

FOR SALE

KENDALL
COMMERCIAL

**4901 - 112th Street West
Bloomington, MN 55431**

5.07 acres / 220,793 sf



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SALES / LEASING / PROPERTY MANAGEMENT / DEVELOPMENT

4901 - 112th Street West Bloomington, MN 55431

BUILDING INFORMATION

- **Large residential infill land site near Normandale Boulevard in SW Bloomington**
- **Flexible residential redevelopment options**
- **Adjacent to 7-acre city park**

TOTAL LAND AVAILABLE	5.07 acres / 220,793 sf Source: Hennepin County GIS
ADDRESS	4901 - 112 th Street West Bloomington, MN 55431
SALE PRICE	NEGOTIABLE
CURRENT LAND USE/ZONING	R-1 Low Density Residential Source: Google AI/City of Bloomington



KEY CHARACTERISTICS & REGULATIONS

DESCRIPTION: R-1 Zoning (Single-Family Residential) in Bloomington, Minnesota is the city's most common residential zone. While it is technically "low-density," recent city updates have evolved its definition to be more flexible than traditional single-family zones.

- **THE "STANDARD" RESIDENTIAL TIER:** The R-1 district is the middle ground of Bloomington's low-density options. It is less restrictive than the "Large Lot" zones but more spacious than multi-family zones:
 - **Minimum Lot Size:** Generally 11,000 square feet. (For comparison, the RS-1 "Large Lot" district requires 33,000 square feet and R-1A requires 65,000 square feet.)
 - **Primary Housing Type:** Predominately detached single-family homes.
- **MODERN EVOLUTION: TWO-FAMILY & ADUs:** Unlike R-1 zones in many other cities, Bloomington's R-1 has been updated to support "gentle density" to address housing shortages:
 - **Two-Family Dwellings:** Duplexes are now a permitted use in R-1 districts, provided the lot meets certain width and size requirements.
 - **Accessory Dwelling Units (ADUs):** The city allows for ADUs (like basement apartments or "granny flats") to exist on R-1 lots, aiming to increase housing affordability without changing the neighborhood's physical scale.

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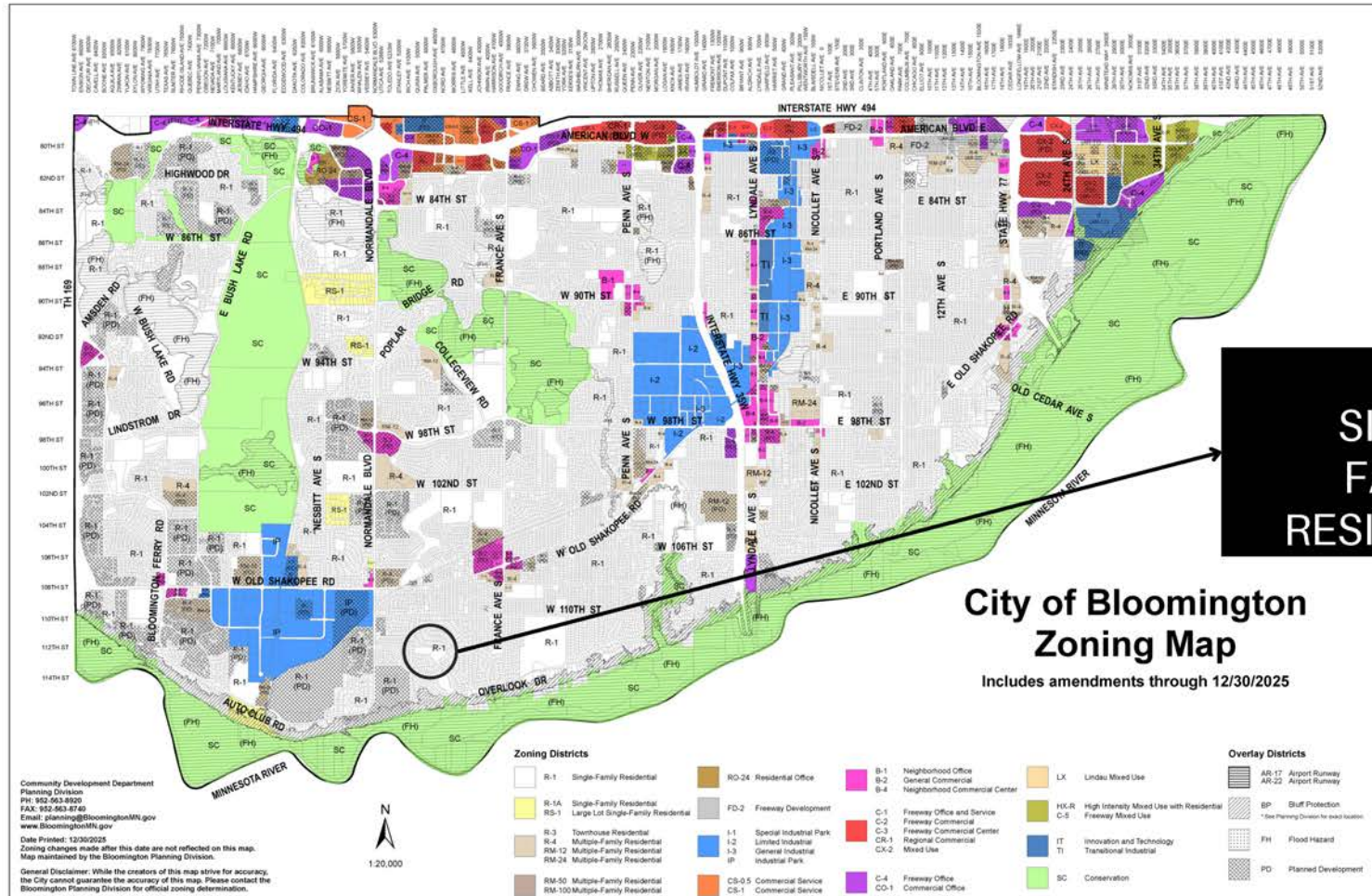
SITE PLAN



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ZONING INFORMATION



**R-1
SINGLE-
FAMILY
RESIDENTIAL**

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BUILDING LOCATION

