



FOR SALE

212 RIDGEWOOD AVE
MINNEAPOLIS, MN 55403

Results
COMMERCIAL
RE/MAX RESULTS

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212 RIDGEWOOD AVE
MINNEAPOLIS, MN 55403

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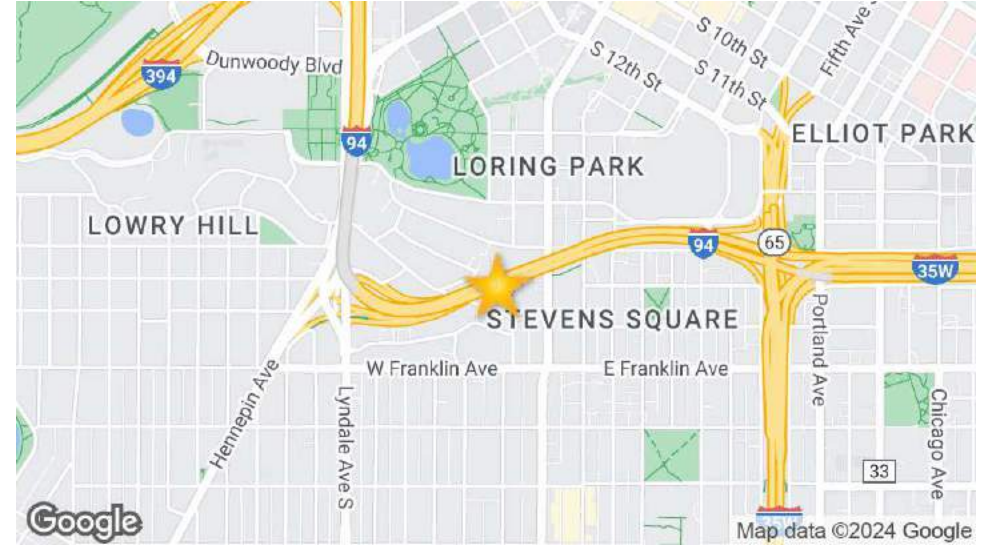


PROPERTY INFORMATION

EXECUTIVE SUMMARY

212 RIDGEWOOD AVE
MINNEAPOLIS, MN 55403

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OFFERING SUMMARY

Sale Price:	\$1,225,000
Building Size:	7,550 SF
Lot Size:	0.23 Acres
Number of Units:	9
Price / SF:	\$162.25
Year Built:	1932
Renovated:	2020
Zoning:	UN2 Urban Neighborhood 2 District
Traffic Count:	1,650

PROPERTY OVERVIEW

Another Reduction of \$75,000 - Strong Seller Motivation! *2nd level offices can easily be converted to multifamily. 9 Unit Mixed-Use For Sale with 3 apartments totaling ~6,050 square feet + 6 offices totaling ~1,500 square feet in the High Demand Loring Park/Lowry Hill area of Minneapolis. Great condition in and out with a strong rental history. Excellent opportunity for both the investor or owner/user. The 2nd level 6 offices have historically been rented to therapy/counseling uses, but were just vacated for an owner/user opportunity or investor to bring their own tenants. The offices can be configured/remodeled for additional apartment units, or can remain as offices. Unit Mix: (1) 3 bed/2 bath on 1st floor. (1) 2 bed/1 bath on lower level. (1) 1 bed/1 bath on 3rd floor. ~7,550 total square feet. 4 tuck under garage stalls in the rear. The first floor apartment has historically been used for an Airbnb, but has been vacated for the sale and can become a standard annual apartment rental. Built in 1932 with many updates over the years, especially in 2018-2020. The building sits on a double lot with 0.23 acres and is zoned UN2 Urban Neighborhood 2 District. Only being offered for sale as the Seller is an out of state investment owner with a focus in retail.

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PROPERTY DETAILS

212 RIDGEWOOD AVE
MINNEAPOLIS, MN 55403

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SALE PRICE

\$1,225,000

LOCATION INFORMATION

Street Address	212 Ridgewood Ave
City, State, Zip	Minneapolis, MN 55403
County/Township	Hennepin/29
Range	24
Section	27
Road Type	Paved
Market Type	Large
Nearest Airport	Minneapolis/St. Paul International Airport

BUILDING INFORMATION

Building Size	7,550 SF
Occupancy %	33.3
Number Of Floors	2
Average Floor Size	2,138 SF
Year Built	1932
Last Renovated	2020
Free Standing	Yes

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Secondary Property Type:	Office
Zoning	UN2 Urban Neighborhood 2 District
Lot Size	0.23 Acres
APN#	27-029-24-34-0047
Lot Frontage	146
Lot Depth	89
Traffic Count	1,650
Traffic Count Street	Groveland Ave
2024 Taxes	\$20,885
Video	https://youtu.be/-N1yadjbQC8

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Description	4 car tuck under garage stalls.

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FLOOR PLAN - LOWER LEVEL

212 RIDGEWOOD AVE
MINNEAPOLIS, MN 55403

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TOTAL: 5844 sq. ft

Below Ground: 1496 sq. ft, FLOOR 2: 1892 sq. ft, FLOOR 3: 1892 sq. ft, FLOOR 4: 564 sq. ft
EXCLUDED AREAS: STORAGE: 131 sq. ft, ELECTRICAL ROOM: 132 sq. ft, SCREENED PORCH: 200 sq. ft,
LOW CEILING: 169 sq. ft, ATTIC: 157 sq. ft

MEASUREMENTS ARE CALCULATED BY CURRICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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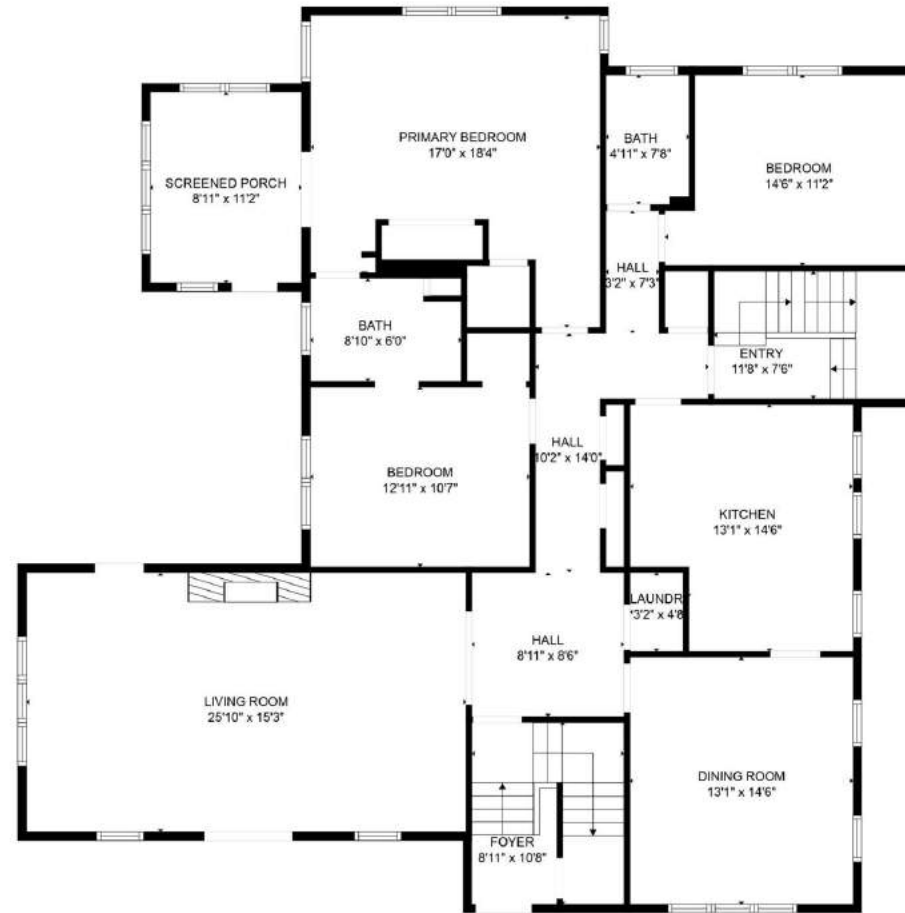
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FLOOR PLAN - MAIN LEVEL

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TOTAL: 5844 sq. ft

Below Ground: 1496 sq. ft, FLOOR 2: 1892 sq. ft, FLOOR 3: 1892 sq. ft, FLOOR 4: 564 sq. ft
EXCLUDED AREAS: STORAGE: 131 sq. ft, ELECTRICAL ROOM: 132 sq. ft, SCREENED PORCH: 200 sq. ft,
LOW CEILING: 169 sq. ft, ATTIC: 157 sq. ft

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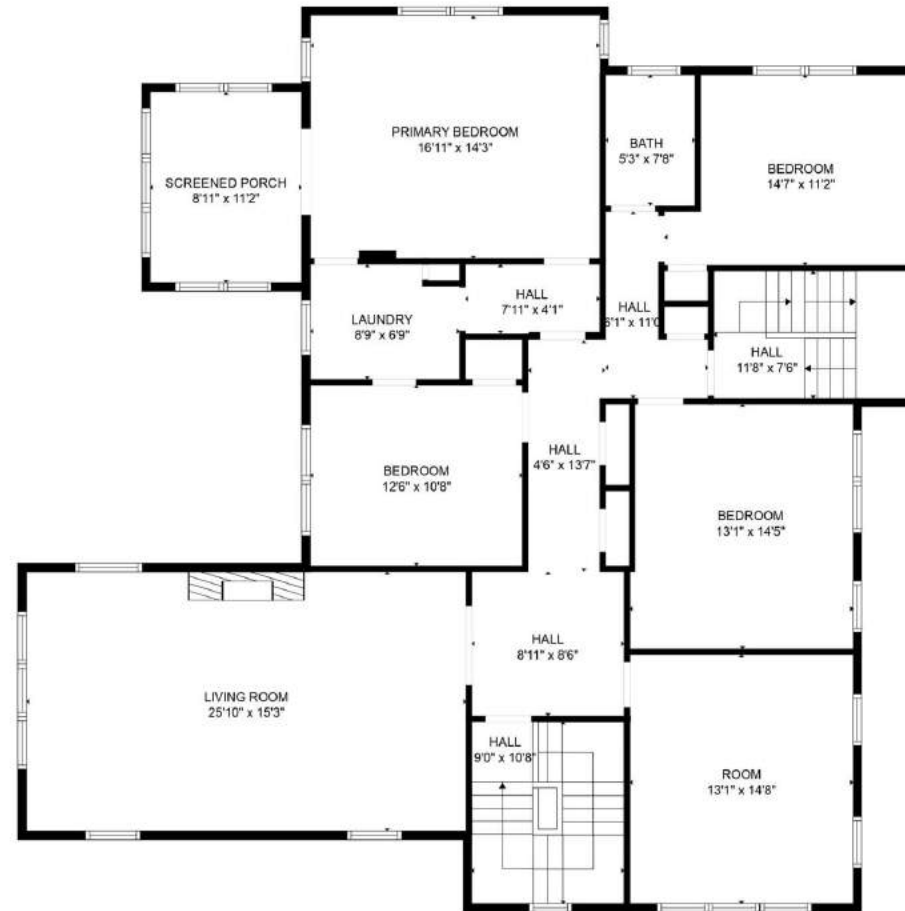
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FLOOR PLAN - 2ND LEVEL

212 RIDGEWOOD AVE
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TOTAL: 5844 sq. ft

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EXCLUDED AREAS: STORAGE: 131 sq. ft, ELECTRICAL ROOM: 132 sq. ft, SCREENED PORCH: 200 sq. ft,
LOW CEILING: 169 sq. ft, ATTIC: 157 sq. ft

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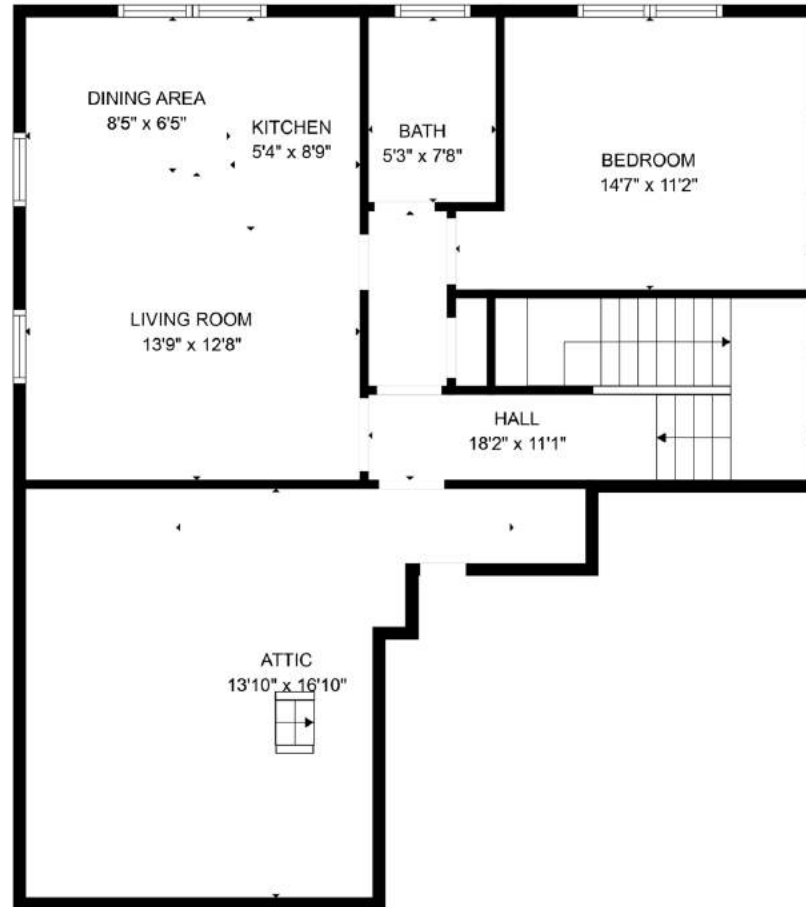
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FLOOR PLAN - 3RD LEVEL

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TOTAL: 5844 sq. ft

Below Ground: 1496 sq. ft, FLOOR 2: 1892 sq. ft, FLOOR 3: 1892 sq. ft, FLOOR 4: 564 sq. ft
EXCLUDED AREAS: STORAGE: 131 sq. ft, ELECTRICAL ROOM: 132 sq. ft, SCREENED PORCH: 200 sq. ft,
LOW CEILING: 169 sq. ft, ATTIC: 157 sq. ft

MEASUREMENTS ARE CALCULATED BY CURICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLAN - ALL LEVELS

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MINNEAPOLIS, MN 55403

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TOTAL: 5844 sq. ft

Below Ground: 1496 sq. ft, FLOOR 2: 1892 sq. ft, FLOOR 3: 1892 sq. ft, FLOOR 4: 564 sq. ft
EXCLUDED AREAS: STORAGE: 131 sq. ft, ELECTRICAL ROOM: 132 sq. ft, SCREENED PORCH: 200 sq. ft,
LOW CEILING: 169 sq. ft, ATTIC: 157 sq. ft

MEASUREMENTS ARE CALCULATED BY CURRICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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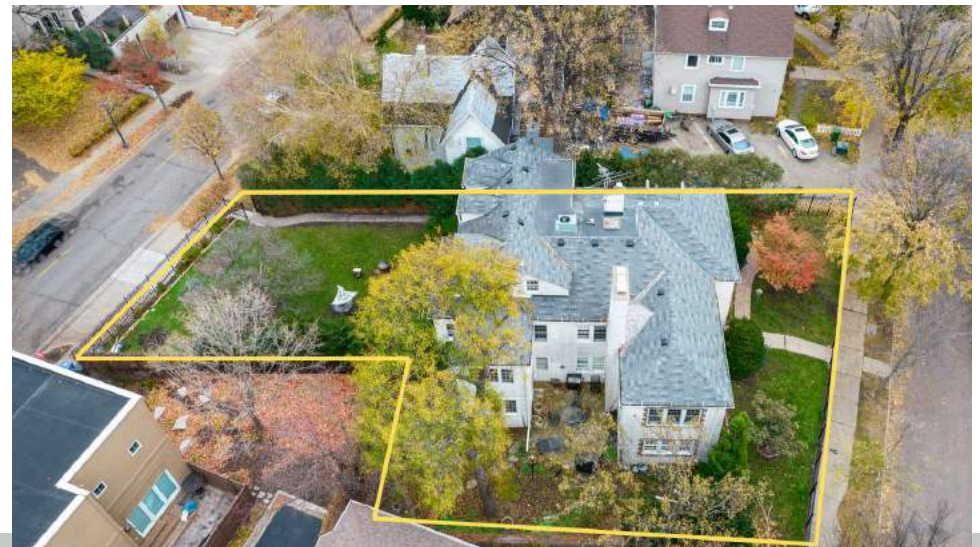
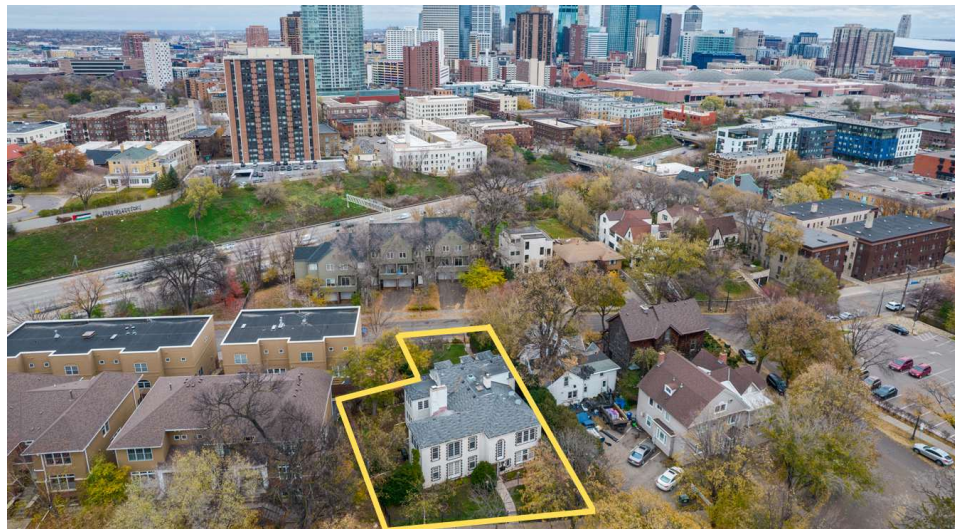
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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS - 1ST FLOOR UNIT

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ADDITIONAL PHOTOS - 1SR FLOOR UNIT

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ADDITIONAL PHOTOS - 1ST FLOOR UNIT

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ADDITIONAL PHOTOS - 1ST FLOOR UNIT

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ADDITIONAL PHOTOS - 1ST FLOOR UNIT

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ADDITIONAL PHOTOS - 2ND FLOOR OFFICES

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ADDITIONAL PHOTOS -2ND FLOOR OFFICES

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ADDITIONAL PHOTOS - 2ND FLOOR OFFICES

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ADDITIONAL PHOTOS -3RD FLOOR APT

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ADDITIONAL PHOTOS - BASEMENT APT

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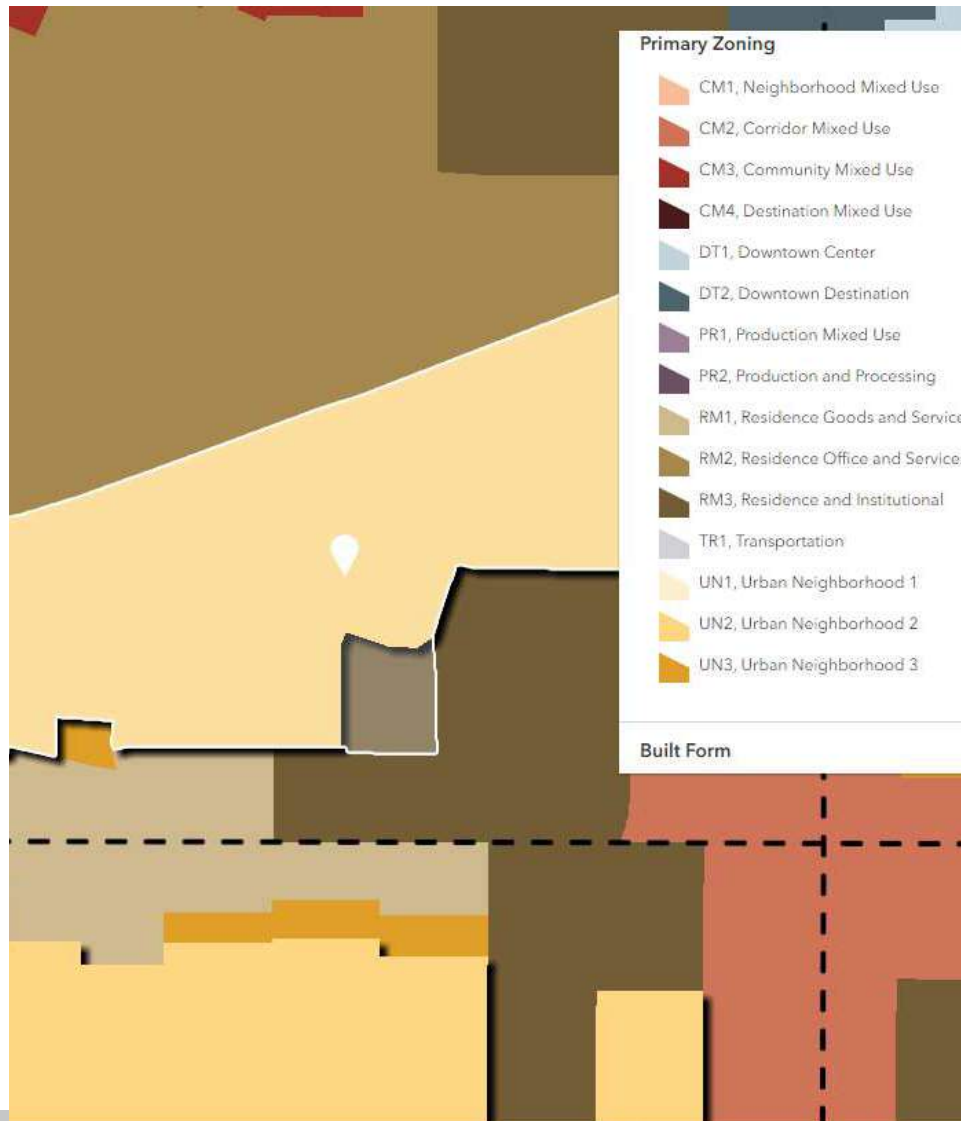


LOCATION INFORMATION

ZONING - UN2 URBAN NEIGHBORHOOD 2

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UN2 URBAN NEIGHBORHOOD 2

The UN2 Neighborhood District allows predominantly small to moderate-scale residential uses.

Permitted Uses:

- Market Garden
- Community Services such as: Child care center, community garden, and development achievement center
- Educational facilities such as: educational arts center, school, grades K-12
- Parks and Public Open Spaces
- Religious place of assembly
- Intentional Community
- Single room occupancy housing
- State credentialed care facility, serving six or fewer persons
- Single, two, or three family dwelling existing on the effective date of this ordinance
- Multiple-family dwelling, four units or more
- Common lot development

For more a full table of permitted uses:

<https://minneapolis2040.com/media/1979/table-545-1.pdf>

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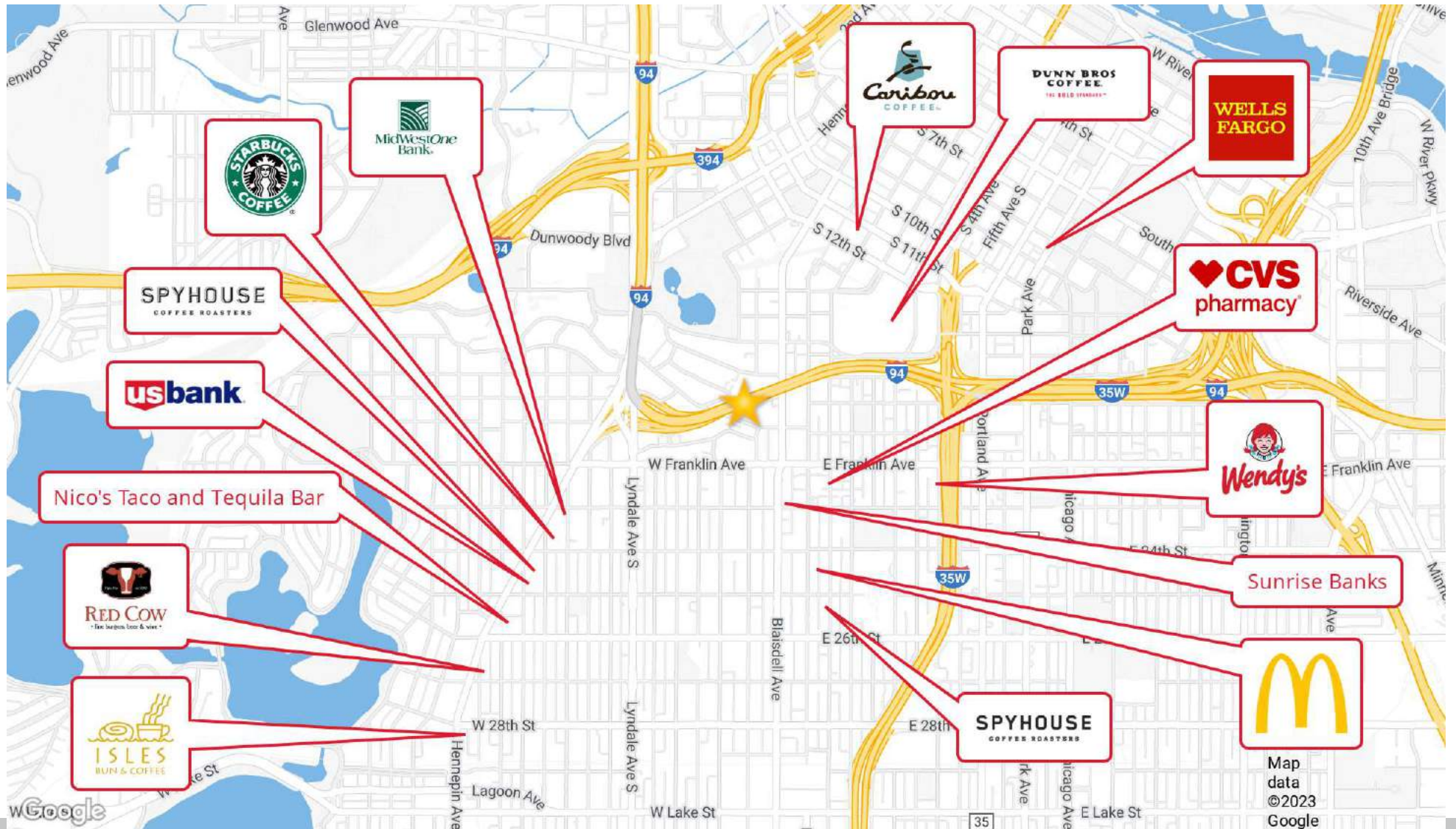
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RETAILER MAP

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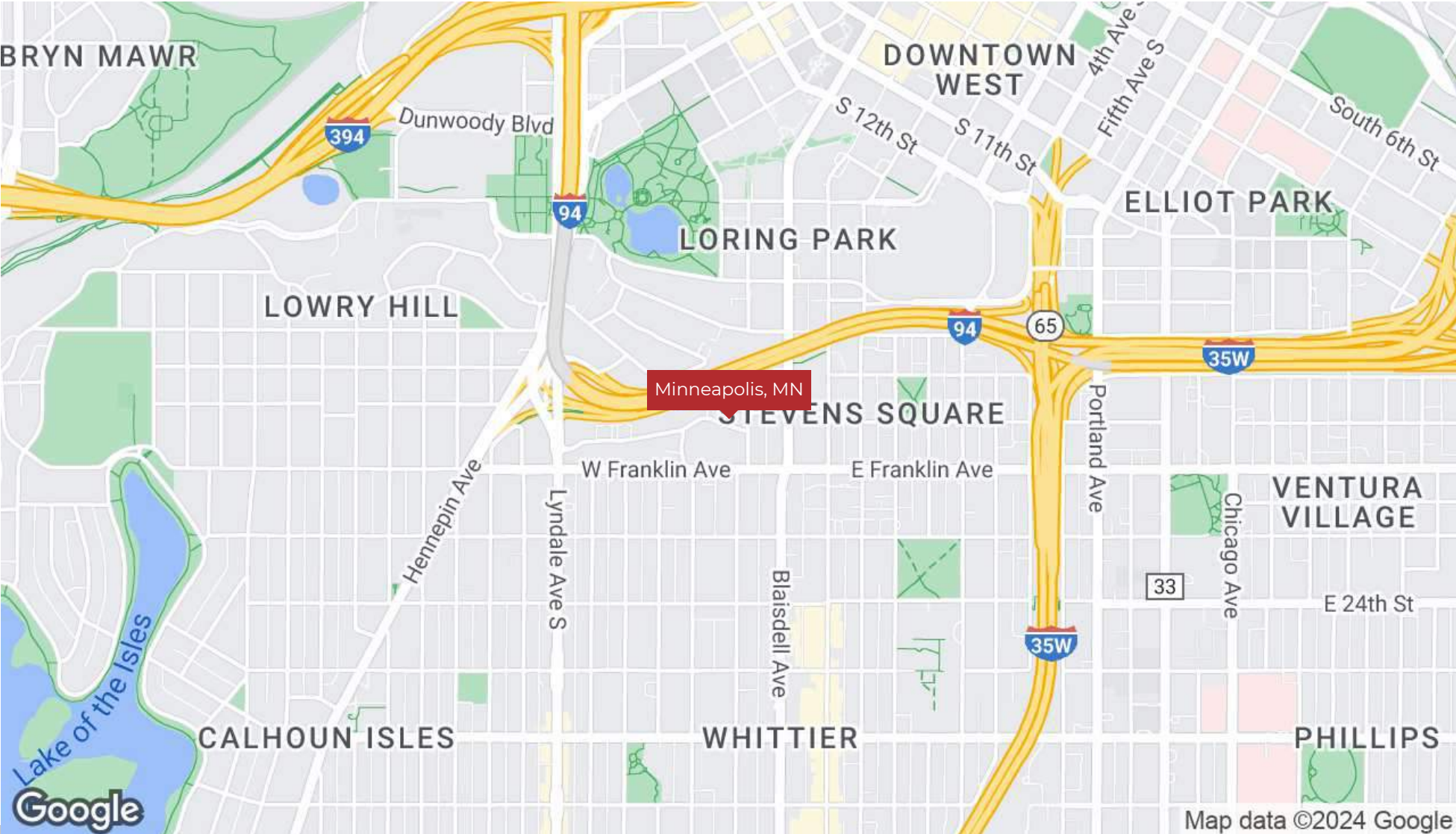
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REGIONAL MAP

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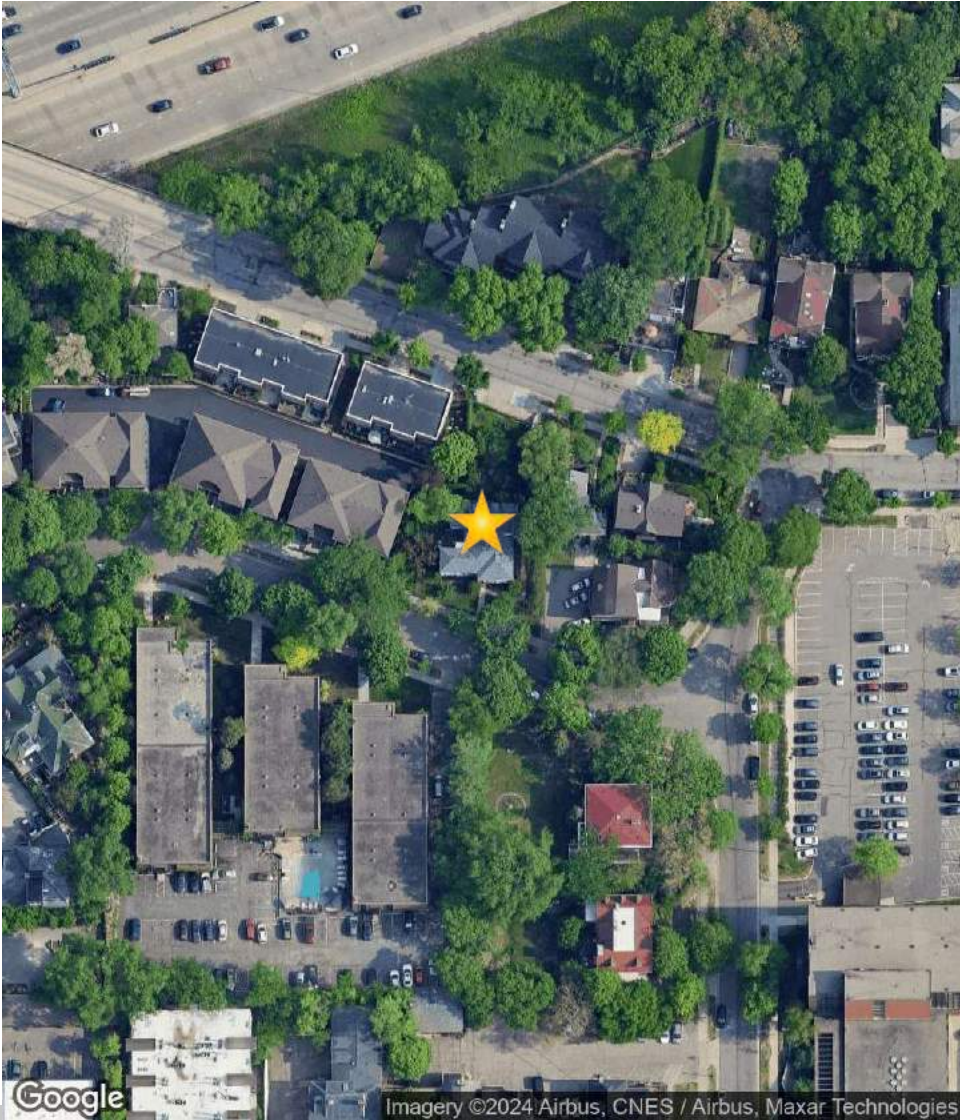
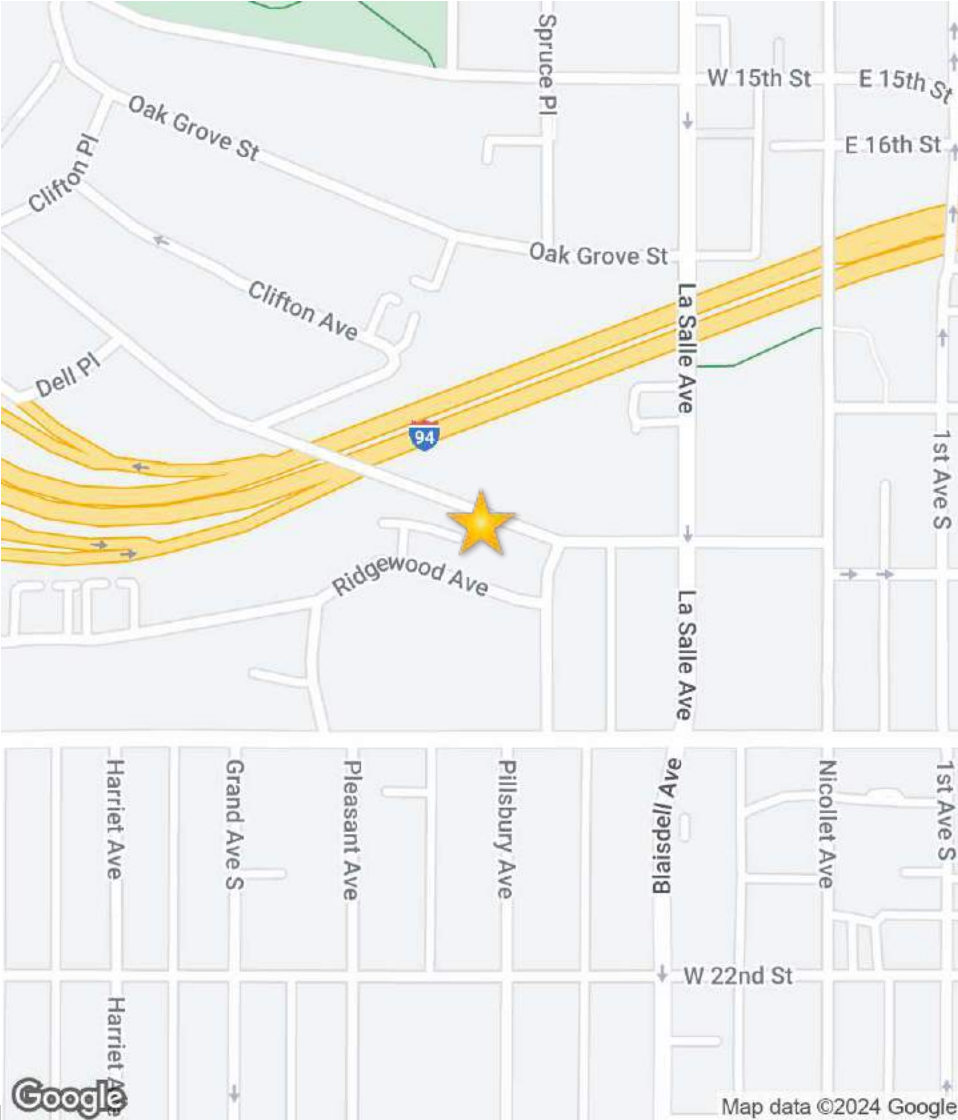
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LOCATION MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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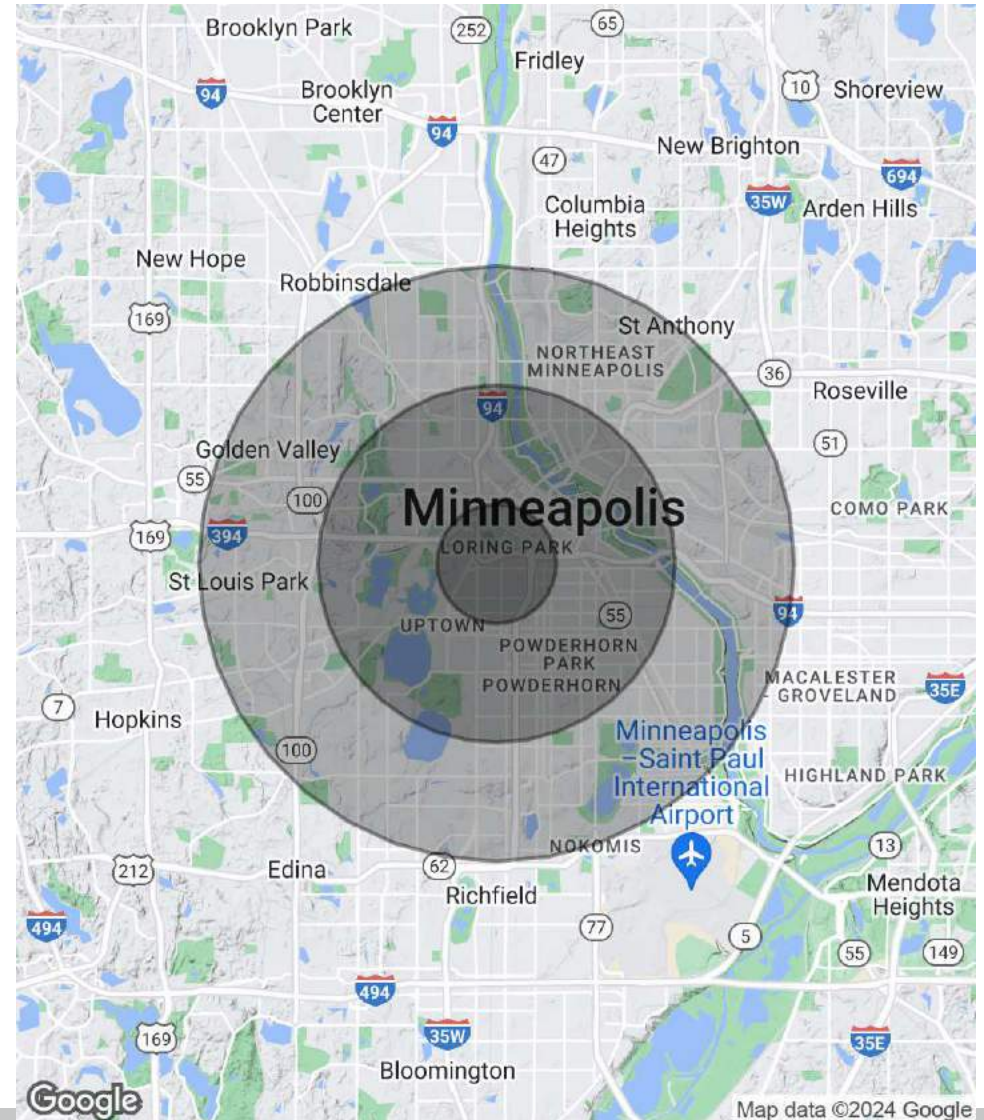
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	47,330	242,226	502,532
Average Age	31.8	30.6	32.5
Average Age (Male)	33.6	30.9	32.2
Average Age (Female)	30.2	30.6	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	27,875	112,671	221,507
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$50,259	\$61,161	\$68,095
Average House Value	\$250,688	\$295,035	\$300,885

2020 American Community Survey (ACS)



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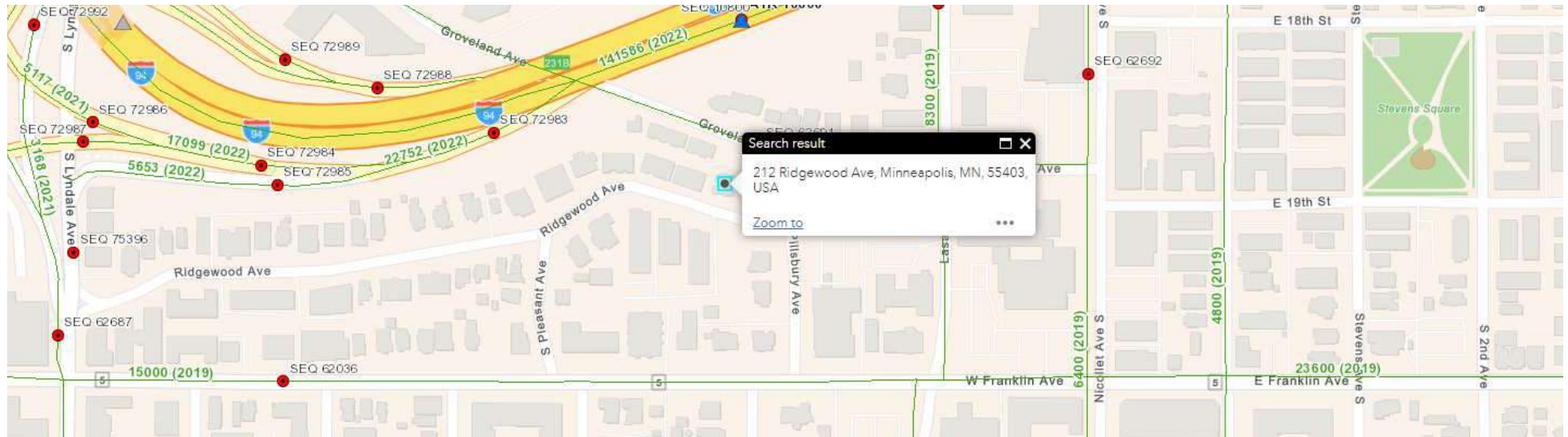
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TRAFFIC COUNT

212 RIDGEWOOD AVE
MINNEAPOLIS, MN 55403

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TRAFFIC COUNT

Groveland Ave	1,650 Vehicles Per Day
Franklin Ave	15,000 Vehicles Per Day
I-94	141,586 Vehicles Per Day



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Minneapolis, MN



St. Paul, MN

ABOUT THE TWIN CITIES



ABOUT THE TWIN CITIES

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ABOUT THE TWIN CITIES

The Minneapolis - St. Paul metro area is a thriving community of nearly 3 million people, in 7 counties and 182 communities, encompassing nearly 3,000 miles. A strong diversified economy, excellent education system and a high quality of life attract people to the region and keep them here, It's a great place to live, work, raise a family and do business. Our region is home to 19 "Fortune 500" corporations and boasts a highly educated workforce. Our average household income is among the highest in the nation, and our unemployment rate among the lowest. Thriving arts, music and theater communities and several professional sports, help make our region a magnet for creative young professionals. Our renowned park system includes 52 parks, 8 special recreation features and 340 miles of interconnected trails. Popular with residents and visitors alike, regional parks boast more than 47 million visits a year - more than the Mall of America! Open your eyes and see yourself here. The Twin Cities has all you need from sports to nightlife. Whether you're looking for big city lights or want to have a quiet evening with family along the Mississippi River, this is the place to be. We're home of Prince, the St. Paul Winter Carnival, the Minnesota State Fair and a Cat Video Festival. We have the nation's oldest sketch comedy theater with the Brave New Workshop and have professional sports teams in football, basketball (men's & women's), baseball, hockey (men's & women's) and soccer.

Sources: Met Council, ExploreMN, Visit Twin Cities

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