

FOR LEASE OR SALE



714 18 1/2 AVENUE NE
MINNEAPOLIS, MN 55418

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Available now, a rare opportunity in the heart of Northeast Minneapolis, 714 18 1/2 Avenue NE is available for both lease and for purchase.

The main building has three drive in bays and two office spaces. Of the main building's 4,120sqft, 2,967sqft is currently available to be leased. In addition to the 280sqft of office space that is currently leased, there is 608sqft of office space still available to lease. The three bays all feature 10-foot drive in doors with plenty of space for storage, and production. On the lot, there is another 576sqft garage plus 188sqft shed. There is 15,000sqft of secured, fenced-in outdoor storage space with two access points from 18 1/2 Avenue NE into the property.

The property is set for many different type of contractors and landscaping businesses. The possibility of redevelopment is also possible. Please reach out with any and all questions and to setup a tour.



PROPERTY HIGHLIGHTS

- Lease Rate: Negotiable
- Sale Price: Negotiable
- Available Date: Now
- Year Built: 1951
- 2025 Property Taxes: \$16,901
- Total Main Building Size: 4,120sqft
- Total Main Building Square Feet Available: 2,967sqft
- Clear Height: 10 Feet
- Door Height: 10 Feet
- Zoning: PR1 Production Mixed Use
- Lot: 0.46 Acres



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 714 18 1/2 Ave NE, Minneapolis, MN 55418

CITY, STATE
Minneapolis, MN

POPULATION
186,765

AVG. HHSIZE
2.39

MEDIAN HH INCOME
\$43,536

HOME OWNERSHIP

Renters: **48,436**

Owners: **31,738**

GENDER & AGE

51.03% 48.97%

RACE & ETHNICITY

White: **57.51 %**

Asian: **1.43 %**

Native American: **0.84 %**

Pacific Islanders: **0.00 %**

African-American: **11.63 %**

Hispanic: **15.21 %**

Two or More Races: **13.39 %**

EMPLOYMENT

Blue Collar: 24.85%

White Collar: 54.33%

Services: 20.81%

50.84% **Employed**

2.50% **Unemployed**

EDUCATION

High School Grad: **21.79 %**

Some College: **21.70 %**

Associates: **5.77 %**

Bachelors: **36.97 %**

INCOME BY HOUSEHOLD

HH SPENDING

\$15,698

\$5,624

\$5,744

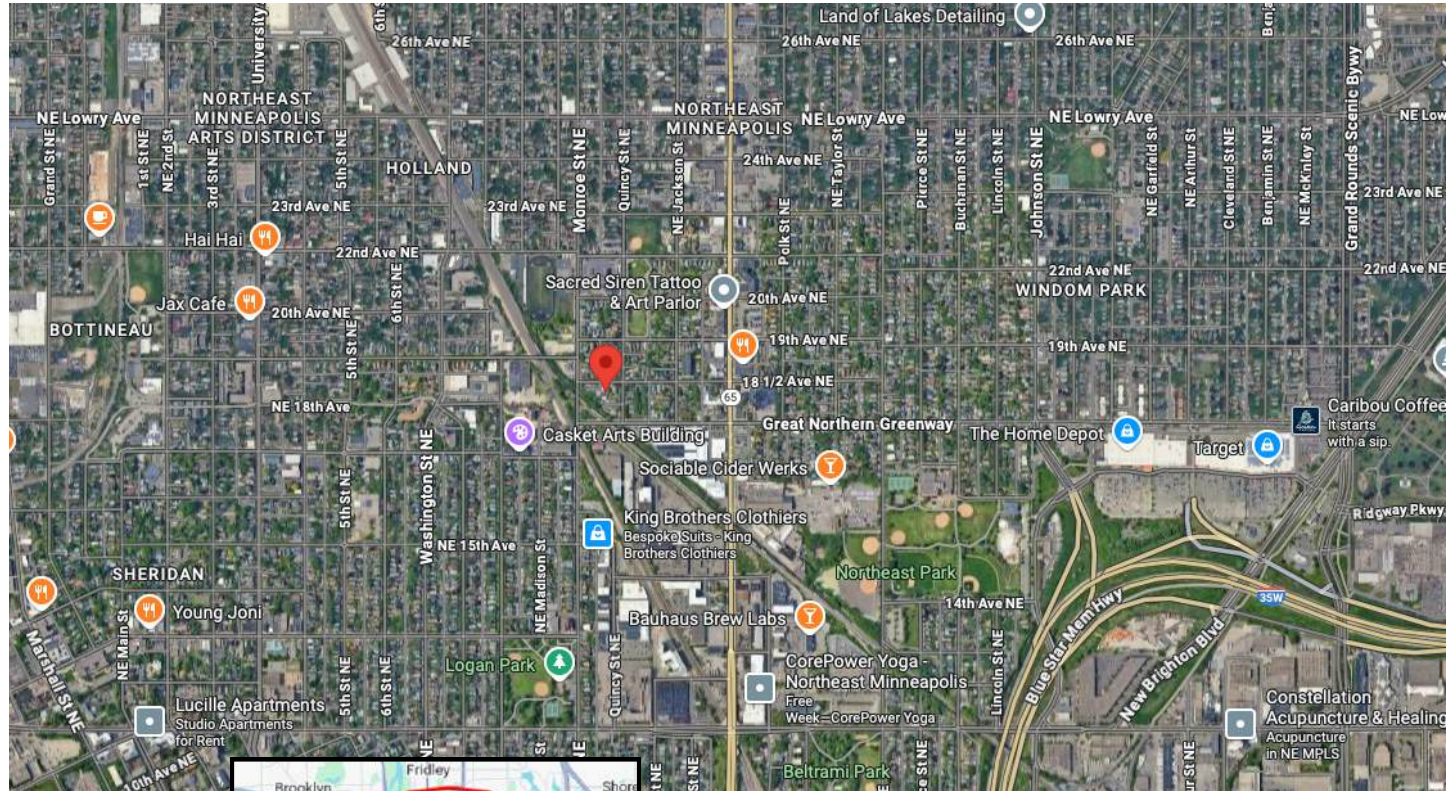
\$2,446

\$1,547

\$1,177

\$192

\$343



	1 Mile	3 Mile	5 Mile
Population	14,462	81,388	256,468
Median Household Income	\$41,224	\$46,660	\$45,399
Unemployment Rate	2.36%	3.46%	4.66%