

PEMBERTON

— Commercial Advisory Group —

FOR SALE: RARE COMMERCIAL
AND RESIDENTIAL ZONING
OFFERING EXCEPTIONAL
LIVE/WORK FLEXIBILITY

801 Washington Ave N #116, Minneapolis, MN 55401, USA

Prime Washington Avenue
storefront exposure in the
heart of the North Loop

Historic warehouse
architecture with dramatic
two-story design

Unmatched North Loop
Lifestyle



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SALE PRICE

\$524,900

Property Details

Property Type	Commercial/Residential
Year Built	1913
Unit Size	1,519 sq ft
Taxes 2025	\$6,765
HOA Dues	\$1,013/Mo

Property Highlights

- ✓ One of only 9 walk up units zoned for Commercial & Residential
- ✓ Ideal for Entrepreneurs & Professionals
- ✓ Join neighboring businesses, Glam Garage and Colby John Bridal

Property Summary

Rare opportunity to own one of the North Loop's most distinctive live/work lofts at historic 801 Lofts. Zoned for both commercial and residential use, this unique property offers exceptional flexibility to live, work, or operate a boutique business. Featuring direct Washington Avenue frontage with operable storefront doors, soaring ceilings, oversized windows, and a dramatic two-story open floor plan. The space blends historic warehouse character with modern functionality. Includes a spacious loft bedroom, custom walk-in closet, 1 assigned parking, storage unit, guest parking, and professional management. Steps from acclaimed restaurants, coffee shops, boutiques, fitness studios, and riverfront trails.



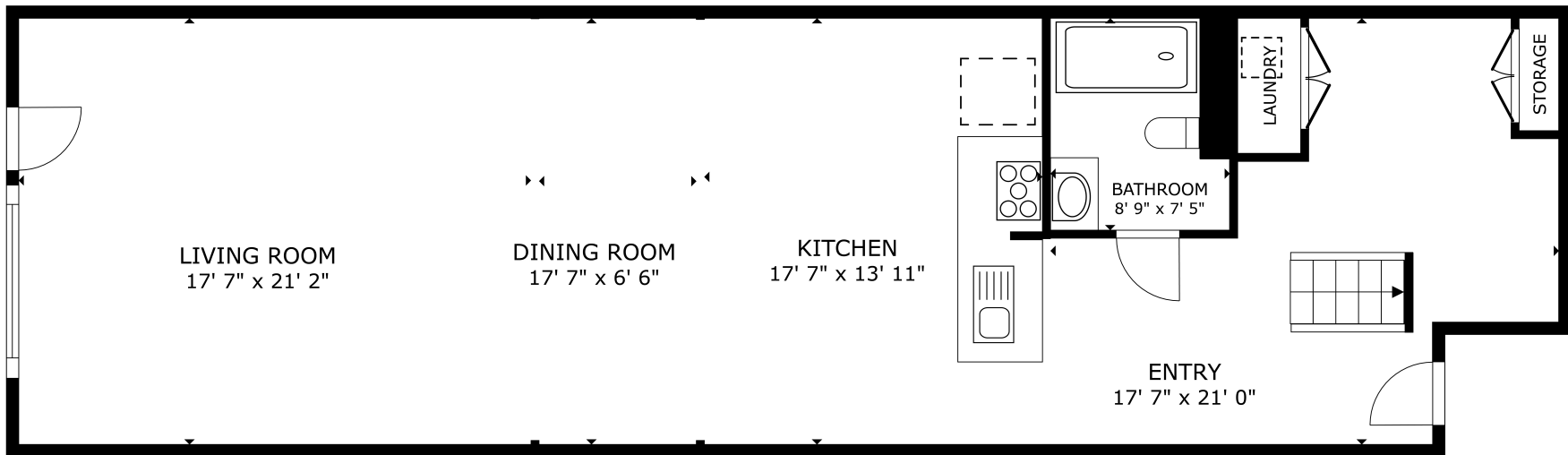
Property Images



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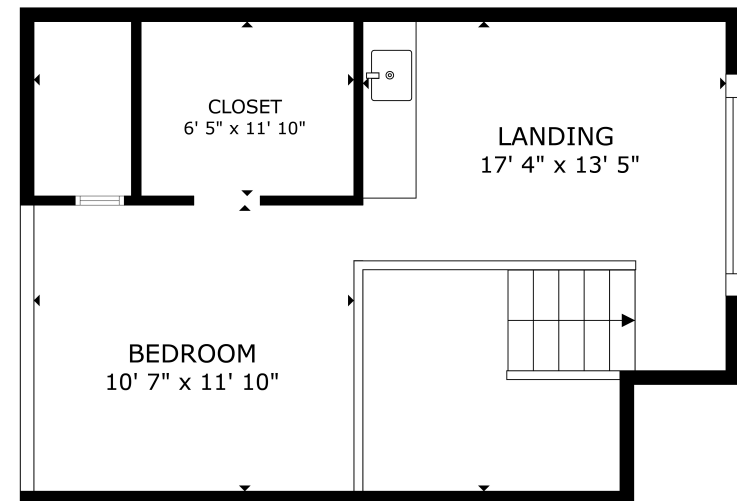
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1,092 sq.ft.
FLOOR 2: 427 sq.ft.
TOTAL: 1,519 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



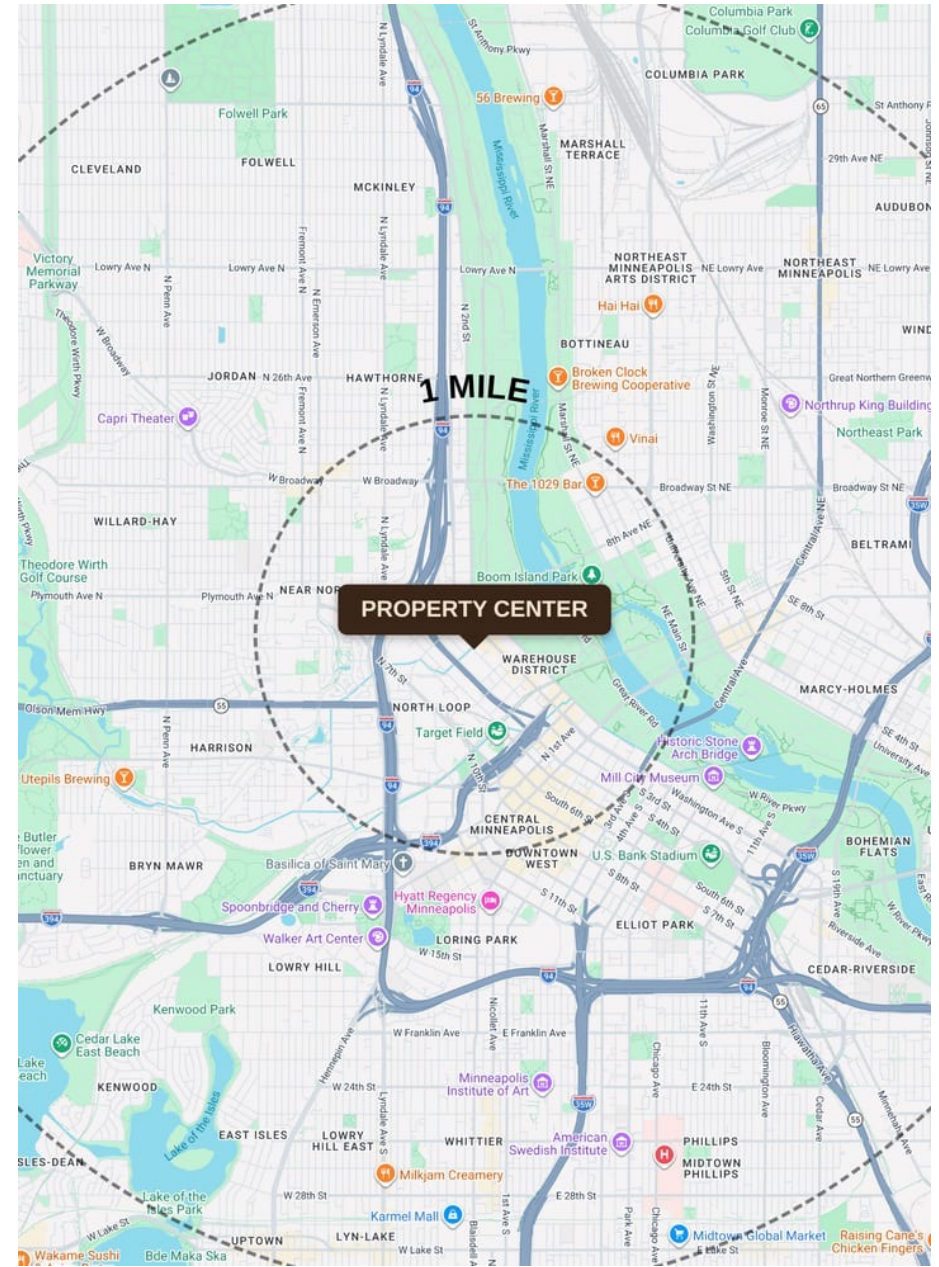
FLOOR 2

Location Summary

Located in the heart of Minneapolis' vibrant North Loop, 801 Washington Avenue offers an exceptional blend of urban energy, walkability, and convenience. Surrounded by award-winning restaurants, craft breweries, coffee shops, boutiques, fitness studios, Target Field, and scenic Mississippi River trails, the property sits in one of the city's most desirable live-work-play neighborhoods. The street-level storefront enjoys outstanding visibility along Washington Avenue and is surrounded by a growing mix of residential, retail, office, and hospitality uses. Neighboring businesses include Glam Garage and Colby John Bridal. The North Loop is home to a highly educated, affluent population and thriving daytime workforce, making it an ideal location for boutique retailers, creative professionals, service businesses, or entrepreneurs seeking a premier mixed-use location.

Location Highlights

- ✓ Premier North Loop location with exceptional walkability
- ✓ Exceptional accessibility with convenient access to I-394, I-94, DT Minneapolis, public transit
- ✓ Affluent, walkable district with a strong residential and daytime workforce



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