



CVS
pharmacy



DOLLAR TREE



Hiawatha Ave

Cub
FOODS

26th Ave S

2828 & 2824 27th Ave S
Minneapolis, MN

E 29th ST

27th Ave S

FOR SALE

MPLS URBAN INFILL REDEV LOT
2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

Results
COMMERCIAL
RE/MAX RESULTS

TABLE OF CONTENTS

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

Confidentiality & Disclaimer

All materials and information received or derived from RE/MAX Results Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Results Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. RE/MAX Results Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Results Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Results Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. 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.

Contents

PROPERTY INFORMATION	3
ZONING INFORMATION	6
ADDITIONAL LOTS FOR SALE	8
PROPERTY PHOTOS	10
LOCATION INFORMATION	13
DEMOGRAPHICS	16
MEET THE TEAM - RESULTS COMMERCIAL	19

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



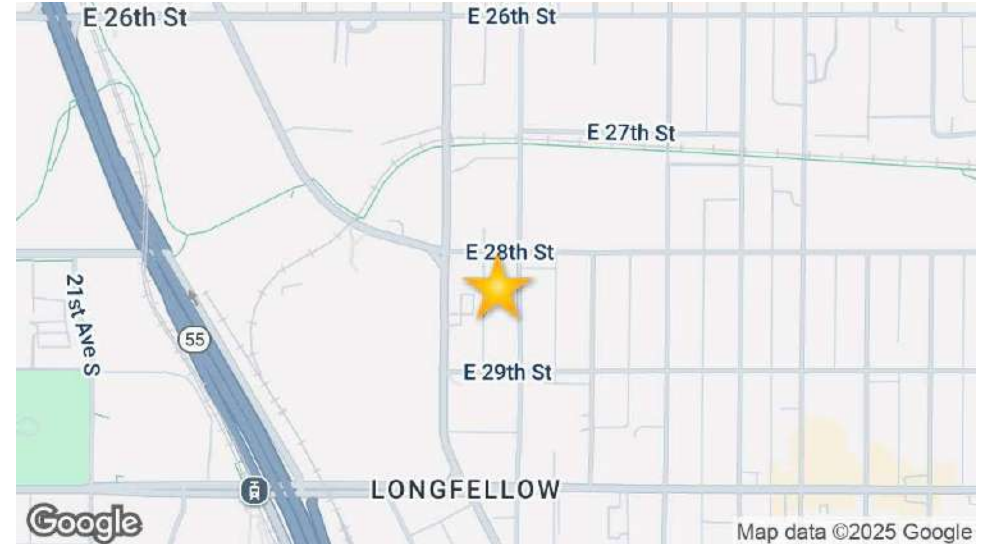


PROPERTY INFORMATION

EXECUTIVE SUMMARY

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 1 / PAGE 4



PROPERTY OVERVIEW

Results Commercial is pleased to present for sale two contiguous parcels located at 2828 & 2824 27th Ave S, Minneapolis, MN 55406. Both lots are currently vacant and primed for redevelopment. There are many new developments in the immediate area including apartments under construction on same block.

These lots totaling 14,810 SF are in an excellent location only blocks from East Lake Street and Hiawatha Ave with strong traffic counts and public transit. This attractive neighborhood in Minneapolis has tons to offer with convenient access to Target, CVS, Cub Foods & Pharmacy, Aldi, fast food restaurants, fitness centers, and entertainment options.

With generous zoning of UN3 – Urban Neighborhood District & CM3 – Community Mixed-Use District there are many permitted uses including moderate to large-scale residential uses, community service centers, educational facilities, lower-impact production facilities and much more.

Contact listing brokers for more information at Mark@resultscommercial.com & sawyer@resultscommercial.com.

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



PROPERTY DETAILS

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 1 / PAGE 5

SALE PRICE

\$488,730

PROPERTY DETAILS

Property Type	Land
Property Subtype	Multifamily
Lot Size	14,810 SF
APN#	36-029-24-43-0106 & 36-029-24-43-0037

PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

UTILITIES & AMENITIES

Power	Yes
-------	-----

LOCATION INFORMATION

Street Address	2828 & 2824 27th Ave S
City, State, Zip	Minneapolis, MN 55406
County/Township	Hennepin

LAND

Number Of Lots	2
Best Use	Redevelopment
Water	Yes
Telephone	Yes
Sewer	Yes

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com





ZONING INFORMATION

ZONING - UN3 & CM3

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 7

UN3 - URBAN NEIGHBORHOOD DISTRICT & CM3 - COMMUNITY MIXED-USE DISTRICT

The UN3 Urban Neighborhood District allows predominantly moderate to large-scale residential uses near transit routes and METRO stations.

The CM3 Community Mixed-Use District allows large-scale mixed-use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Nonresidential uses that are accessible to the general public are required at the street level.

For More Information Please Visit: <https://minneapolis2040.com/media/1979/table-545-1.pdf>

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



27th Ave S

Additional Lots For Sale

E 29th St

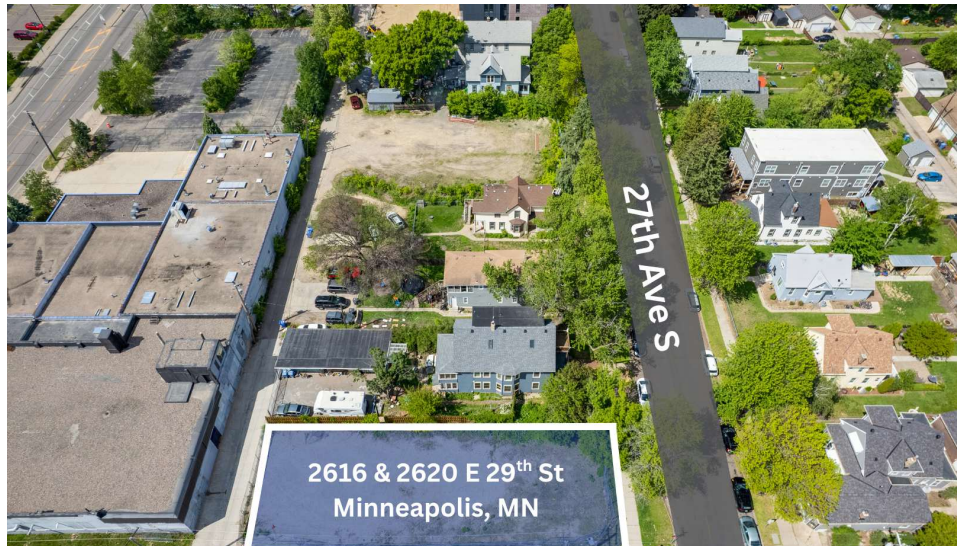
Minneapolis, MN



ADDITIONAL LOT FOR SALE

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 3 / PAGE 9



ADDITIONAL LOT FOR SALE

Results Commercial is pleased to offer 2 additional lots that are 2 parcels west of 2828 & 2824 27th Ave S. The additional lot is addressed as 2616 & 2620 E 29th St. The lot is 7,406 SF and can be purchased with or without the subject for \$244,398. The lot holds the same zoning. Reach out to listing brokers for more information.

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



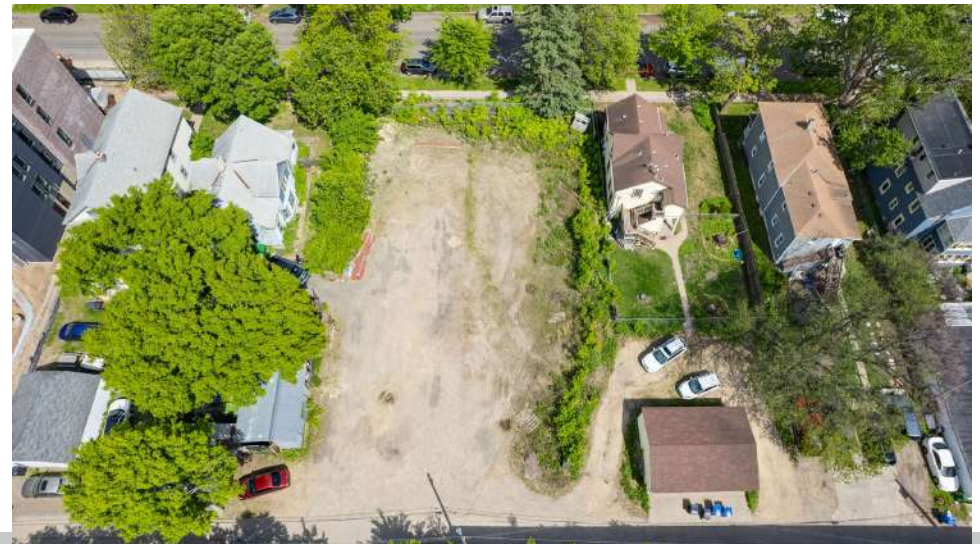


PROPERTY PHOTOS

ADDITIONAL PHOTOS

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 4 / PAGE 11



Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

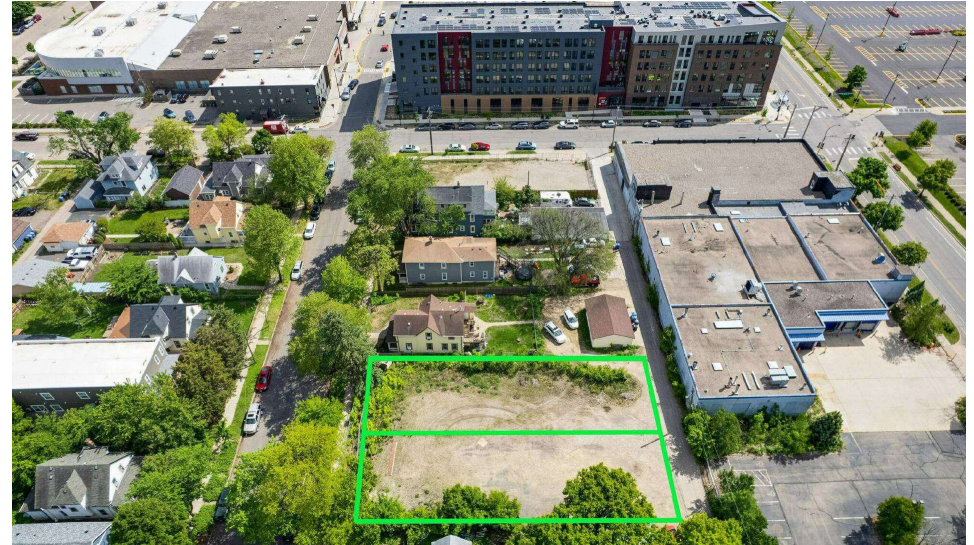
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

ADDITIONAL PHOTOS

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 4 / PAGE 12



Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS



LOCATION INFORMATION

URBAN RETAILER MAP

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 5 / PAGE 14



Presented By:

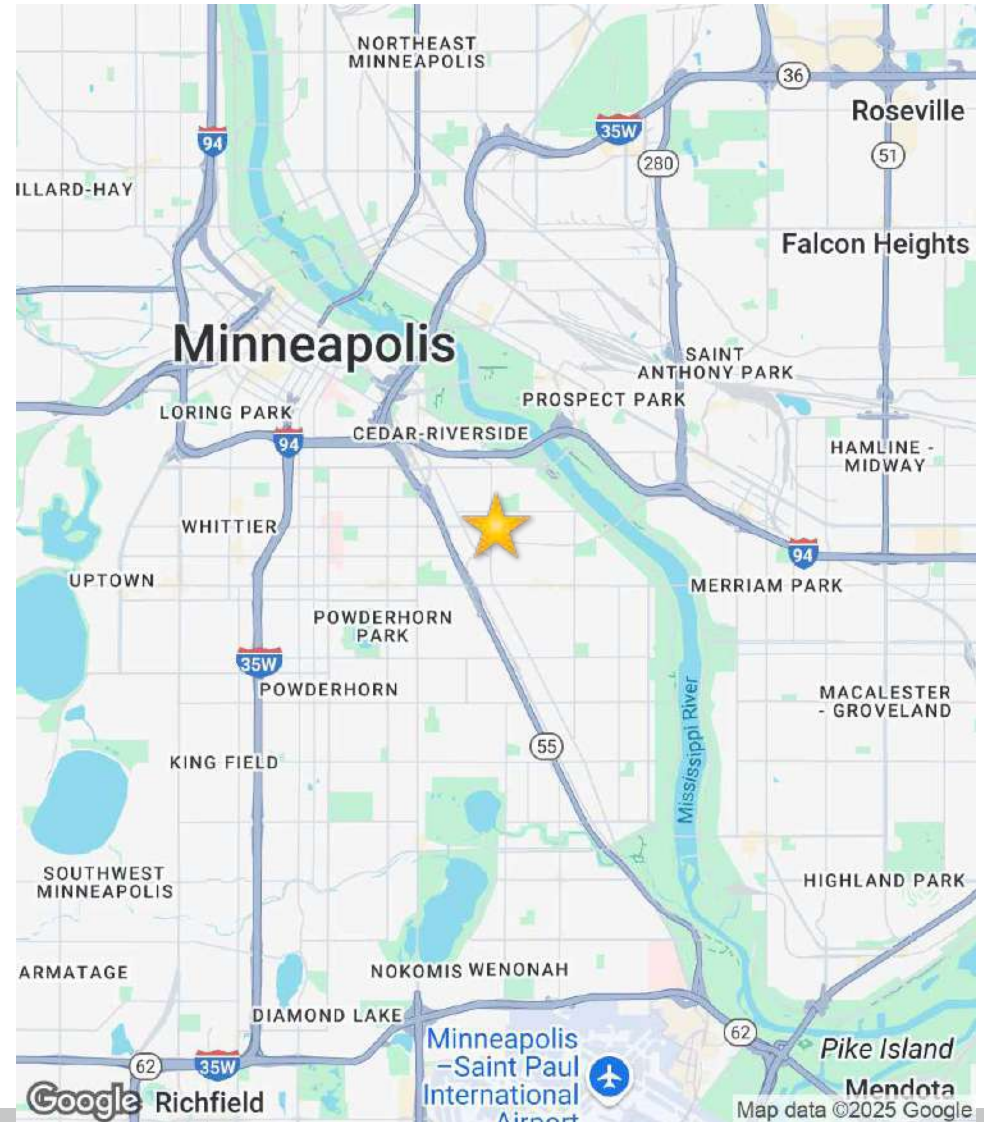
Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

Results
COMMERCIAL
RE/MAX RESULTS

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

An aerial photograph of a neighborhood in Minneapolis, Minnesota, specifically the Longfellow area. The map shows a grid of streets. A yellow star is placed at the intersection of E 28th St and 26th Ave S. To the west of the star, a major highway (I-55) runs diagonally. The map is labeled with street names: E 24th St, E 25th St, E 26th St, E 27th St, E 28th St, E 29th St, E 30th St, E 31st St, E 32nd St, E 33rd St, Evergreen Dr, 20th Ave S, 21st Ave S, 22nd Ave S, 23rd Ave S, 24th Ave S, 25th Ave S, 26th Ave S, 27th Ave S, 28th Ave S, 29th Ave S, 30th Ave S, 31st Ave S, 32nd Ave S, 33rd Ave S, Minnehaha Ave, and Seward. The area is densely built up with various buildings and green spaces. The map is credited to Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEBCO.



Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com
Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com





DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 6 / PAGE 17

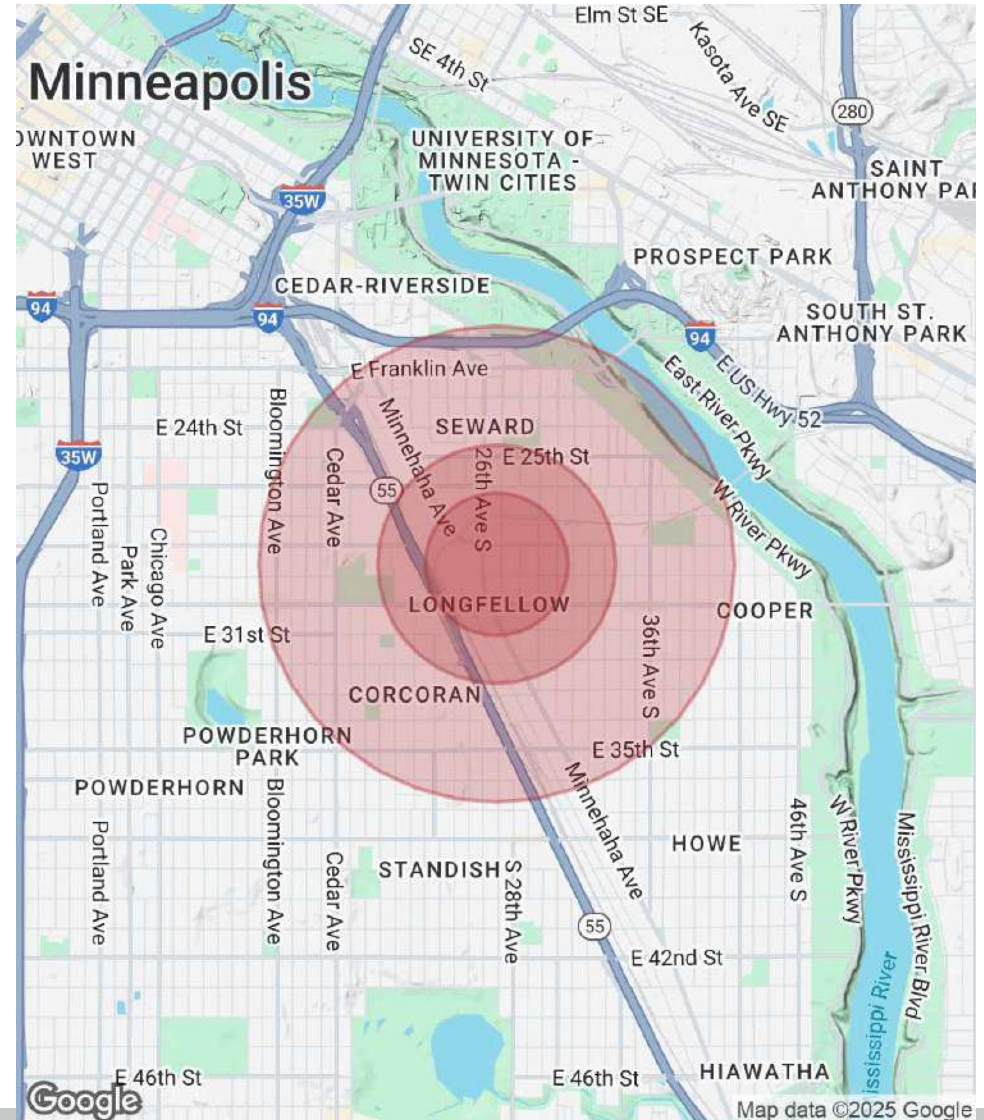
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	779	3,439	25,838
Average Age	38	38	37
Average Age (Male)	39	38	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,635	10,743
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$68,907	\$80,538	\$85,536
Average House Value	\$294,233	\$341,128	\$340,497

Demographics data derived from AlphaMap



Presented By:

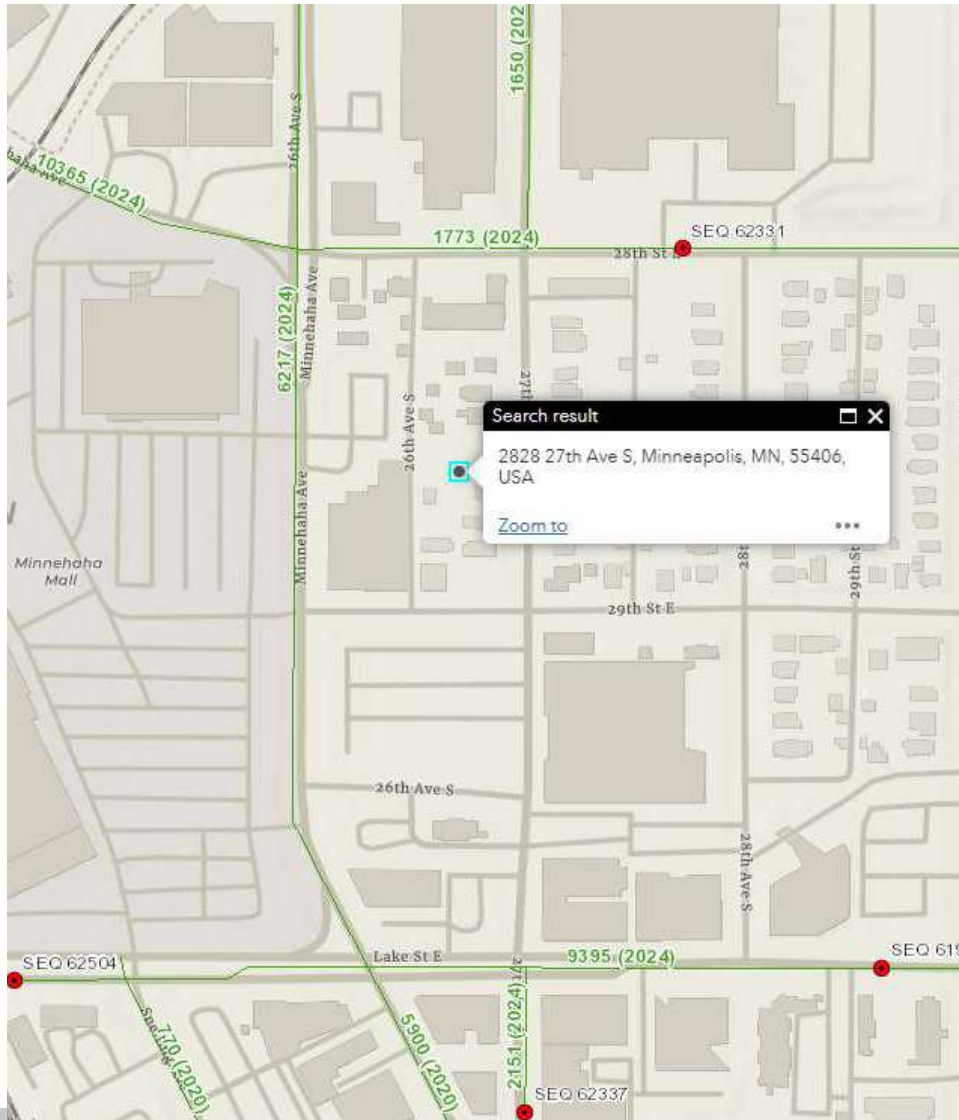
Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

TRAFFIC COUNTS

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 6 / PAGE 18



East Lake Street	12,884 Vehicles Per Day
Hiawatha Ave/MN 55	32,200 Vehicles Per Day
Minnehaha Ave	10,365 Vehicles Per Day

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



Meet The Team - Results Commercial

MEET THE TEAM

2828 & 2824 27TH AVE S
MINNEAPOLIS, MN 55406

SECTION 7 / PAGE 20



MARK HULSEY

Managing Broker

Direct: 651.256.7404 **Cell:** 651.755.2068
mark@resultscommercial.com



SAWYER HULSEY

Associate Broker

Direct: 651.256.7404
Sawyer@resultscommercial.com

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com

