



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
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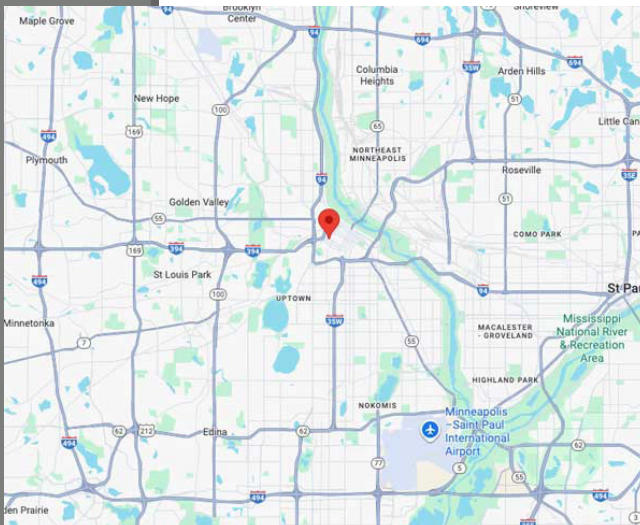
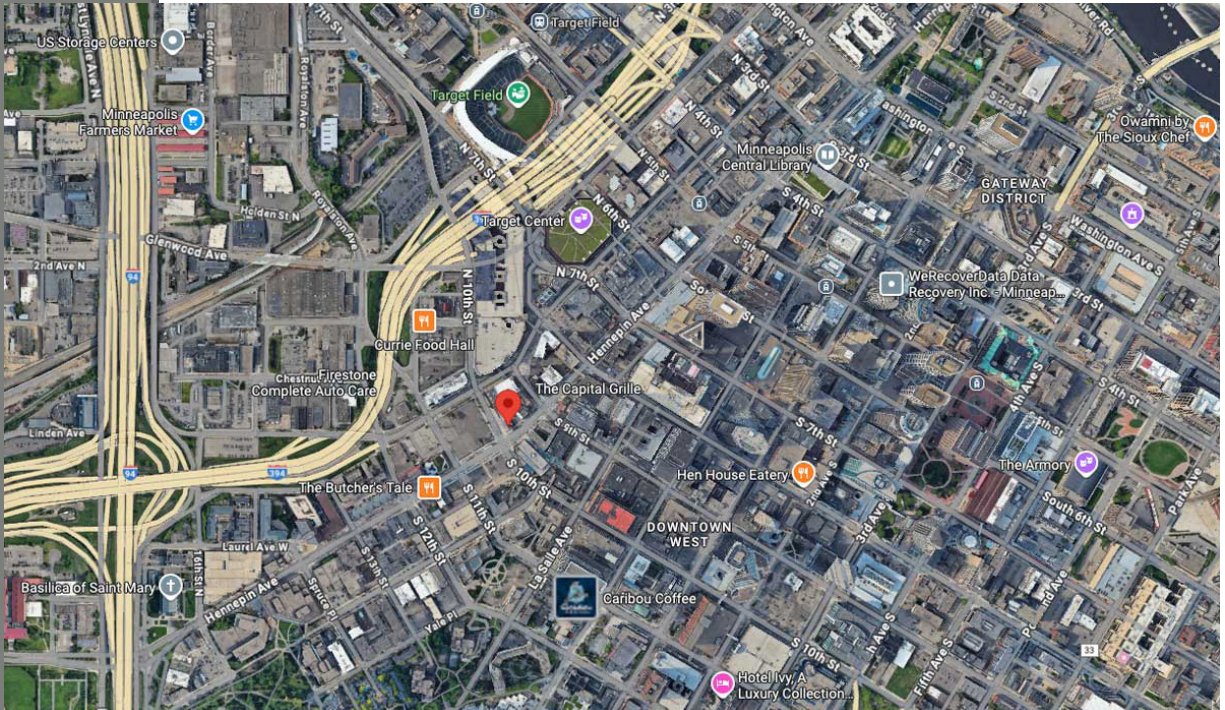
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CRE

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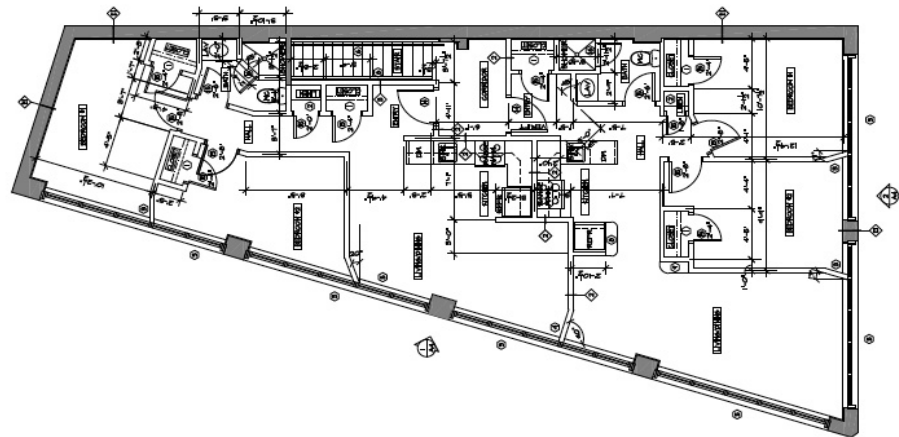
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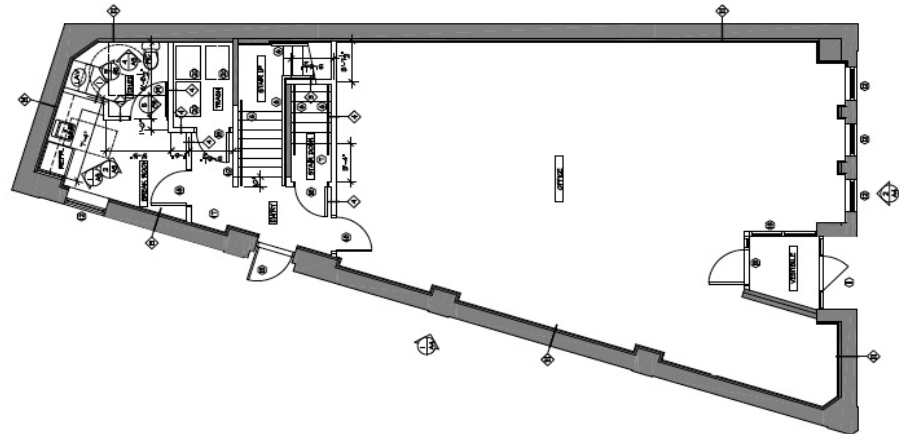
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FLOOR PLAN

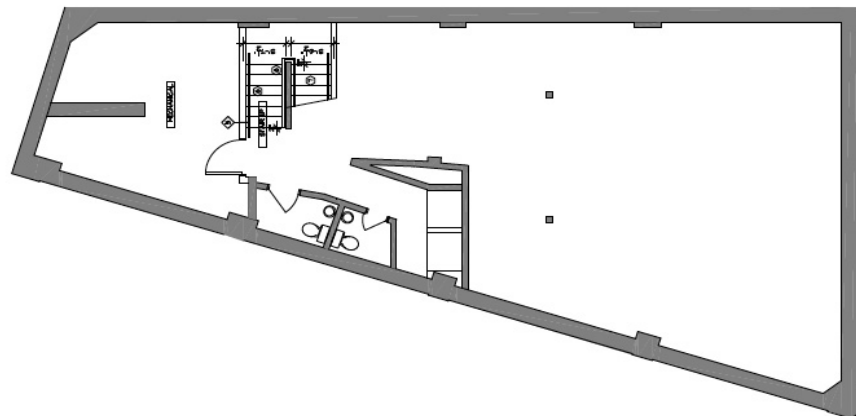
Approx - Not to Scale



3 SECOND FLOOR PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



1 BASEMENT PLAN
1/8" = 1'-0"



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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

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CRETM

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PROPERTY PHOTOS

