



FOR SALE | 2 TRIPLEXES + 5 LOTS

6025-6045 Brooklyn Blvd

Brooklyn Center, MN

Results
COMMERCIAL
RE/MAX RESULTS

LISTING BROKERS



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6043 BROOKLYN BLVD
LOT 2 TRIPLEX

6045 BROOKLYN BLVD
LOT 1 TRIPLEX

Brooklyn Blvd

EXECUTIVE SUMMARY

61st Ave N

Parcel Summary

Parcel	Asking Price	Building SF	Lot SF	Lot Acres
6045 Brooklyn Blvd – Triplex / Lot 1	\$799,000	3,885	12,280	0.28
6043 Brooklyn Blvd – Triplex / Lot 2	\$799,000	3,885	8,472	0.19
Lot 3 – Vacant Development Lot	ASKING PRICE \$500,000 Vacant Development Lots Lots 3–7 Collectively	—	8,856	0.20
Lot 4 – Vacant Development Lot		—	9,194	0.21
Lot 5 – Vacant Development Lot		—	8,048	0.18
Lot 6 – Vacant Development Lot		—	6,926	0.16
Lot 7 – Vacant Development Lot		—	11,788	0.27
TOTAL	\$2,098,000	7,770	65,564	1.51

* \$500,000 asking price is for Lots 3–7 collectively (vacant development lots).

Property Overview

- **2 Brand New Triplexes + 5 Triplex Development Lots**
- For Sale **Individually** or as a **package(s)**
- See Recorded Plat with **7 total lots** - each Triplex is now on its own parcel
- **\$799,000 per Triplex**
- **Purchase all 5 Land Parcels** (1.03 Acres) for **\$500,000 total**
- **5 Additional Triplex Lots Fully Entitled:** 5 development lots approved for 15 additional units
- **21 Total Units at Full Buildout** across seven triplex buildings
- **Shovel-Ready Development Opportunity:** All discretionary approvals and entitlements have been secured
- **Completed Site Work & Infrastructure:** Major roads, utilities, grading, and drainage improvements are already in place
- **Comprehensive Plans Included:** Architectural drawings, civil engineering plans, and supporting development documents will transfer with the sale
- **Each triplex is 3,885 SF - 1,295 SF per unit/floor** - spacious and functional residential layouts



Property Overview

- **Attractive Modern Interiors** featuring contemporary kitchens, stainless-steel appliances, spacious living areas, and in-unit laundry
- All 7 Parcels: **1.51 Acres total with 1.03 Acres of vacant land for development**
- **Neighborhood Mixed-Use District Zoning** supporting residential and compatible mixed-use development
- **Off-Street Paved Parking** serving the completed buildings and future development
- **Ideal Investor or Developer Opportunity** combining existing improvements with significant expansion potential
- **Reduced Development Risk & Timeline:** Completed infrastructure, secured entitlements, and available plans allow a buyer to move efficiently toward vertical construction
- **Convenient Brooklyn Center Location** near Highway 100, I-94, I-694, neighborhood amenities, parks, restaurants, and major employment centers
- **Contact Listing Broker** Hayden Hulsey, CCIM for questions and tours



Offering Summary

Portfolio Asking Price	\$2,098,000
6045 Triplex Sale Price	\$799,000
6043 Triplex Sale Price	\$799,000
All 5 Lots (1.03 Acres)	\$500,000 Total
Zoning	MX-N1
Triplexes Year Built	2022
2026 Taxes (All Parcels)	\$34,340



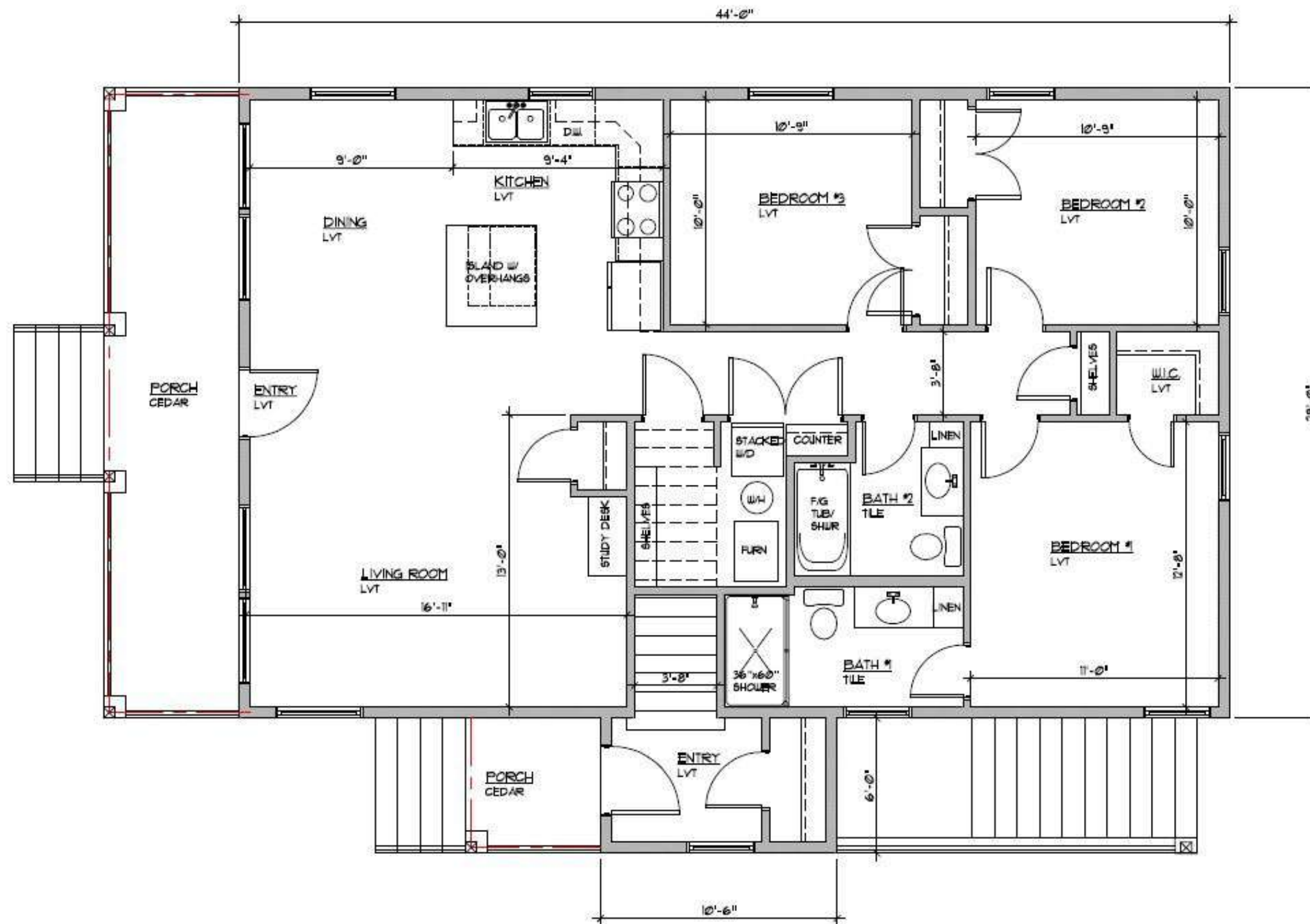


FLOOR & SITE PLANS

6025-6045 Brooklyn Blvd, Brooklyn Center, MN



As-Built 1st Level

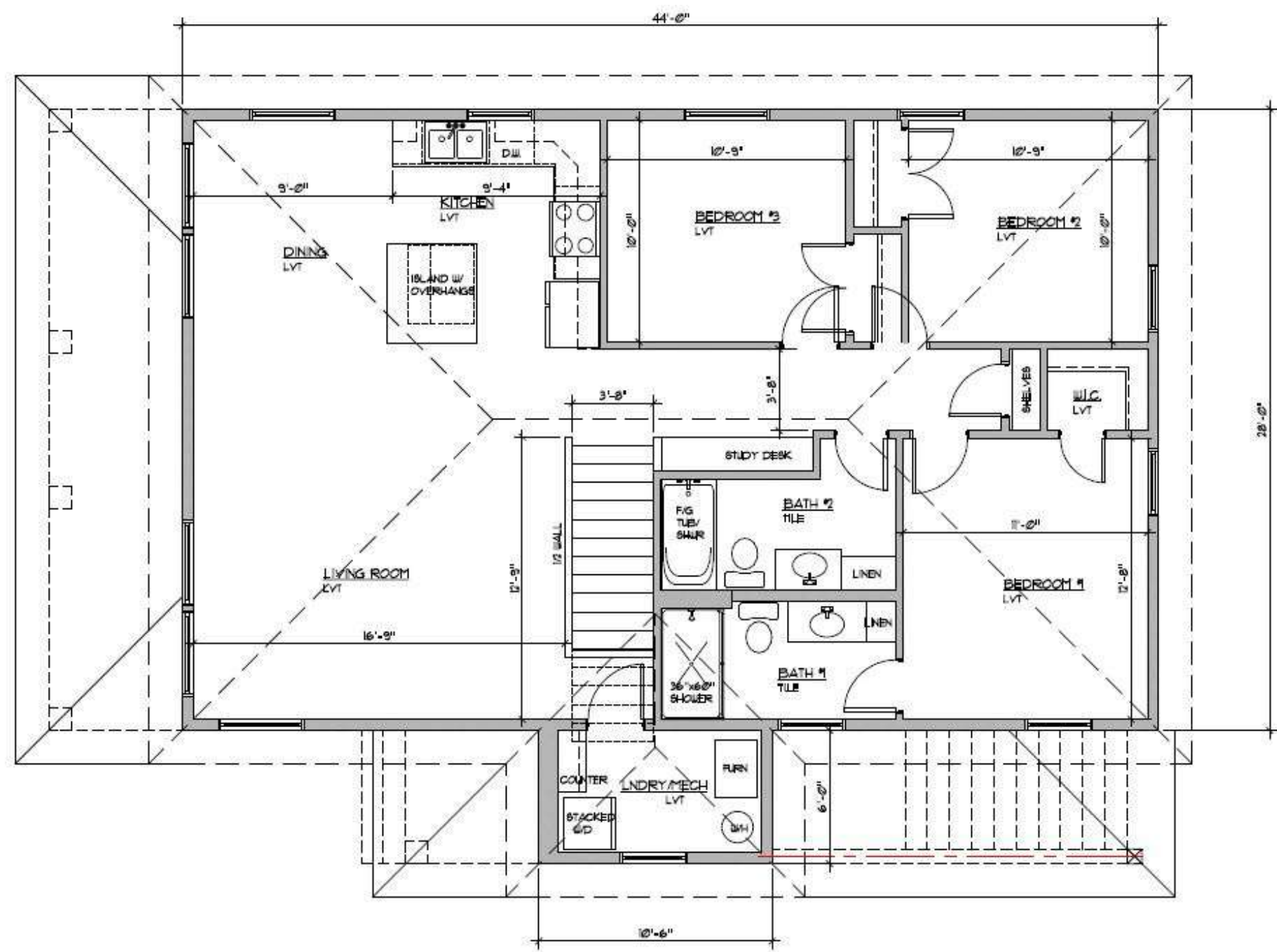


FIRST FLOOR S.F. = 1,295
 SECOND FLOOR S.F. = 1,295
 BASEMENT S.F. = 1,295
 TOTAL S.F. = 3,885
 FRONT PORCH S.F. = 1682

FIRST FLOOR HEADERS = 1'-11" U.N.O.
 FIRST FLOOR CEILING = 9'-0"
 ANDERSSON 400 D.H. WINDOWS

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

As-Built 2nd Level

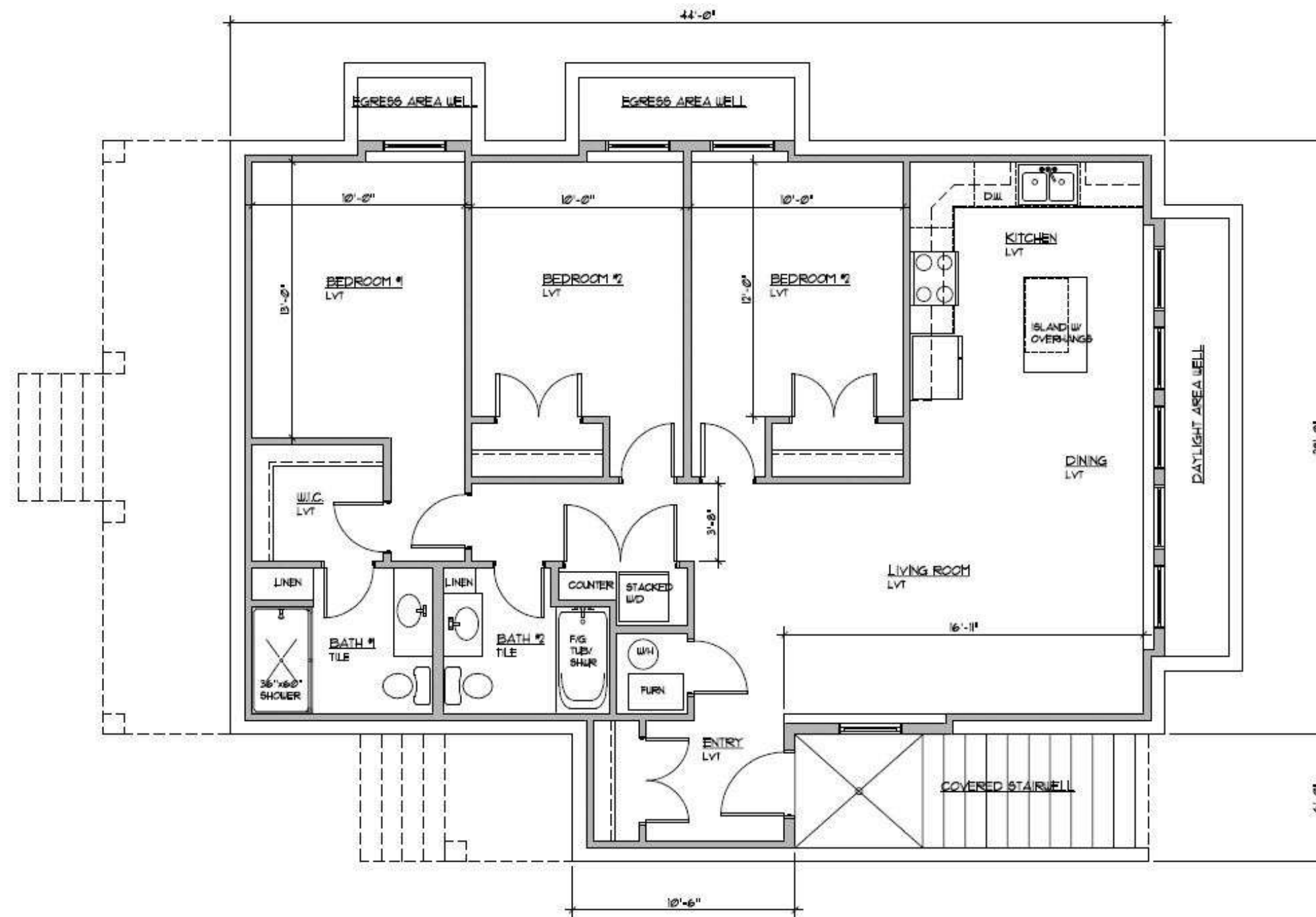


FIRST FLOOR S.F. = 1295
SECOND FLOOR S.F. = 1295
BASEMENT S.F. = 1295
TOTAL S.F. = 3885
FRONT PORCH S.F. = 1682

SECOND FLOOR HEADERS = 7'-11" U.N.O.
SECOND FLOOR CEILING = 9'-0"
ANDERSSON 400 D.H. WINDOWS

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

As-Built Basement



FIRST FLOOR S.F. = 1,295
 SECOND FLOOR S.F. = 1,295
 BASEMENT S.F. = 1,295
 TOTAL S.F. = 3,885
 FRONT PORCH S.F. = 1682

BASEMENT HEADERS = 7'-8" U.N.O.
 BASEMENT CEILING = 8'-10"
 ANDERSSON 400 D.H. WINDOWS

BASEMENT / FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

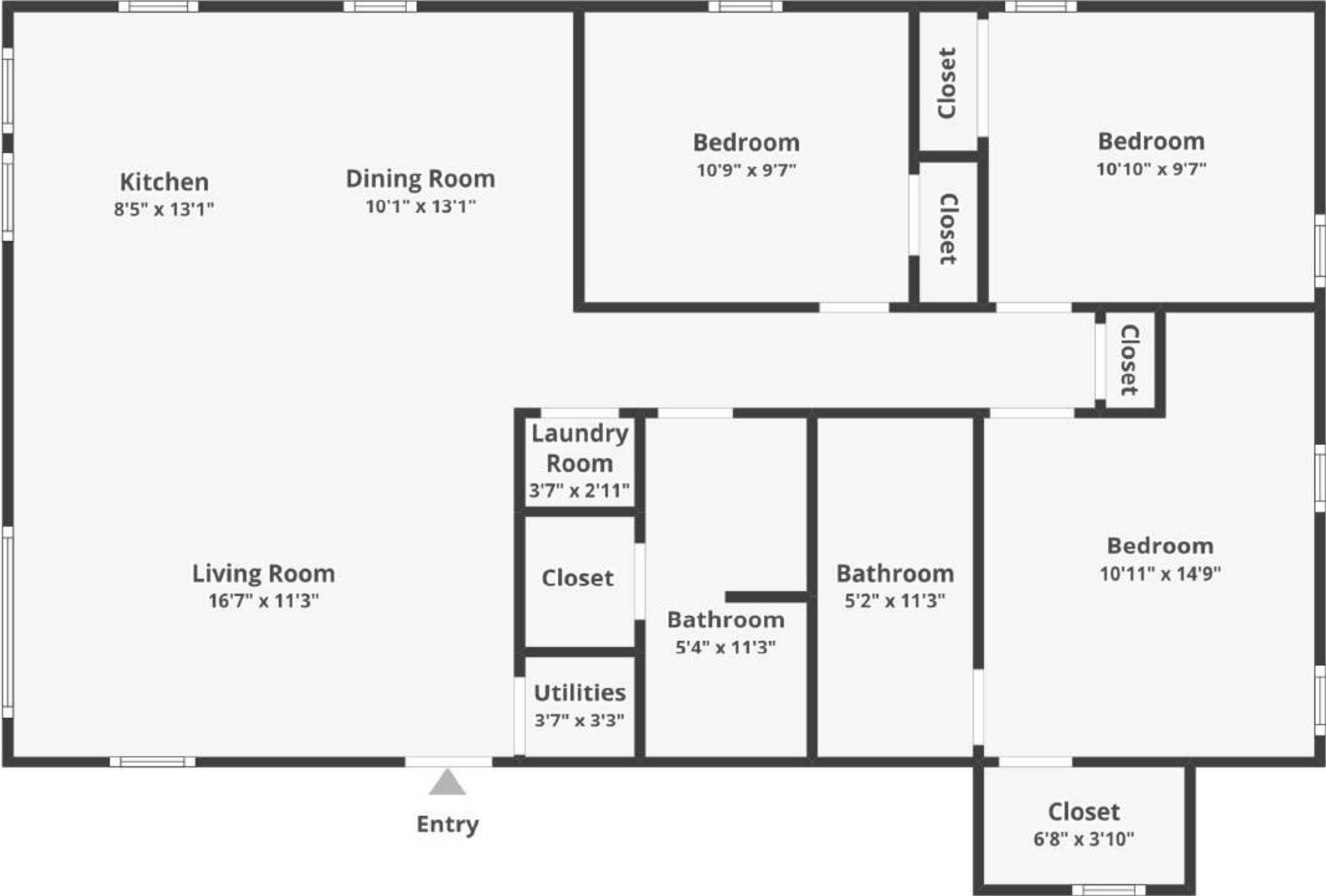
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1st Level Floor Plan



**all dimensions are approximate*

2nd Level Floor Plan



**all dimensions are approximate*

Basement Floor Plan

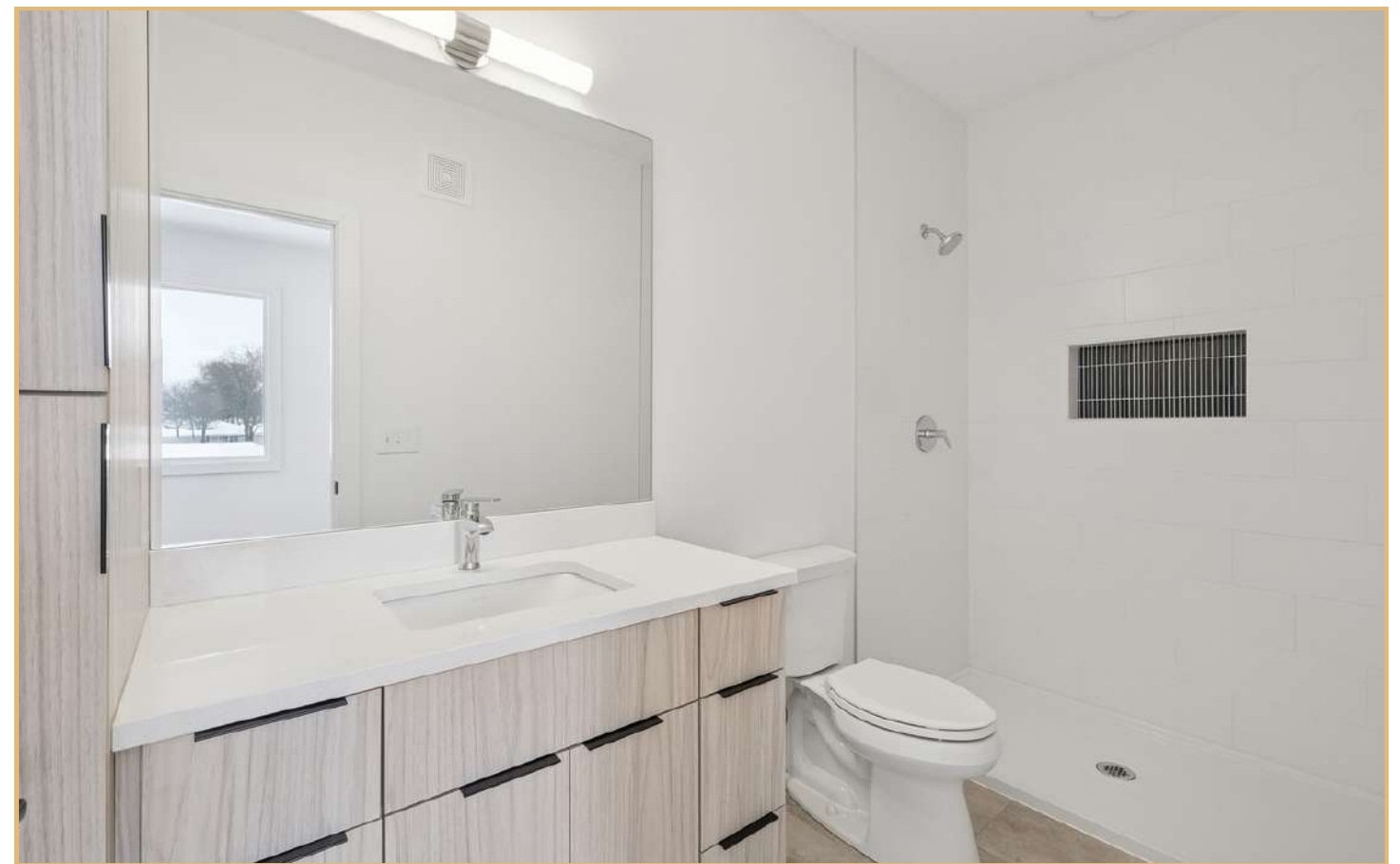


**all dimensions are approximate*



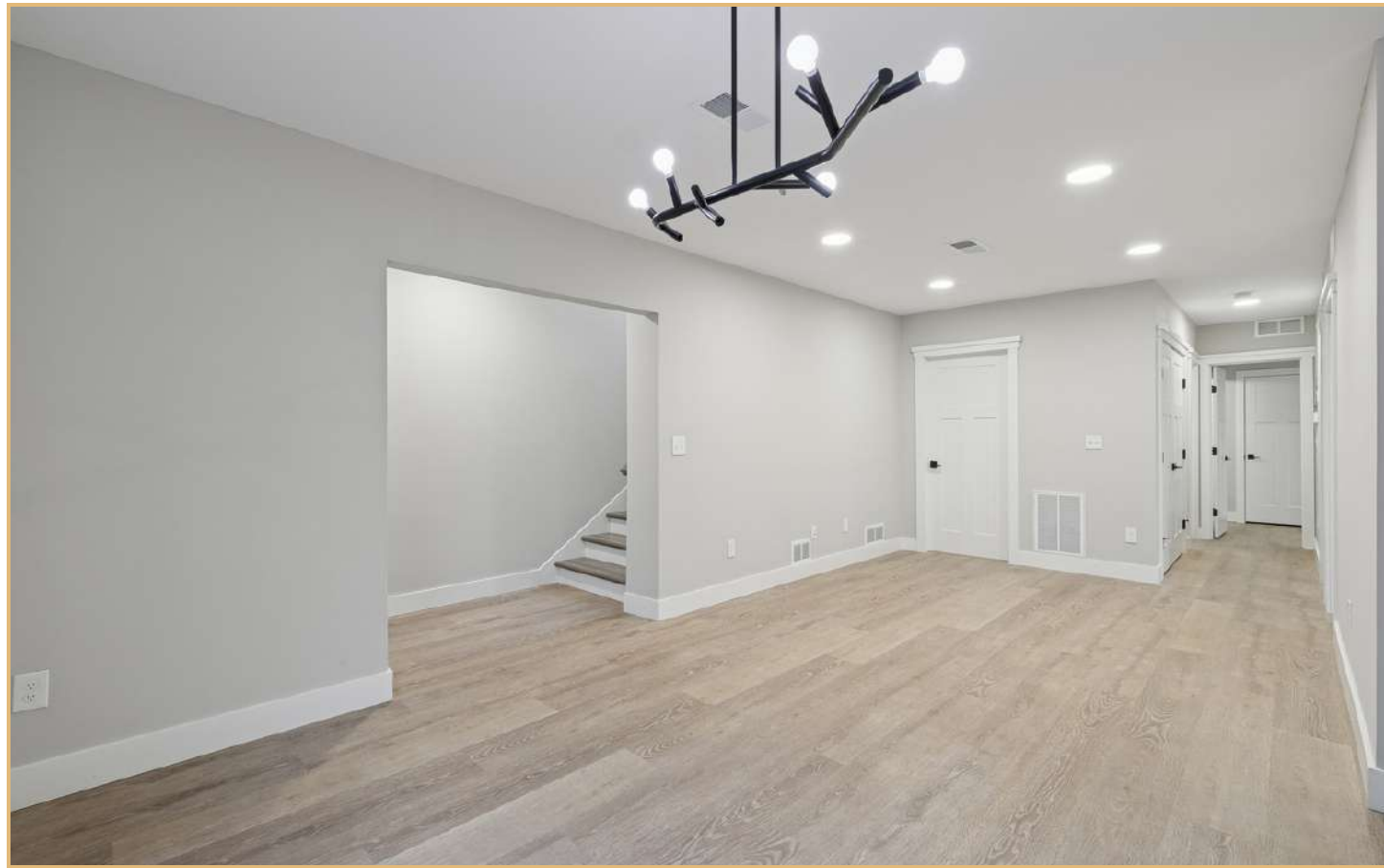
PHOTO GALLERY

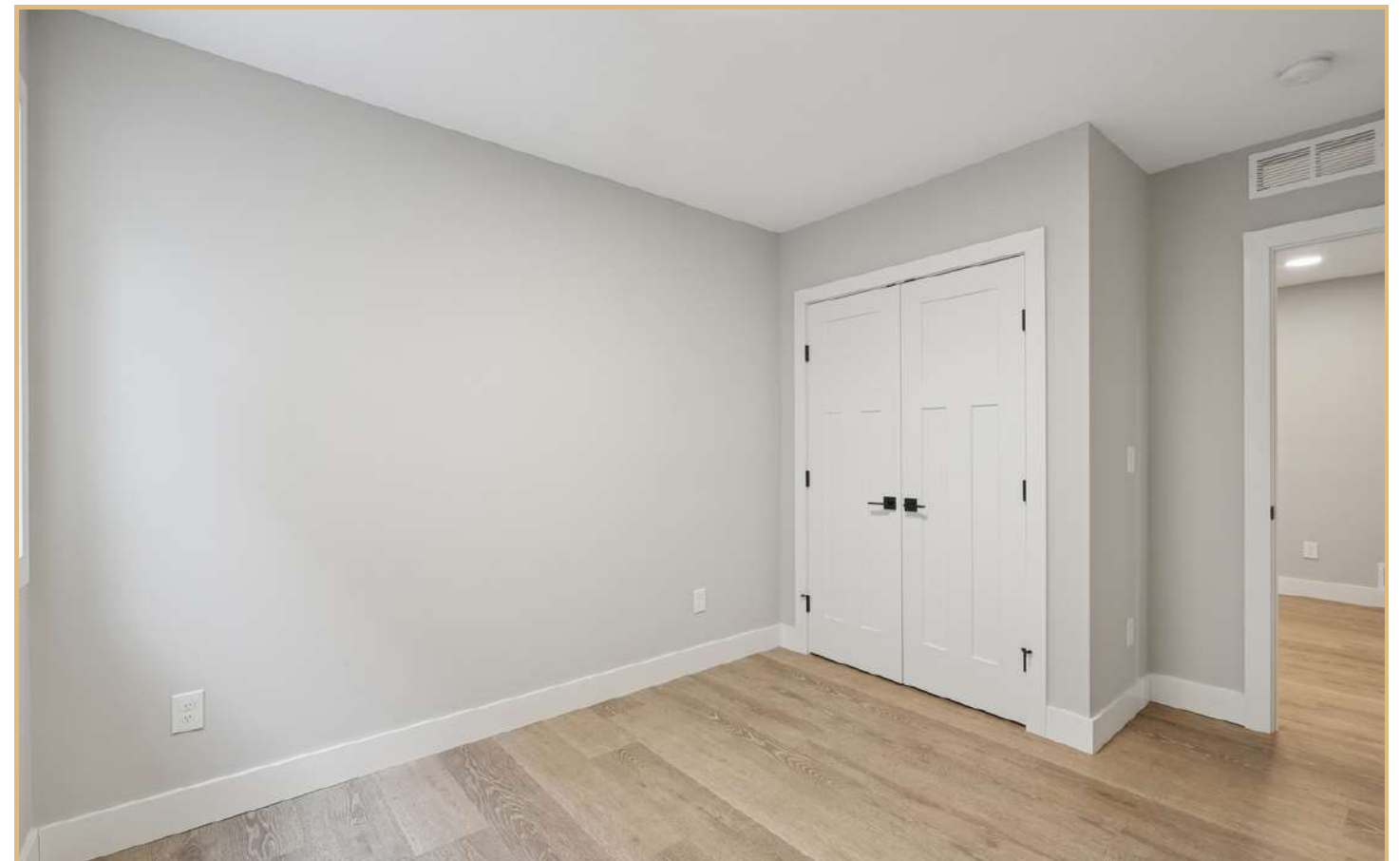














ZONING INFORMATION



The MX-N1 Neighborhood Mixed-Use district accommodates low- to medium-density residential and multi-family residential development, with or without small scale ground floor non-residential uses. It is intended primarily for use along arterial corridors, at or near major intersections, and adjacent to areas zoned MX-N2 or similarly zoned higher density uses. **Prospective buyers, developers, and any representatives are encouraged to consult with the City of Brooklyn Center to confirm permitted uses, allowable density, setbacks, building requirements and any site-specific approvals.**

Zoning Code

Zoning Map



LOCATION INFORMATION

Parcel Map Outline Prior to New Plat with 7 lots



Regional Map





ABOUT BROOKLYN CENTER

BROOKLYN CENTER

The property is positioned within an established Brooklyn Center residential area with convenient access to shopping, dining, schools, parks, and everyday services. The surrounding one-mile area includes more than 11,000 residents and 4,000 households, with an average household income of approximately \$91,700—supporting continued demand for quality rental housing.

Convenient access to major roadways such as I-694 & Hwy 100, public transit, downtown Minneapolis, and the broader Twin Cities metro further enhances its appeal as a multifamily investment and development opportunity.



427,246

MINNEAPOLIS POPULATION

11,130

POPULATION WITHIN 1 MILE

\$92,851

AVERAGE HH INCOME WITHIN 0.25 MILE



DEMOGRAPHICS

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	906	3,647	11,130
Average Age	33.6	34.4	35.7
Average Age (Male)	33.3	33.4	34.3
Average Age (Female)	36.0	36.3	36.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	358	1,360	4,018
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$92,851	\$91,168	\$91,753
Average House Value	\$373,418	\$358,375	\$330,100

2023 American Community Survey (ACS)

About Brooklyn Center



Brooklyn Center offers a highly connected location within the Twin Cities, with convenient access to downtown Minneapolis and major employment centers throughout the metro. Interstates 94 and 694, Highway 100, Highway 252, and established transit routes provide efficient regional connectivity. The city's residential neighborhoods, retail destinations, parks, schools, healthcare facilities, and everyday services create a convenient and well-established suburban environment.

Brooklyn Center benefits from its proximity to Minneapolis, major regional highways, the Mississippi River, and employment centers throughout the northwest metro. Its combination of accessible housing, established neighborhoods, recreational amenities, development opportunities, and regional connectivity supports continued rental demand and positions the area as an attractive market for multifamily investment and new housing development.

To learn more, please visit: brooklyncentermn.gov

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.