

FOR SALE

3650 Fremont Ave N

3650 Fremont Ave N, Minneapolis, MN 55412

Dynamic office & community space with abundant onsite parking available for sale in the Webber Camden neighborhood of North Minneapolis



Building Size

4,800 SF

Year Built

1923

Sale Price

\$695,000

3650 Fremont Ave N

About the Property

3650 Fremont Ave N is a 4,800 SF office and community building on a 10,067 SF parcel in North Minneapolis, offering a highly functional layout with 16 private offices, two conference rooms, a separate lobby area, and a kitchenette. Designed to support professional, nonprofit, and community-focused users, the building provides abundant on-site parking and a flexible footprint with a neighboring lot that can accommodate a variety of organizational or small business needs. Its efficient scale, accessibility, and built-in infrastructure make it an excellent, cost-effective opportunity in a neighborhood poised for continued revitalization.

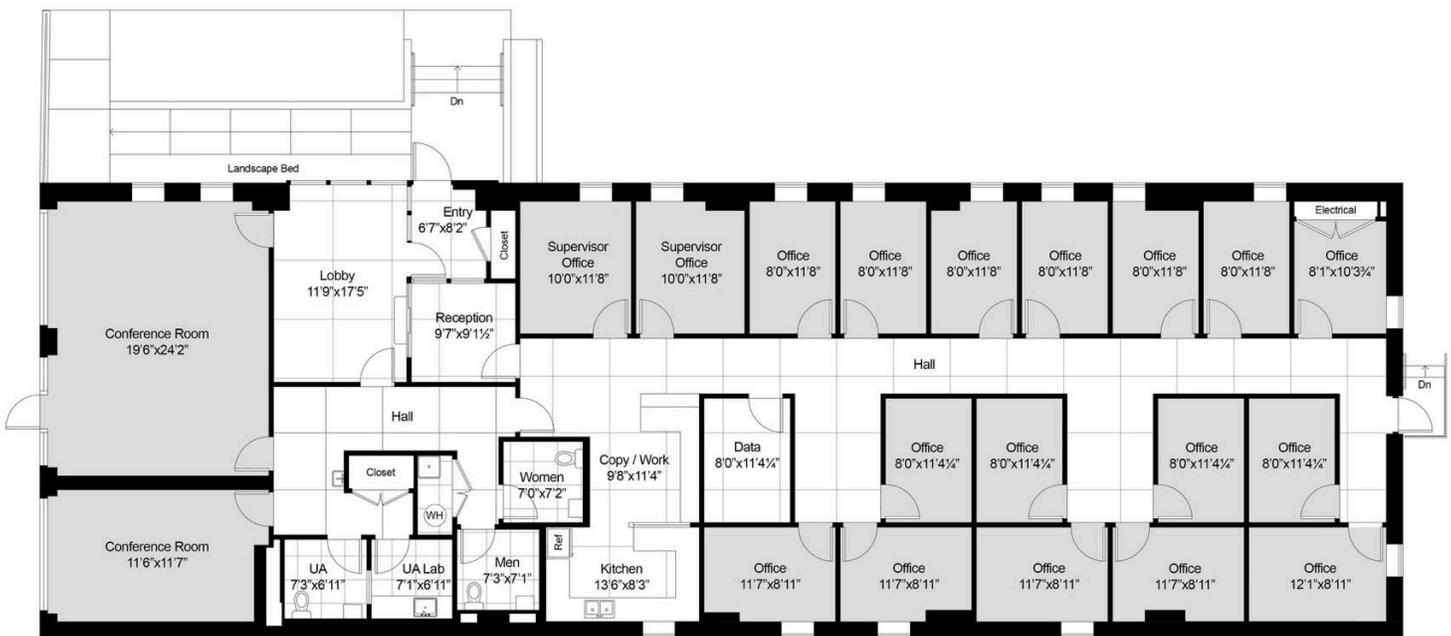
Location

Located in the Webber Camden area of North Minneapolis, the property offers excellent accessibility with strong transit connectivity via the high-frequency Metro D Line and quick access to I-94, Hwy 100, and other major roadways. The neighborhood is home to community anchors such as Webber Park and Webber Natural Swimming Pool, as well as ongoing investment in arts- and community-driven projects like Baldwin Square. Surrounded by a mix of residential, nonprofit, and small business activity, the property provides a convenient and visible setting for organizations seeking to be rooted in a collaborative, well-connected neighborhood hub.

- ✓ 4,800 SF office/community building with neighboring lot on an 80' x 126' parcel
- ✓ 16 private offices, two conference rooms, lobby, and kitchenette
- ✓ Abundant on-site parking with easy access for staff and visitors
- ✓ Direct connection to the Metro D Line and nearby major roadways
- ✓ Ideal for nonprofits, community-based organizations, schools, clinics or small businesses



Site Plan



Webber-Camden

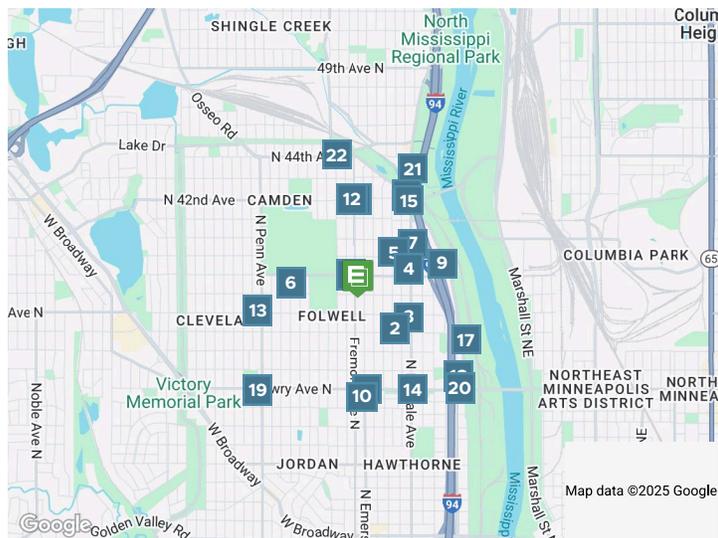
Webber-Camden, a vibrant neighborhood nestled in the heart of Minneapolis, offers a unique blend of residential charm and commercial opportunities. Its tree-lined streets and well-maintained homes create a welcoming atmosphere for residents and visitors alike. This neighborhood is home to a diverse range of businesses that cater to the needs and interests of the community. From local eateries like Heal MPLS, The Get Down Coffee Co, and Thirsty Whale serving up delicious cuisine to boutique shops offering unique treasures, there's something for everyone in Webber-Camden. One of the highlights of the neighborhood is its thriving arts and culture scene. The Webber Park Library provides a hub for learning and community engagement, while nearby art galleries showcase the talents of local artists.



 **52**
WALK SCORE

 **48**
TRANSIT SCORE

 **56**
BIKE SCORE



- 1 Super USA
- 2 Djembe Goat Skins
- 3 Northside Food Market
- 4 Love Your Pillow by Appointment
- 5 C's Kitchen LLC
- 6 The Gourmet Dog Bakery
- 7 Comida ECUATORIANA
- 8 Hui's Chow Mein
- 8 Q'Noble Homemade Meals
- 9 MSE Graphics LLC
- 10 So Low Grocery Outlet
- 11 T-Shoppe Bar
- 12 Camden Mart & Great American Pizza
- 13 Quick Stop
- 14 Lowry Grocery & Deli
- 15 Natural Me Apothecary
- 15 Heal Mpls (Herbs, Eats, All Love)
- 16 Joy Luck Restaurant
- 16 Subway
- 17 Champion Auto Systems
- 18 Rivera Booths
- 19 The Lowry Cafe
- 20 Burger King
- 21 City Afrique Restaurant
- 21 H & a Fish and Chicken Lyndale N
- 22 Sandwich Club
- 22 Wendy's House of Soul, Inc.
- 22 North Market

Demographics	1 Mile	3 Miles	5 Miles
Total population	22,368	152,438	426,138
Median age in years	32.7	34.9	33.9
Total households	7,745	62,622	184,783
Median household income	\$66,106	\$81,571	\$76,002
Average household size	2.87	2.40	2.20
Average home value	\$351,205	\$395,663	\$433,220



Neighborhood Photos

