



**3338 University Ave SE  
Minneapolis, MN**

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**FOR SALE**



# 3338 University Ave

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Previously the "Furniture Mart" and now known as "Art & Architecture" the building was built in 1919 and consists of 43,000 SF of mostly open, flexible spaces with huge windows.

Located in the heart of the vibrant Prospect Park neighborhood of Southeast Minneapolis, this property has multiple convenient transportation options including bike, car, bus, and is across the street from the METRO Green Line light rail. It is a two-minute walk to the LRT station.

Tower Hill Park is located one block to the north, offering some of the best views of Downtown Minneapolis. Other neighborhood amenities include Surly Brewing, The Market at Malcolm Yards, Fresh Thyme, Spire Credit Union, O'Shaughnessy Distillery, and multiple coffee shops including Bordertown, Dogwood, Caribou and Workhorse Coffee Bar. The location is convenient to the University of MN campus and Dinkytown and to both downtowns.





# 3338 University Ave

**PRICE:** \$2,300,000

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3338 University Ave SE, Minneapolis, MN 55401

Parcel ID: 30-029-23-41-0024 | 2024 Tax: \$89,491.52

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**Year Built:** 1919

**Building Area:** 43,000 Total SF

**Land Area:** 27,537 SF

**Zoning Code:** BFT10/C3A/UA

**Uses:** Retail/Office/Industrial/Potential for Residential

**3338 University:** 3 floors of 12'+ clear, 4th level "penthouse" w/36' clear height

**Parking:** 20 off-street parking stalls behind building

**Features:** Historic brick and concrete building, huge windows, dock, excellent location close to transportation, dining & entertainment, Tower Hill Park. Existing tenants and cash flow.







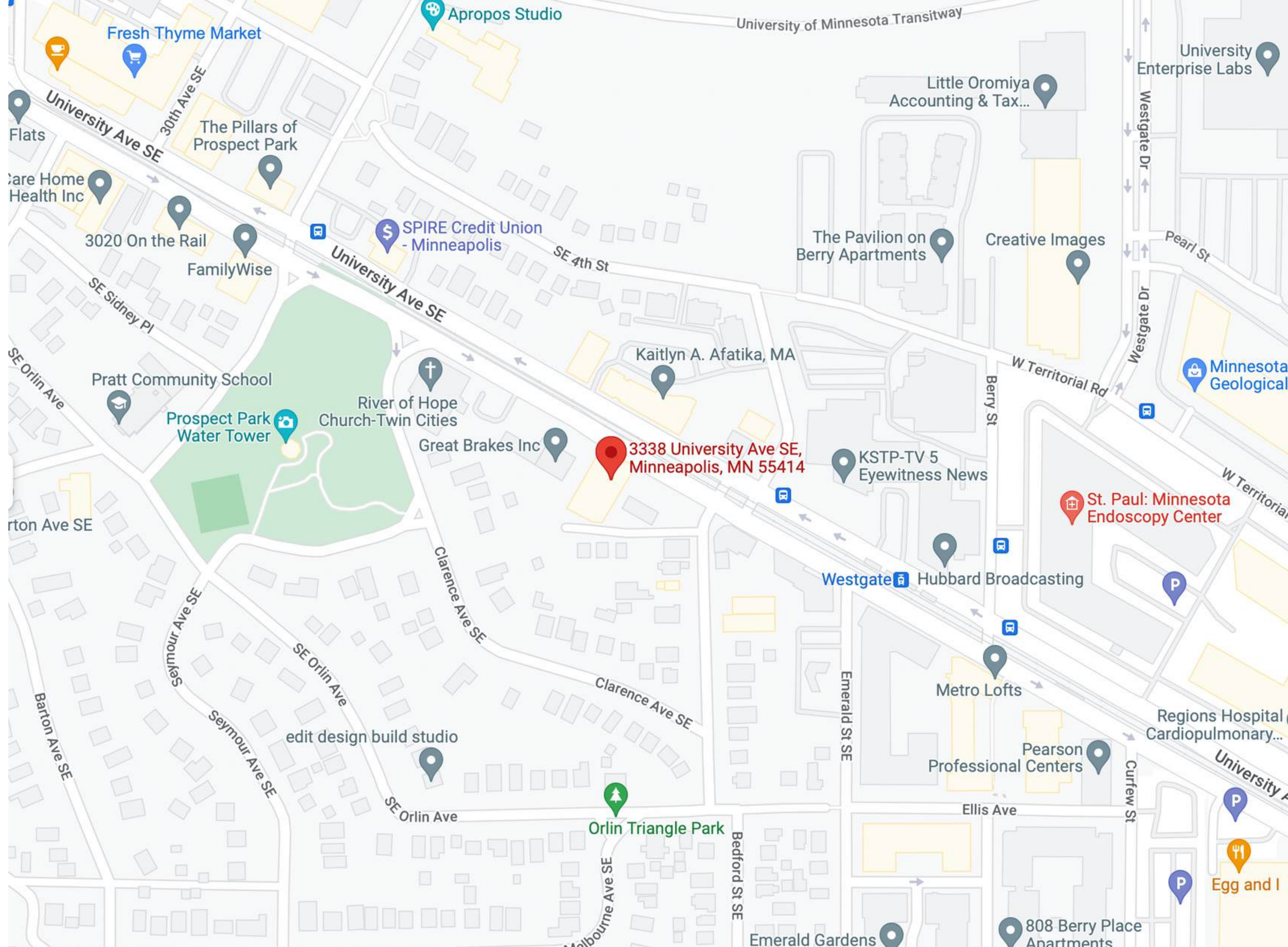




20 parking stalls behind building



# Prospect Park Neighborhood Minneapolis





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