

ASSEMBLY

Development • Brokerage • Consulting

**1500 East Lake Street
Minneapolis, MN 55407**

FOR SALE



1500 East Lake Street

The iconic Avalon Theater is nestled in the vibrant East Lake Street neighborhood of Midtown Phillips. It is in the heart of a bustling Opportunity Zone, which can offer certain tax incentives to investors. Notable for the signature art deco exterior façade and towering marquee, this expansive space accommodates a variety of potential uses ranging from theater to community or educational space, place of worship, or fitness center. The options are truly vast. The building features a newly remodeled office, kitchenette, and board room (2021), updated HVAC system (2018), as well as an ADA bathroom on the main level. It has excellent visibility on a commercial corridor, strong connection to public transit, freeway access, & an array of restaurants, area businesses and a thriving residential community.



1500 East Lake Street

PRICE: Negotiable

1500 East Lake Street, Minneapolis, MN 55407 |
Parcel ID: 35-029-24-43-0153 | Tax: \$1,191
(nonprofit status)

Year Built: 1937

Building Area: 16,760 SF above grade, plus
mezzanine and partial basement for approximately
10,680 total SF

Land Area: 8,391 SF

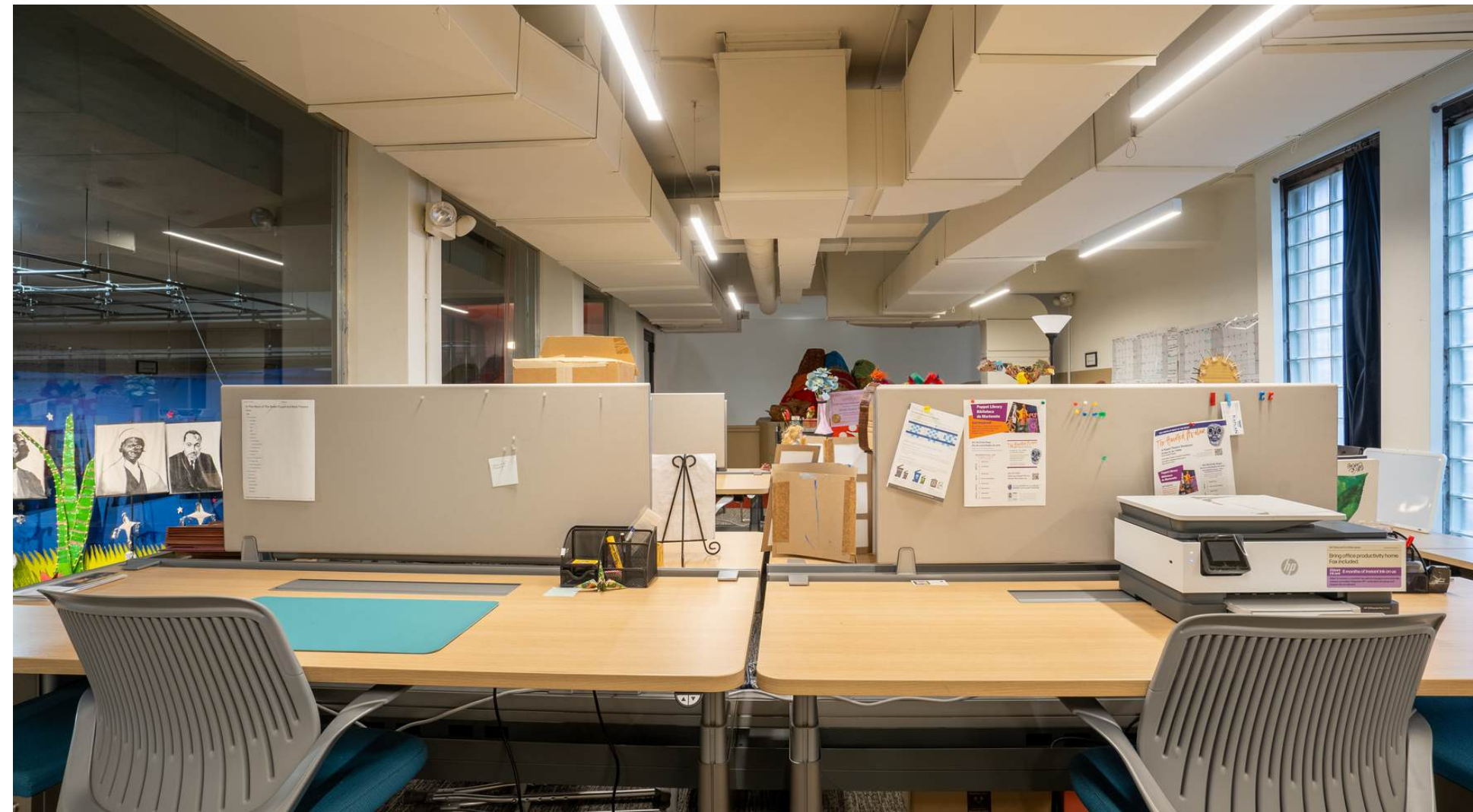
Zoning Code: BFC6/CM2

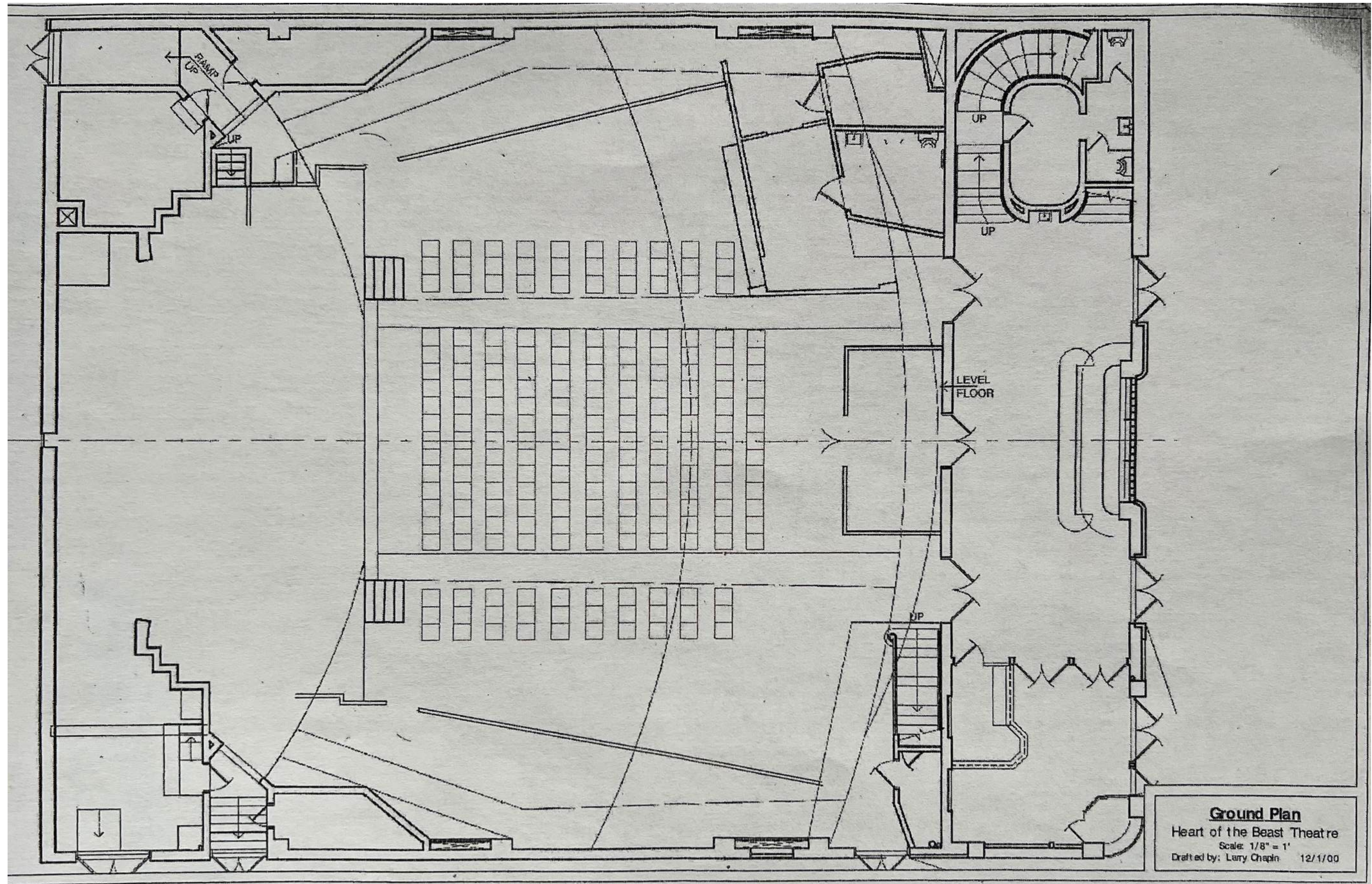
Uses: Many potential uses including theater,
community space, place of worship, educational,
fitness

Features: Updated offices, HVAC and ADA
bathroom on the main level



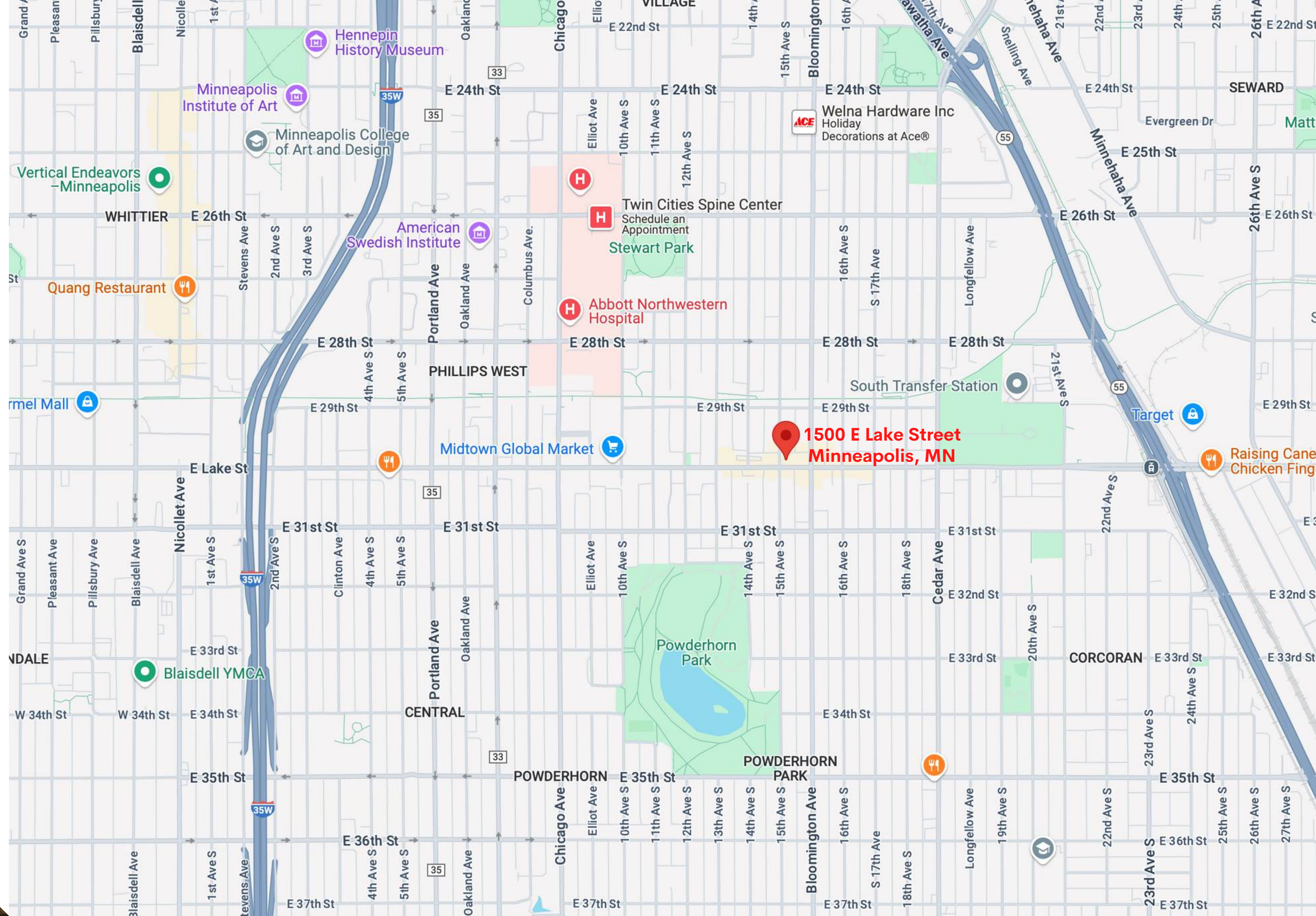






Main Level Floor Plan

South Minneapolis Phillips/ Powderhorn





IN THE HEART OF
THE BEAST THEATRE

THE LANTERN WORKSHOP
DEC 4/10 - FEB 11 2011

IN THE HEART
OF THE BEAST
THEATRE

IN THE HEART
OF THE BEAST
THEATRE

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