



FOR SALE:
2617 HENNEPIN AVE. E &
1107 27TH AVE. SE
MINNEAPOLIS, MN 55413



Rare opportunity to own this beautifully updated, historic brick commercial building along with the paved parking lot across busy East Hennepin Avenue with high traffic.

The brick one story building consists of open areas for showrooms, collaborative work space, and conference room along with private offices and production areas.

Attached garage in the rear of the building for parking, shipping & receiving, and extra storage space.

Zoned PR2 - Production & Processing; which permits for uses including office, equipment sales, food & beverage, grocery, artist studio, testing lab, learning centers and worship assembly, along with many others which would require a CUP. The lot at 1107 27th Ave. SE is zoned CMI.

For information, contact:
connie@wolfsoncommercial.com, 952-334-4554.



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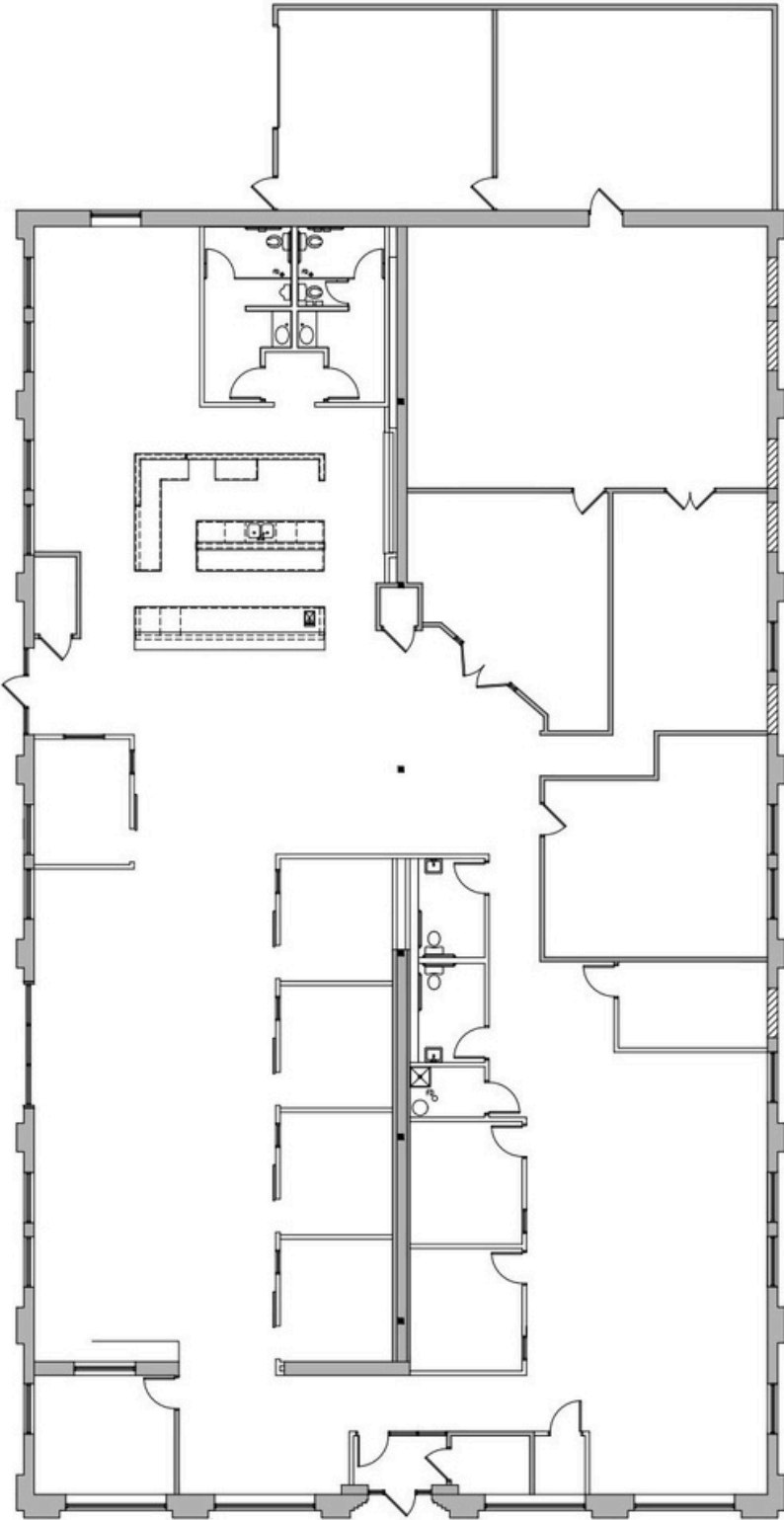
Salient Fact Sheet

- ✓ Price: \$1,595,000
- ✓ PID#s: 18-029-23-43-0040 & 19-029-23-0057
- ✓ Building Size: 10,480 SF
- ✓ Lot Size: .49 Acres
- ✓ Vacant Lot Size: .23 Acres
- ✓ Built: 1929 / Renovated: 2012
- ✓ 2024 Taxes: \$38,313.86 Building, \$6,407.28 Lot, Total \$44,721.14
- ✓ Parking: 7 onsite + 28 on the vacant lot - new asphalt in Fall 2023
- ✓ Zoning: 2617 Hennpin Ave. E is PR2 , 1107 27th Ave. SE Lot is CMI
- ✓ Traffic Counts: 14,117 vpd on Hennepin Ave. E
- ✓ HVAC: (2) 10-ton rooftop units.
One replaced Dec 2021, other unit received new heat pump
- ✓ Solar Panels: Owned & Produce between 11-12 MWh a year, covering 20% of the electricity usge.
- ✓ Annual Expenses: Insurance - \$2,500
Utilities - \$31,352
Snow Removal - \$5,000
Landscaping - \$1,000



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