

FOR SALE / LEASE

3715 50TH AVE N, MINNEAPOLIS, MN 55429



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Lease price: \$9/SF + NNN

Sale Price: \$2,700,000

Acreage: 0.69 acres

Building Square Feet: 20,266 SF

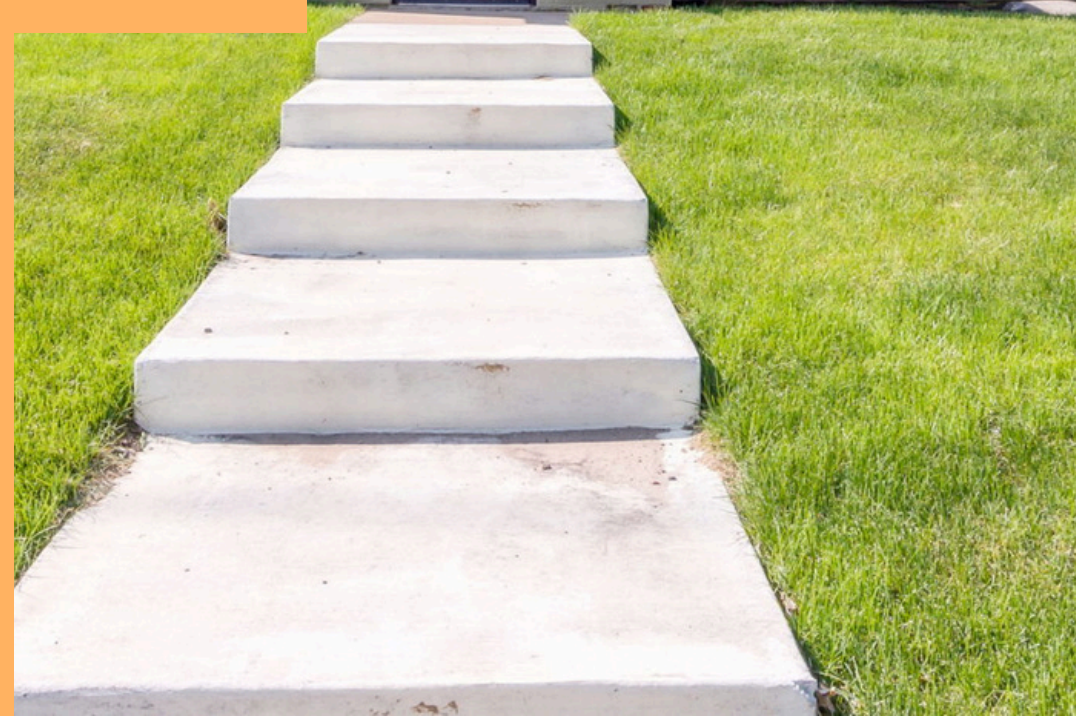
Year Built: 1952

Taxes: \$46,965





EXTERIOR





PROPERTY OVERVIEW

Unlock the potential of this versatile industrial property situated in a strategic location in Minneapolis.

Spanning nearly 0.69 acres, this property offers a substantial 20,266 square feet of building space, providing ample room for a variety of industrial uses.



INTERIOR



KEY FEATURES

- **Strategic Location:** Positioned in a bustling industrial zone, this property benefits from excellent access to major roads and transportation networks, ensuring smooth logistics and ease of access for employees and clients alike.
- **Spacious Lot:** The expansive lot, with a depth of 200 feet and a frontage of 150 feet, provides significant space for operations, storage, and future expansion possibilities.



KEY FEATURES



- **Building Structure:** Built in 1952, the sturdy construction of the building ensures durability and long-term reliability for any industrial application.
- **Zoning:** The industrial zoning allows for a wide range of manufacturing, warehousing, and distribution activities, making it a versatile choice for businesses looking to expand or relocate.

COMMUNITY & DEMOGRAPHICS

Located in a thriving industrial hub, the property is surrounded by key amenities and services. The area has seen steady economic growth with a median income of \$76,400 and is projected to increase to \$90,600 by 2028. The median age of residents is 36, indicating a balanced workforce demographic.

Population

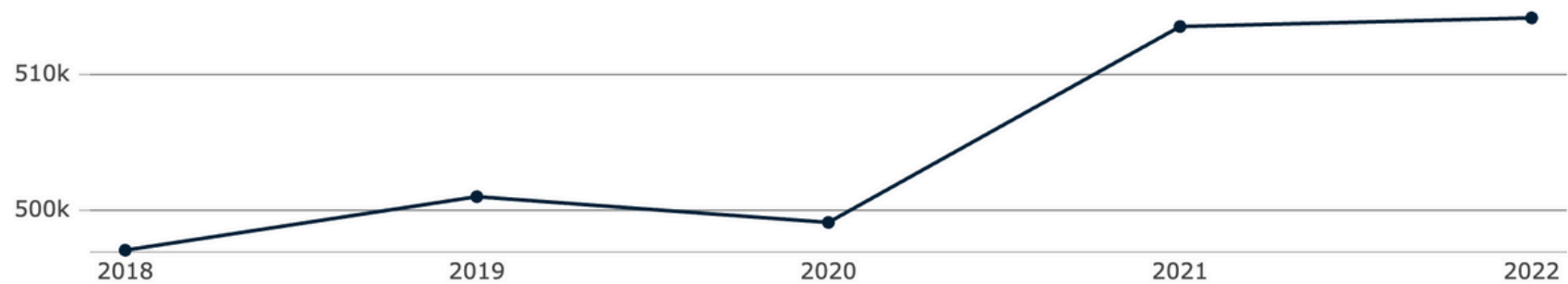
514k

0%

Compared to 513k in 2021

↑ 3%

Compared to 497k in 2018



MORE INFORMATION



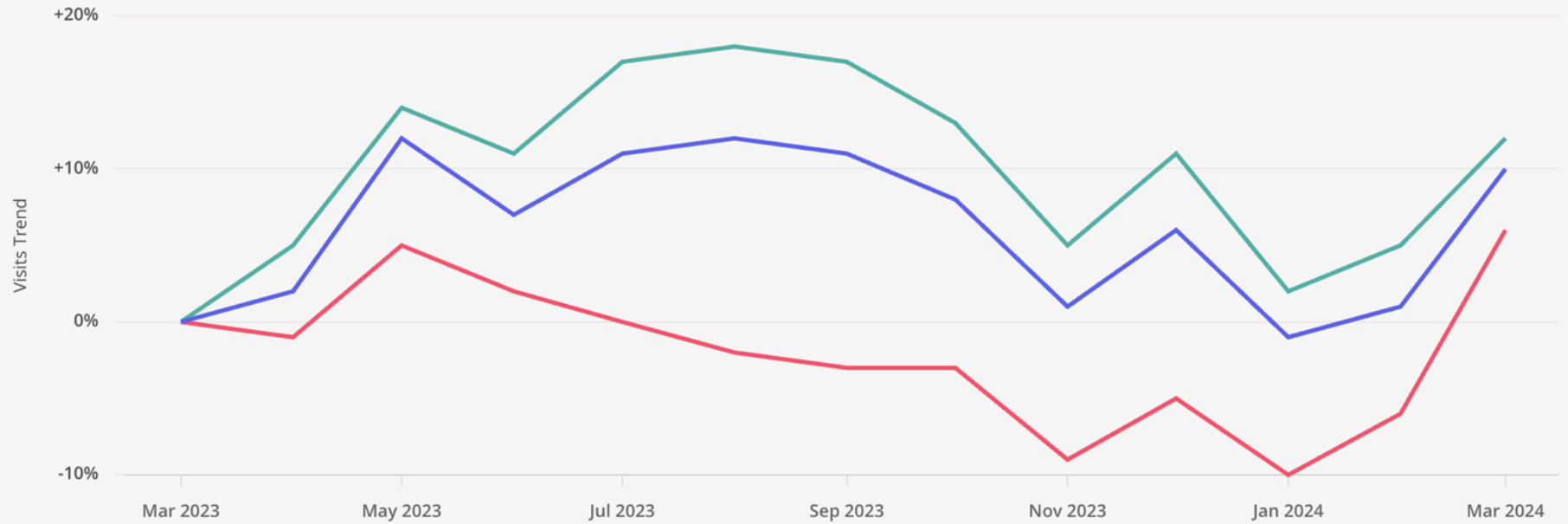
All Visits
+10% ↑



Dining Visits
+6% ↑



Retail Visits
+12% ↑



Household Income

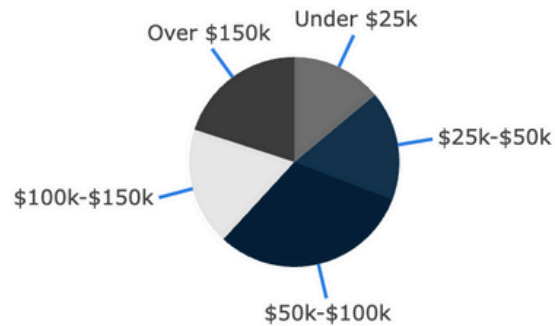
\$78.6k

Median Income

\$84.5k

2028 Estimate

↑ **8%**
Growth Rate



Age Demographics

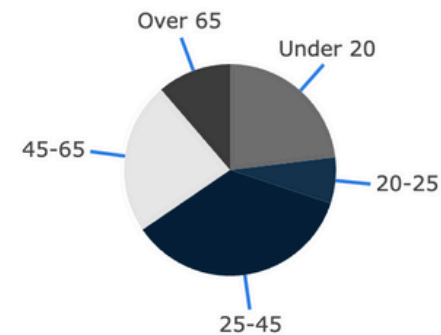
35

Median Age

37

2028 Estimate

↑ **6%**
Growth Rate



MAP





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