONTENTS

**2620 & 2616 E 29TH ST**  
MINNEAPOLIS, MN 55406

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## Contents

PROPERTY INFORMATION	3
ZONING INFORMATION	6
ADDITIONAL LOTS FOR SALE	8
PROPERTY PHOTOS	10
LOCATION INFORMATION	13
DEMOGRAPHICS	16
MEET THE TEAM - RESULTS COMMERCIAL	19

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**PROPERTY INFORMATION**

# EXECUTIVE SUMMARY

**2620 & 2616 E 29TH ST**  
MINNEAPOLIS, MN 55406

SECTION 1 / PAGE 4



## PROPERTY OVERVIEW

Results Commercial is pleased to present for sale two contiguous parcels located at 2616 & 2620 E 29th St, Minneapolis, MN 55406. Both lots are currently vacant and primed for redevelopment. There are many new developments in the immediate area including apartments under construction on same block.

These corner lots totaling 7,406 SF are in an excellent location only blocks from East Lake Street and Hiawatha Ave with strong traffic counts and public transit. This attractive neighborhood in Minneapolis has tons to offer with convenient access to Target, CVS, Cub Foods & Pharmacy, Aldi, fast food restaurants, fitness centers, and entertainment options.

With generous zoning of UN3 – Urban Neighborhood District & CM3 – Community Mixed-Use District there are many permitted uses including moderate to large-scale residential uses, community service centers, educational facilities, lower-impact production facilities and much more.

Contact listing brokers for more information at [Mark@resultscommercial.com](mailto:Mark@resultscommercial.com) & [sawyer@resultscommercial.com](mailto:sawyer@resultscommercial.com).

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# PROPERTY DETAILS

**2620 & 2616 E 29TH ST**  
MINNEAPOLIS, MN 55406

**SALE PRICE** **\$177,744**

**LOCATION INFORMATION**

Street Address	2620 & 2616 E 29th St
City, State, Zip	Minneapolis, MN 55406
County/Township	Hennepin/29
Range	24
Section	36
Side Of Street	North
Road Type	Paved
Market Type	Large
Nearest Highway	MN 55
Nearest Airport	MSP

**LAND**

Number Of Lots	2
Best Use	Redevelopment
Water	Yes
Telephone	Yes
Sewer	Yes

**PROPERTY DETAILS**

Property Type	Land
Property Subtype	Multifamily
Zoning	UN3 & CM3
Lot Size	7,406 SF
APN#	36-029-24-43-0041 & 36-029-24-43-0042
Corner Property	Yes

**PARKING & TRANSPORTATION**

Street Parking	Yes
Rail Access	No

**UTILITIES & AMENITIES**

Power	Yes
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# ZONING INFORMATION

**2620 & 2616 E 29TH ST**  
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## **UN3 - URBAN NEIGHBORHOOD DISTRICT & CM3 - COMMUNITY MIXED-USE DISTRICT**

The UN3 Urban Neighborhood District allows predominantly moderate to large-scale residential uses near transit routes and METRO stations.

The CM3 Community Mixed-Use District allows large-scale mixed-use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Nonresidential uses that are accessible to the general public are required at the street level.

For More Information Please Visit: <https://minneapolis2040.com/media/1979/table-545-1.pdf>

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**CVS**  
pharmacy



**DOLLAR TREE**



Hiawatha Ave

**Cub**  
FOODS

26<sup>th</sup> Ave S

2828 & 2824 27<sup>th</sup>  
Minneapolis, MN

Additional Lots For Sale

27<sup>th</sup> Ave S



# ADDITIONAL LOTS FOR SALE

**2620 & 2616 E 29TH ST, MINNEAPOLIS, MN 55406**  
MINNEAPOLIS, MN 55406

SECTION 3 / PAGE 9



## ADDITIONAL LOTS FOR SALE

Results Commercial is pleased to offer 2 additional lots that are 2 parcels east of 2620 & 2616 E 29th St. The additional lot is addressed as 2828 & 2824 27th Ave S. The lot is 14,810 SF and can be purchased with or without the subject for \$488,730. The lot holds the same zoning. Reach out to listing brokers for more information.

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**PROPERTY PHOTOS**

# ADDITIONAL PHOTOS

**2620 & 2616 E 29TH ST**  
MINNEAPOLIS, MN 55406

SECTION 4 / PAGE 11



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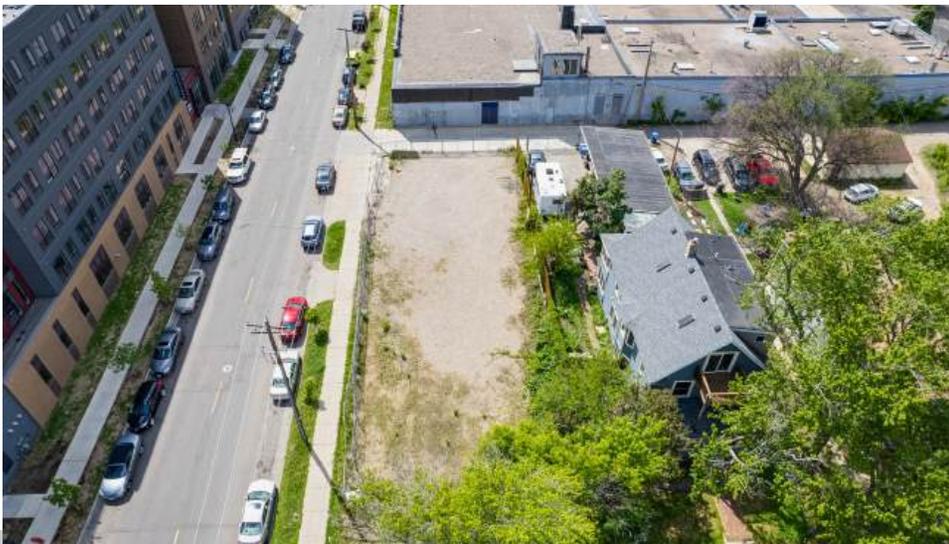
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# ADDITIONAL PHOTOS

**2620 & 2616 E 29TH ST**  
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SECTION 4 / PAGE 12



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**LOCATION INFORMATION**







# DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

**2620 & 2616 E 29TH ST**  
MINNEAPOLIS, MN 55406

SECTION 6 / PAGE 17

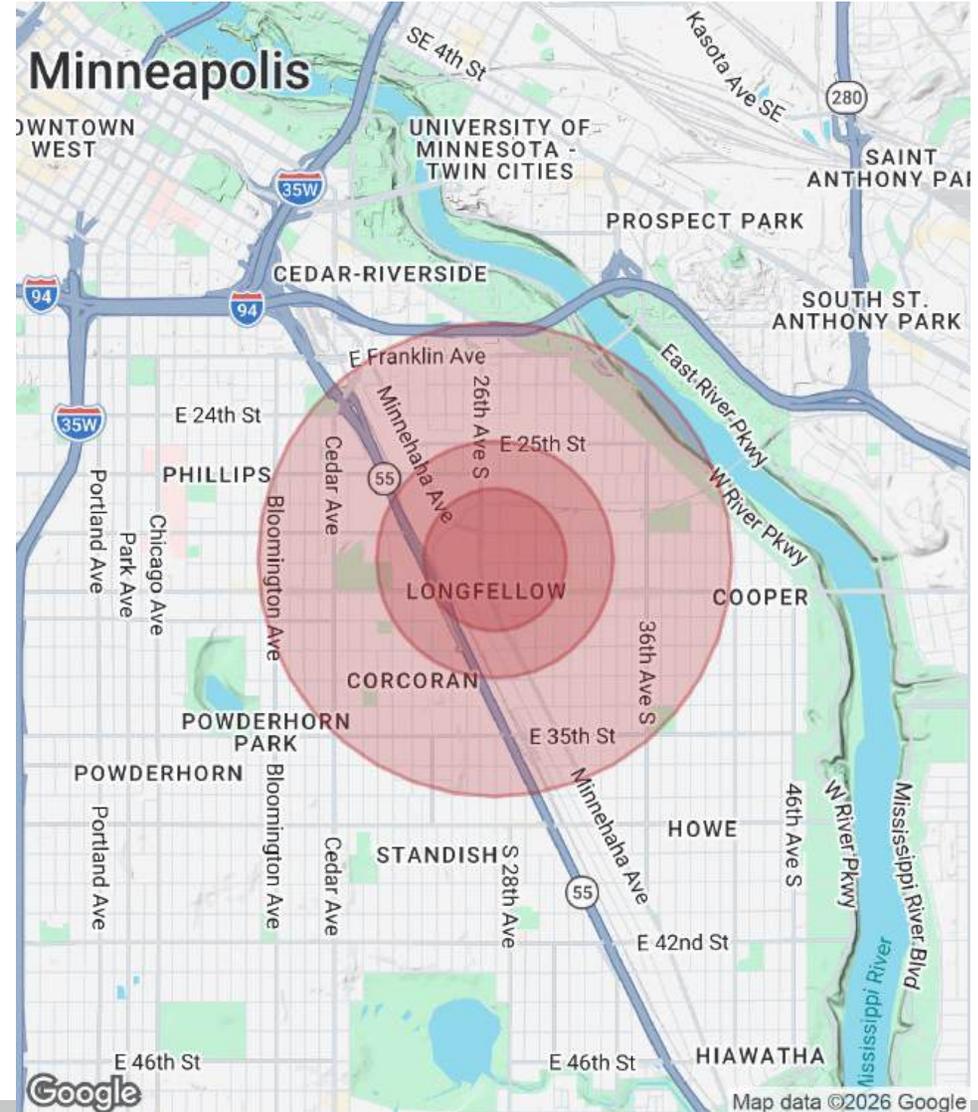
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,259	4,032	25,703
Average Age	39	38	37
Average Age (Male)	39	38	37
Average Age (Female)	38	37	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	655	1,900	10,643
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$70,187	\$80,621	\$86,194
Average House Value	\$309,476	\$346,310	\$341,650

Demographics data derived from AlphaMap



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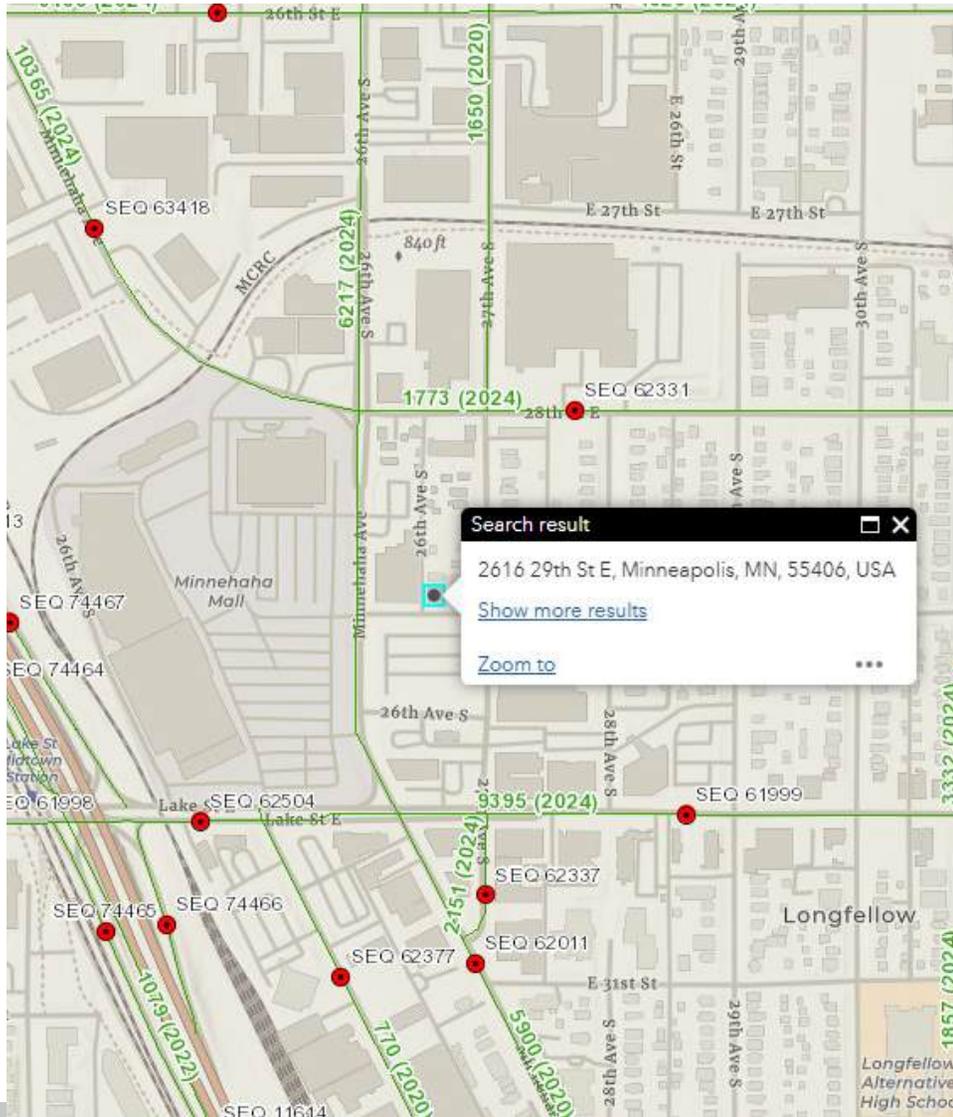
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# TRAFFIC COUNTS

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SECTION 6 / PAGE 18



## TEXT HEADLINE

East Lake Street	12,884 Vehicles Per Day
Hiawatha Ave/MN 55	32,200 Vehicles Per Day
Minnehaha Ave	10,365 Vehicles Per Day

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Meet The Team - Results Commercial

# MEET THE TEAM

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SECTION 7 / PAGE 20



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