



2104 AND 2118 4TH AVENUE S

INDUSTRIAL BUILDING FOR SALE OR LEASE

2118 4th Avenue South | Minneapolis, MN 55404

DETAILS

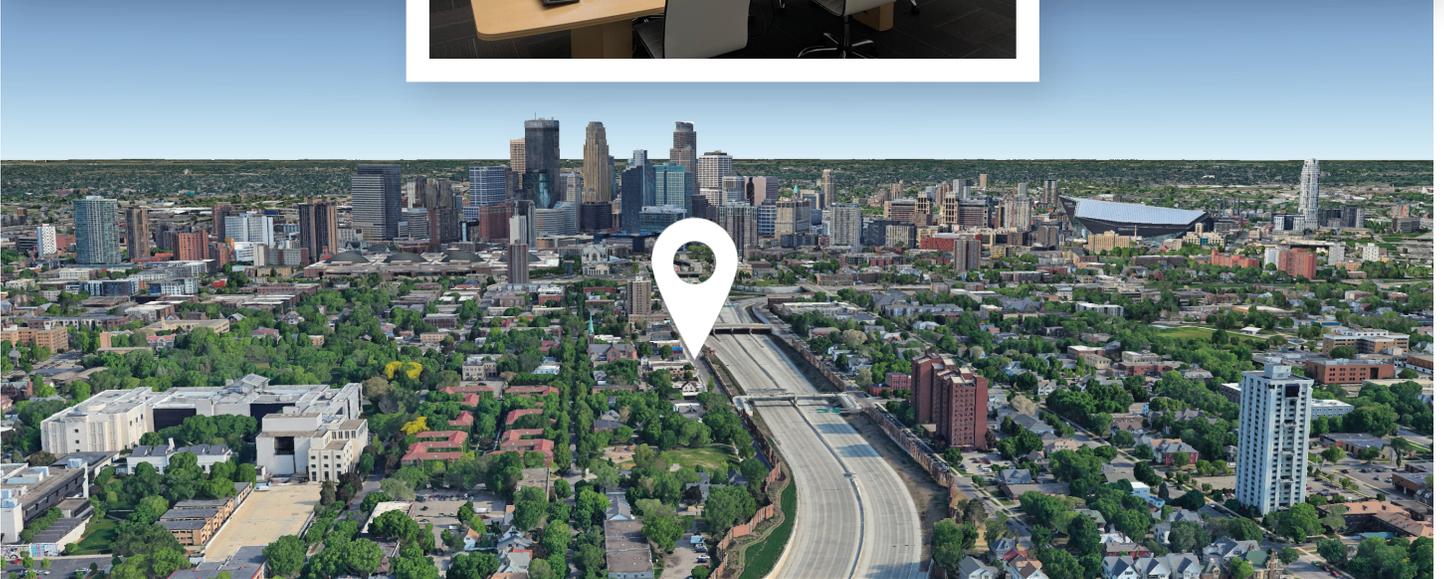
AVAILABLE	2104 4th Ave S: 0.29 acres, 5,136 RSF 2118 4th Ave S: 0.56 acres, 6,925 RSF
FULLY LEASED	Both buildings have current tenants, with gross leases
SALE PRICE	\$2,150,000
STORIES	1 story
YEAR BUILT	Built in 1970 / Renovated in 2023
PARKING	3 Surface Lots - 38, including handicapped spaces
DRIVE-IN DOORS	Two (2) drive-in doors, 8' wide by 10' high

AMENITIES

Located in close proximity to I-94 and I-35W
NE corner of Whittier Neighborhood, which is bounded by Franklin Avenue, I-35W, Lake Street, and Lyndale Avenue
Fenced and secure storage
Zoning: RM3 - Residence and Institutional



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FLOOR PLAN

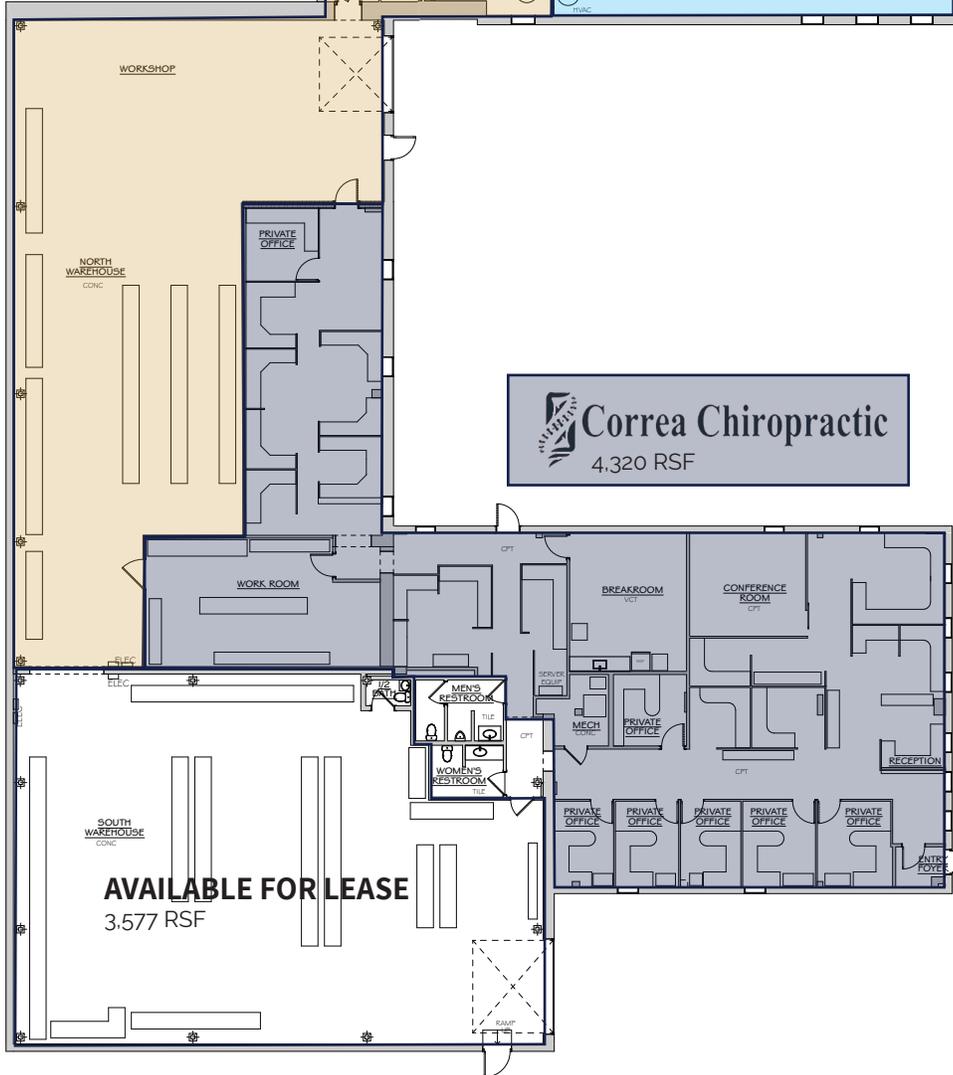
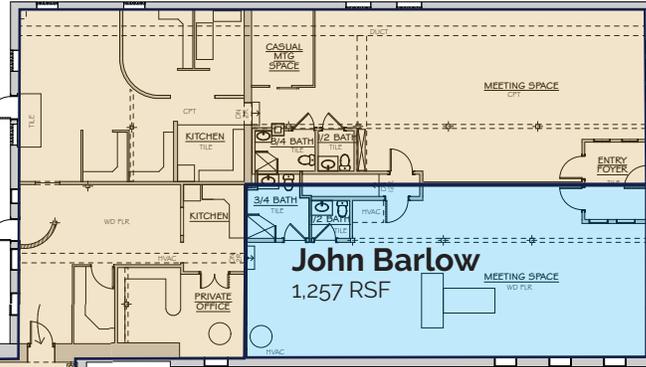
Main Level - Total 15,906 RSF



NORTHBAY

5,710 RSF

2104 BUILDING:
4,301 RSF

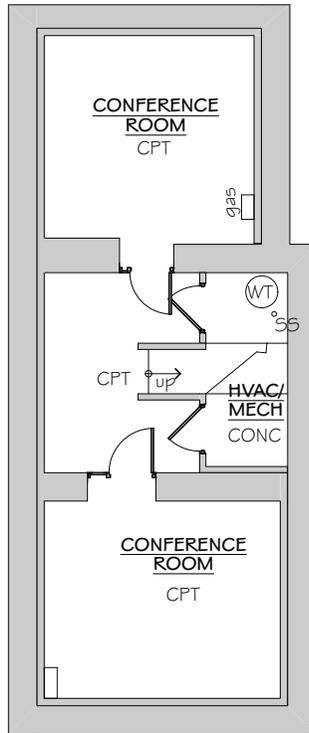


2118 BUILDING:
11,638 RSF

FLOOR PLAN

Lower Level - 693 RSF

(2x scale of previous page plan)



TENANT INFORMATION

2104-2118 4th Avenue South Rent Roll

Tenant	Status	SF	Rent	Lease From	Lease To	Move-In
John Barlow	Current	1,800	1,800.00	1/1/2024	MTM	1/1/2024
North Bay Development, LLC	Current	1,800	3,500.00	7/1/2021	MTM	7/1/2021
VACANT	VACANT					
Marilyn Correa	Current	4,320	4,464.00	5/1/2024	4/30/2029	5/1/2024
4 Units	71% occupied	7,920	9,764.00			
Total 4 Units	71% occupied	7,920	9,764.00			

AERIAL VIEW



TAX INFORMATION

2100 4TH AVE S

PARCEL ID: 3402924110032

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2100 4th Ave S,Minneapolis MN 55404

PARCEL AREA: 0.14 acres, 6,207 sq ft

A-T-B: Abstract

SALE PRICE: \$750,000

SALE DATE: 10/2006

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Land-Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

TAX TOTAL: \$3,712.52

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Land Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

2104 (A.K.A. 2102) 4TH AVE S

PARCEL ID: 3402924110033

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2102 4th Ave S,Minneapolis MN 55404

PARCEL AREA: 0.15 acres, 6,345 sq ft

A-T-B: Abstract

SALE PRICE: \$415,000

SALE DATE: 11/2012

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$504,000

TAX TOTAL: \$16,781.34

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$504,000

2118 4TH AVE S

PARCEL ID: 3402924110032

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2100 4th Ave S,Minneapolis MN 55404

PARCEL AREA: 0.14 acres, 6,207 sq ft

A-T-B: Abstract

SALE PRICE: \$750,000

SALE DATE: 10/2006

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Land-Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

TAX TOTAL: \$3,712.52

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Land Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,500

ZONING Built Form Overlay District - Interior 3

BUILT FORM OVERLAY DISTRICT
INTERIOR 3

DESCRIPTION

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

BUILT FORM MAP



Interior 3 Parks Goods & Services Corridor

FLOOR AREA RATIO (FAR)¹

Use	1-3 Unit Dwellings ²	4+ Unit Dwellings	Cluster Developments	All Other Uses ³
Maximum FAR	Single-family: 0.5 Two-family: 0.6 Three-family: 0.7	UN, RM: 1.4 All other districts: 1.6	0.7 All other districts: 1.6	UN, RM: 1.4 All other districts: 1.6

¹ Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings. Additional FAR increases to maximum FAR for dwellings with 1-3 units may be allowed as outlined by sections 540.120 and 540.230.

² The max FAR for static residential care facilities serving 6 or fewer persons in all districts is 0.5.

MAXIMUM HEIGHT⁴

1-2 Unit Dwellings	3 Unit Dwellings and Cluster	Institutional and Civic Uses	All Other Principal Uses
2.5 stories, 28 feet ⁵	3 stories, 42 feet ⁶	3 stories, 42 feet	3 stories, 42 feet

⁴ Allowed height exemptions (except in the SI Overlay District and when not allowed in the MR Overlay District) are located in Chapter 540 - Article V, "Height of Principal Buildings" (540.410).

⁵ The maximum height of 1-3 unit dwellings may increase to 35 feet when the established height of a minimum of 60% of the 1-3 unit dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a public, tap, or gas meter roof shall not exceed 40 feet.

⁶ Reference the height table compatibility design standards in Table 540.7 for 2nd story height conditions and cluster developments.

MINIMUM YARD SETBACKS^{7, 8}

Interior Side and Rear Yard ^{9, 10}	Front Yard ¹¹	Corner Side Yard ¹⁰
5 feet min.	20 feet min.	8 feet min.

MAXIMUM IMPERVIOUS SURFACE

Lot Coverage (UN, RM)	Lot Coverage (other)	Surface (UN, RM)	Surface (other)
60%	100%	75%	100%

LOT DIMENSIONS¹²

Regulation	District	1-3 Unit Dwellings		4+ Unit Dwellings		Cluster & Common Lot Developments		Institutional and Civic Uses	All Other Uses
		UN, RM	All other districts	UN, RM	All other districts	UN, RM	All other districts		
Minimum lot width by primary zoning district	UN, RM	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	None	Refer to Table 540.15 for other specific use requirements
Minimum lot area by primary zoning district	UN, RM	5,000 square feet	5,000 square feet	5,000 square feet	5,000 square feet	5,000 square feet	5,000 square feet	Refer to Table 540.15 for specific use requirements	Refer to Table 540.15 for other specific use requirements
	UN, RM	5,000 square feet	5,000 square feet	5,000 square feet	5,000 square feet	5,000 square feet	5,000 square feet	Refer to Table 540.15 for specific use requirements	Refer to Table 540.15 for other specific use requirements
Maximum lot area	All other districts	18,000 square feet	18,000 square feet	18,000 square feet	18,000 square feet	18,000 square feet	18,000 square feet	Not applicable	Refer to Table 540.15 for other specific use requirements

¹⁰ As determined by CLIP for cluster developments. 18,000 square feet for common lot developments, except the maximum shall be 8,999 sq. ft. when no more than 3 dwelling units are proposed.

¹² PUD/Cluster/COMMON lot requirement for 4+ unit developments that exceed the maximum lot size requirement (540.740 d)

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



⁷ Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN, RM zoning or to maintain minimum residential window adjacencies.

⁸ The setback adjustments are found in Chapter 540 - Article IV, "Yards".

⁹ A minimum 15-foot interior side yard may apply in the CM, DT, PR and TR zoning districts (540.820 b, c).

¹⁰ Buildings that are 42 feet in height or greater may exceed the setback requirements in Chapter 540 - Article V, "Height of Principal Buildings" (540.410) or not included.

¹¹ Front yard setback requirements can also vary based on building setbacks of the adjacent lots. See Chapter 540 - Article IX, "Roads" (540.850 a, b, & c).

KEY PROVISIONS OF INTERIOR 3

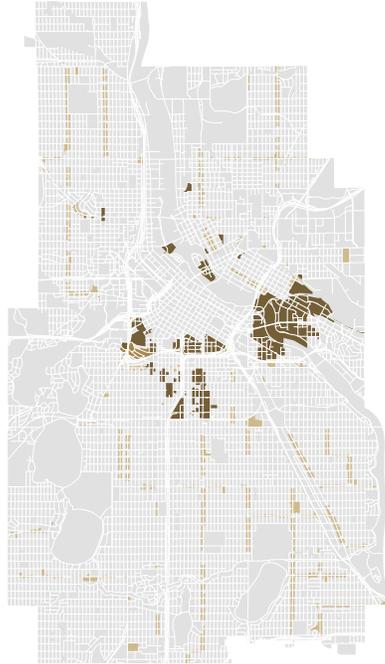
- The enclosed parking premium is the only incentive authorized for increasing floor area of principal structures except dwellings with 1-3 units in the CM, DT, PR and TR zoning districts (Table 540.5).
- The Interior 3 built form district allows only the maximum height of 3 stories and a floor area ratio for 2- and 3-unit dwellings that is single-family dwellings as-of-right (Table 540.2).
- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (540.120).
- The maximum height requirement for 1-2 unit uses is 28 feet, 35 feet for 3 stories or higher, the highest point of a public, tap, or gas meter roof cannot exceed 33 feet (Table 540.7).
- Third story additions to 3-unit dwellings and cluster developments are subject to compatibility design standards (Table 540.7).
- The maximum height of any principal structure can only be increased by variance (540.510).
- Maximum lot size requirements apply to most uses except institutional and civic uses (Chapter 540, Article VIII).
- A planned unit development, cluster or common lot development is required when the maximum lot size is exceeded (540.740).

ZONING

Land Use Zoning District - Residential Mixed-Use

RESIDENTIAL MIXED-USE

PRIMARY ZONING DISTRICT MAP



DESCRIPTION

The residential mixed-use districts are established to provide an environment of mixed residential, office, and institutional and civic uses, with small-scale, lower-impact commercial uses intended to serve a local market.

LEGEND

RM1 Goods and Services District

Allows allows predominantly small to moderate-scale residential uses adjacent to goods and services corridors. In addition to uses allowed in the urban neighborhood districts, commercial uses are allowed in mixed-use buildings that include a residential use.

RM2 Neighborhood Office and Services District

Allows residential uses at a range of scales and low impact, small-scale commercial activity.

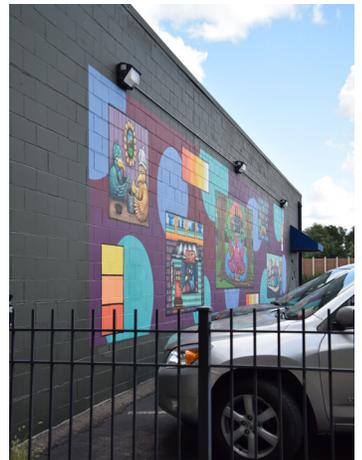
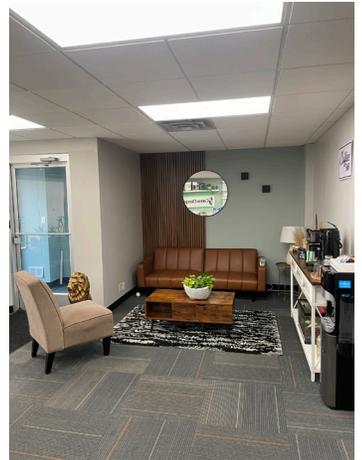
RM3 Residence and Major Institutional District

Allows large-scale dwellings, large office uses, and major institutions.



PHOTOS

2118 4th Avenue S



PHOTOS

2104 4th Avenue S

