

CRE

PARTNERS

FOR SALE

930 Hennepin Ave | Minneapolis, MN

- Approx 5,424 SF Total
- Partially Leased (Commercial & Residential)
- .04 Acres with 71 Feet of Frontage on Hennepin Ave
- High Traffic: 15,000 to 31,500 vehicles daily on Hennepin Avenue
- Zoning: B4S-1 (Downtown Service District)
- Built in 1919, Renovated in 2018

• **Price: \$850,000 \$699,000**

- Tax: \$24,106.96



Sam Eicher
Broker
Phone: 763-228-1265
sam@creminnesota.com

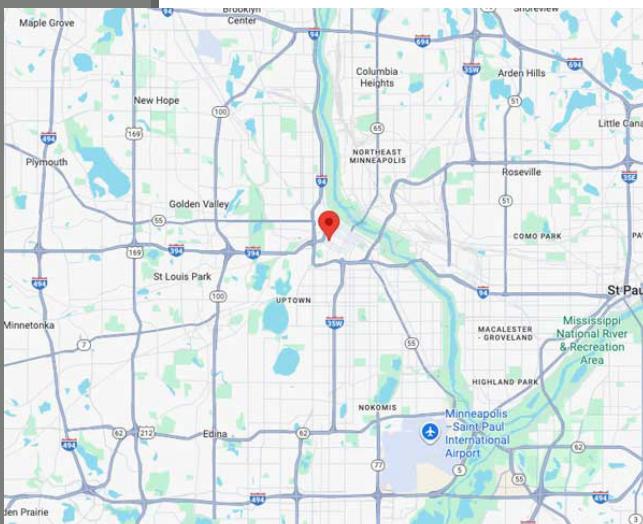
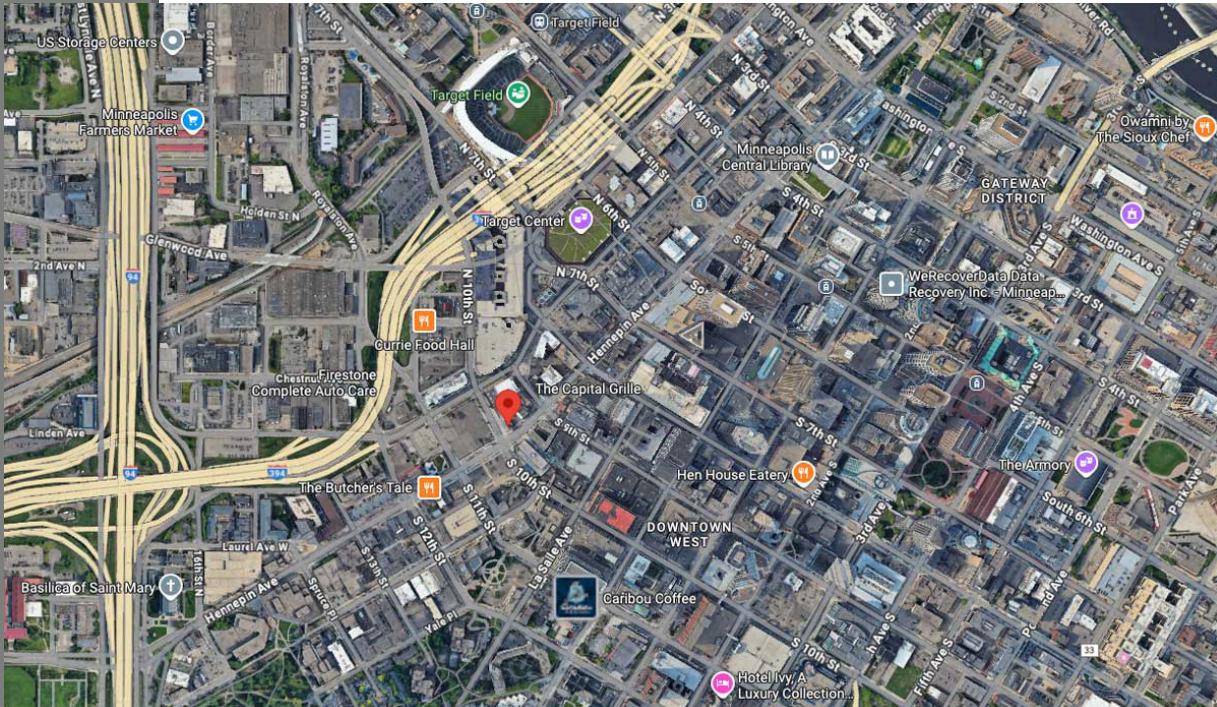
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

CRE

PARTNERS

FOR SALE

930 Hennepin Ave | Minneapolis, MN



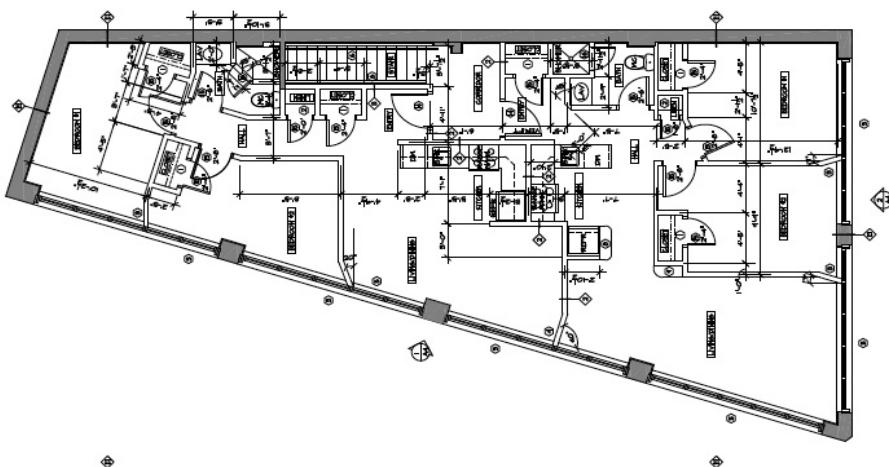
Sam Eicher
CRE Partners
Broker
763-228-1265
sam@creminnesota.com

CRE

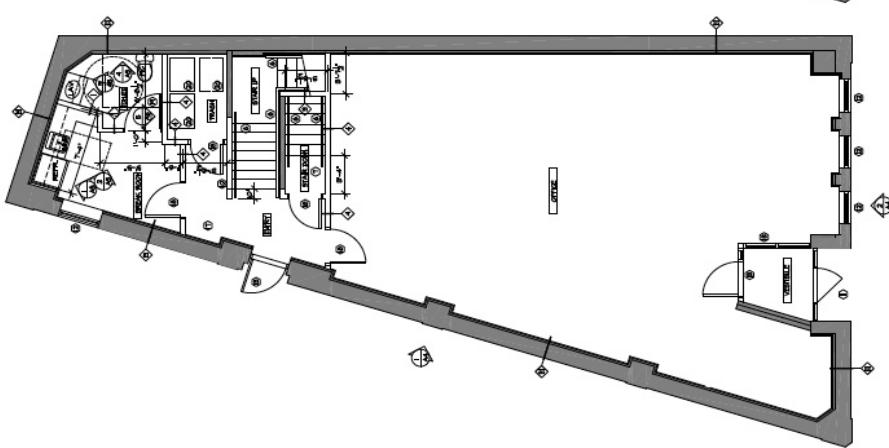
PARTNERS

FLOOR PLAN

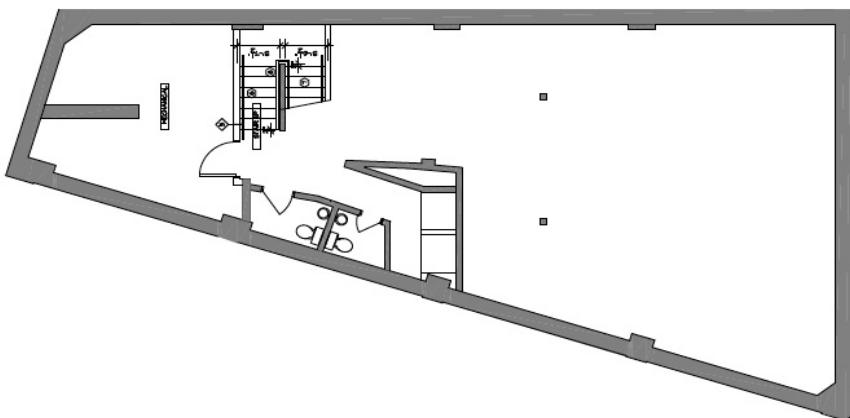
Approx - Not to Scale



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN



3 BASEMENT PLAN



PARTNERS

INFO SHEET

930 Hennepin Ave | Minneapolis, MN

Info on Occupancy:

- First Floor: Commercial - Unoccupied
- Second Floor Unit 1: 2 bedroom + Bath - Occupied with a long term tenant.
- Second Floor Unit 2: 2 bedroom + Bath - Airbnb & VRBO
- Lower Level: Commercial - Occupied long term commercial rental
- Link for: Airbnb <https://www.kbloftmpls.com/explore>
- Condo Rent Listing: <https://www.apartments.com/930-hennepin-ave-minneapolis-mn/76e0g8x/>
- Income: Available upon request

More Information:

- Asset Type: Office/Retail/Mixed-Unit Use
- Short term (Airbnb) annual income: \$24,000
- Long Term rental annual income (commercial and residential): \$22,500
- Office rental (1st floor); \$12,000
- Total annual Income: \$58,500
- Improvements Approximately \$17,500
- 1st floor Floor replacement- \$10,000
- 4 Windows replaced (window blocks)- \$3000
- Interior Paint unit 2- \$1500
- Exterior Paint 1 wall- \$2000
- Bathroom repairs: \$2000 (toilet, sink)
- No Parking on Site

Location Advantages:

- Heavy Pedestrian Activity (transit riders, cyclists, and foot traffic)
- Zoning: B4S-1 (Downtown Service District) – allows flexible commercial uses
- Transit Investment: Upcoming Metro E Line BRT
- Dense Urban Core: Surrounded by residential & commercial
- Heart of Theater District

Cultural Landmarks (Heart of Theater District):

- Orpheum Theatre (same block)
- Loring Park, Walker Art Center, Minneapolis Sculpture Garden
- Nicollet Mall, Target HQ, MCTC campus
- Walking distance to all sporting venues in Downtown Minneapolis

Sam Eicher
Broker
Phone: 763-228-1265
sam@creminnesota.com



PARTNERS

PROPERTY PHOTOS

