

HUMBOLDT & LAGOON PORTFOLIO

CALL FOR OFFERS

AUGUST 21

BY 5:00 PM



60 UNITS
3 Buildings

Results
COMMERCIAL
RE/MAX RESULTS

2870, 2876, 2882, Humboldt Ave S
Minneapolis, MN

www.ResultsCommercial.com | 651-256-7404

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60 UNITS I 3 BUILDINGS

2870, 2876, 2882 HUMBOLDT AVENUE SOUTH, MINNEAPOLIS, MN 55408

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

60 UNITS | 3 BUILDINGS

2870, 2876, 2882 HUMBOLDT AVENUE SOUTH, MINNEAPOLIS, MN 55408

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OFFERING SUMMARY

Call For Offers Date:	August 21 by 5:00 PM
Sale Price:	Negotiable
Buildings:	3
Units:	60
Lot Size:	0.49 AC (21,344 SF)
Year Built:	1915-1916
Zoning:	UN3 & RM1
Payable 2026 Taxes:	\$130,803
Occupancy Rate:	95%

PROPERTY OVERVIEW

- **Call For Offers Date: August 21 by 5:00 PM**
- Rare 60 Unit (3 Building) Brownstone Multifamily Portfolio
- Located on a 0.49-acre site totaling approximately 21,344 sf
- Corner of Lagoon & Humboldt, across from Lunds & Byerly's, near The Lakes, and next to the Midtown Greenway Trail
- Longtime family-owned asset
- 95% Occupancy - Desirable unit mix: (18) studios, (41) 1 bedrooms, (1) 2 bedroom.
- 3 Parcels: 2870 (33-029-24-34-0014), 2882 (33-029-24-34-0016), land parcel between the buildings (33-029-24-34-0015)
- Stabilized property with true value-add upside through rent growth, unit/common area improvements and management/operational efficiencies
- Perfect 1031 Tax Exchange and Investment
- Opportunity to acquire three adjacent multifamily buildings in a single transaction (management efficiency)
- Desirable Uptown/Lagoon Ave location with excellent access to nearby restaurants, retail, entertainment, parks, & transit
- Flexible zoning with 2870 Humboldt Avenue South zoned UN3 and 2876/2882 Humboldt Avenue South zoned RM1, allowing for continued multifamily use in an urban residential setting.
- Contact Listing Brokers, Hayden Hulsey, CCIM & Mark Hulsey, for more information, financials, and scheduling tours.

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UNIT MIX SUMMARY

60 UNITS | 3 BUILDINGS

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2870 Humboldt Ave S

14
Units

(13) 1 Bedrooms 92.9%

(1) 2 Bedroom 7.1%

2876 Humboldt Ave S

26
Units

(18) Studios 69.2%

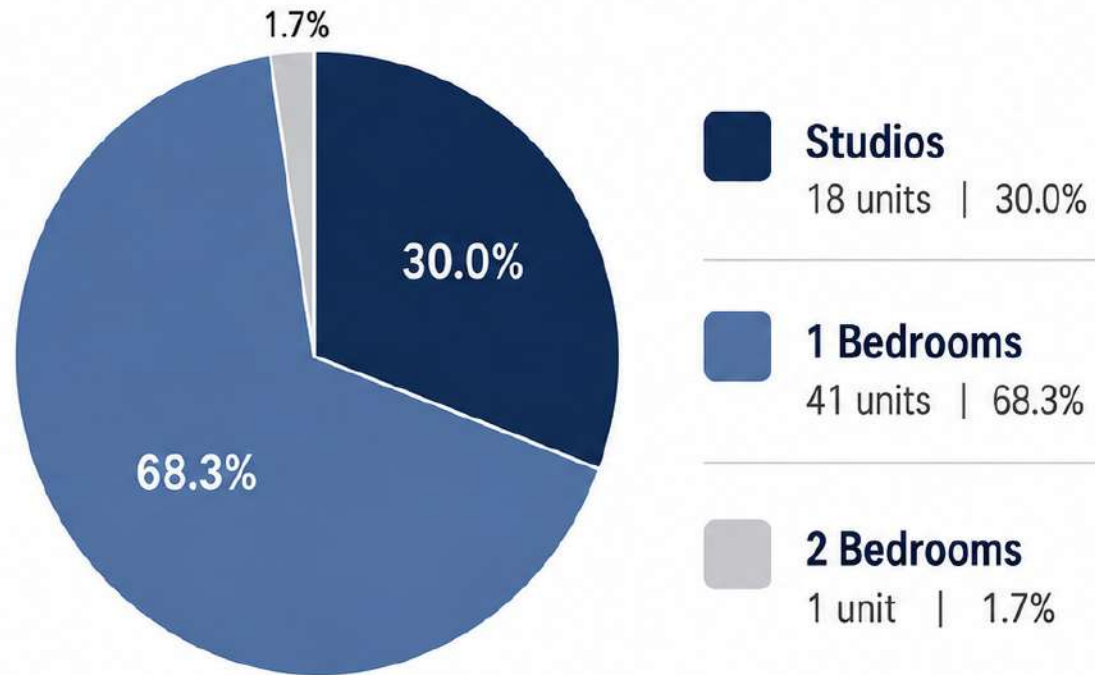
(8) 1 Bedrooms 30.8%

2882 Humboldt Ave S

20
Units

(20) 1 Bedrooms 100%

60-Unit Type Breakdown



60 Total Units

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PHOTO GALLERY

PHOTO GALLERY

60 UNITS | 3 BUILDINGS

2870, 2876, 2882 HUMBOLDT AVENUE SOUTH, MINNEAPOLIS, MN 55408

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PHOTO GALLERY

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PHOTO GALLERY

60 UNITS | 3 BUILDINGS

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PHOTO GALLERY - 2870 HUMBOLDT AVE S (UNIT 2)

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PHOTO GALLERY - 2876 HUMBOLDT AVE S (UNIT 208)

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PHOTO GALLERY - 2882 HUMBOLDT AVE S (UNIT 103)

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PHOTO GALLERY

60 UNITS | 3 BUILDINGS

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An aerial photograph of Minneapolis, Minnesota. In the background, the downtown skyline is visible with several tall skyscrapers. The middle ground is filled with a dense canopy of green trees. In the foreground, a large, multi-story brick building with a flat roof is outlined with a thick cyan border. To the right of this building is a white building with a red-tiled roof. A street with a red-painted crosswalk runs diagonally across the bottom right. The text "Downtown Minneapolis" is written in a large, white, sans-serif font, with a small white arrow pointing upwards towards the downtown skyline.

Downtown Minneapolis

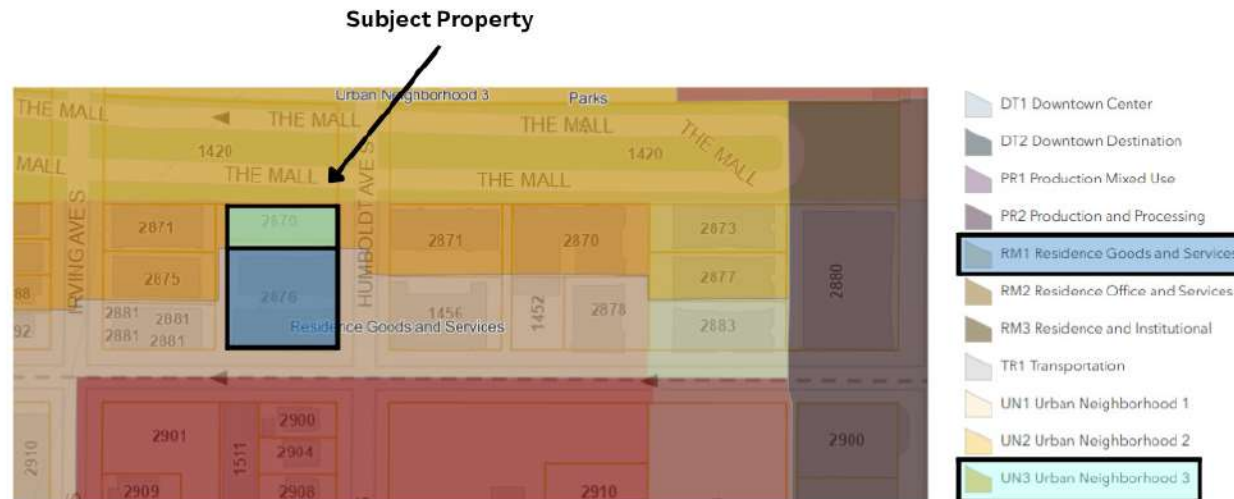
ZONING INFORMATION

ZONING INFORMATION

60 UNITS | 3 BUILDINGS

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UN3 ZONING - 2870 HUMBOLDT AVE S

The 2870 building is zoned UN3 Urban Neighborhood District under the City of Minneapolis zoning ordinance. The UN3 District is intended to allow predominantly moderate- to large-scale residential development near transit routes and METRO stations, supporting a more urban residential environment with a range of housing types and neighborhood-compatible uses. This zoning classification is generally designed to accommodate higher-density residential development than lower-intensity neighborhood districts, while remaining primarily residential in character and subject to applicable built form, lot, height, setback, parking, and use standards under the Minneapolis zoning code.

RM1 ZONING - 2876 & 2882 HUMBOLDT AVE S

The 2876 & 2882 buildings are zoned RM1 Residential Mixed-Use District under the City of Minneapolis zoning ordinance. The RM1 District is intended to support residential neighborhoods with a mix of housing types and limited neighborhood-serving commercial uses, allowing for flexibility beyond strictly residential zoning while maintaining a residential character. This zoning classification may accommodate residential, mixed-use, and certain compatible commercial uses, subject to applicable Minneapolis use standards, built form regulations, height limits, setbacks, lot requirements, parking standards, and any applicable overlay or site-specific controls.

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LOCATION INFORMATION

RETAILER MAP

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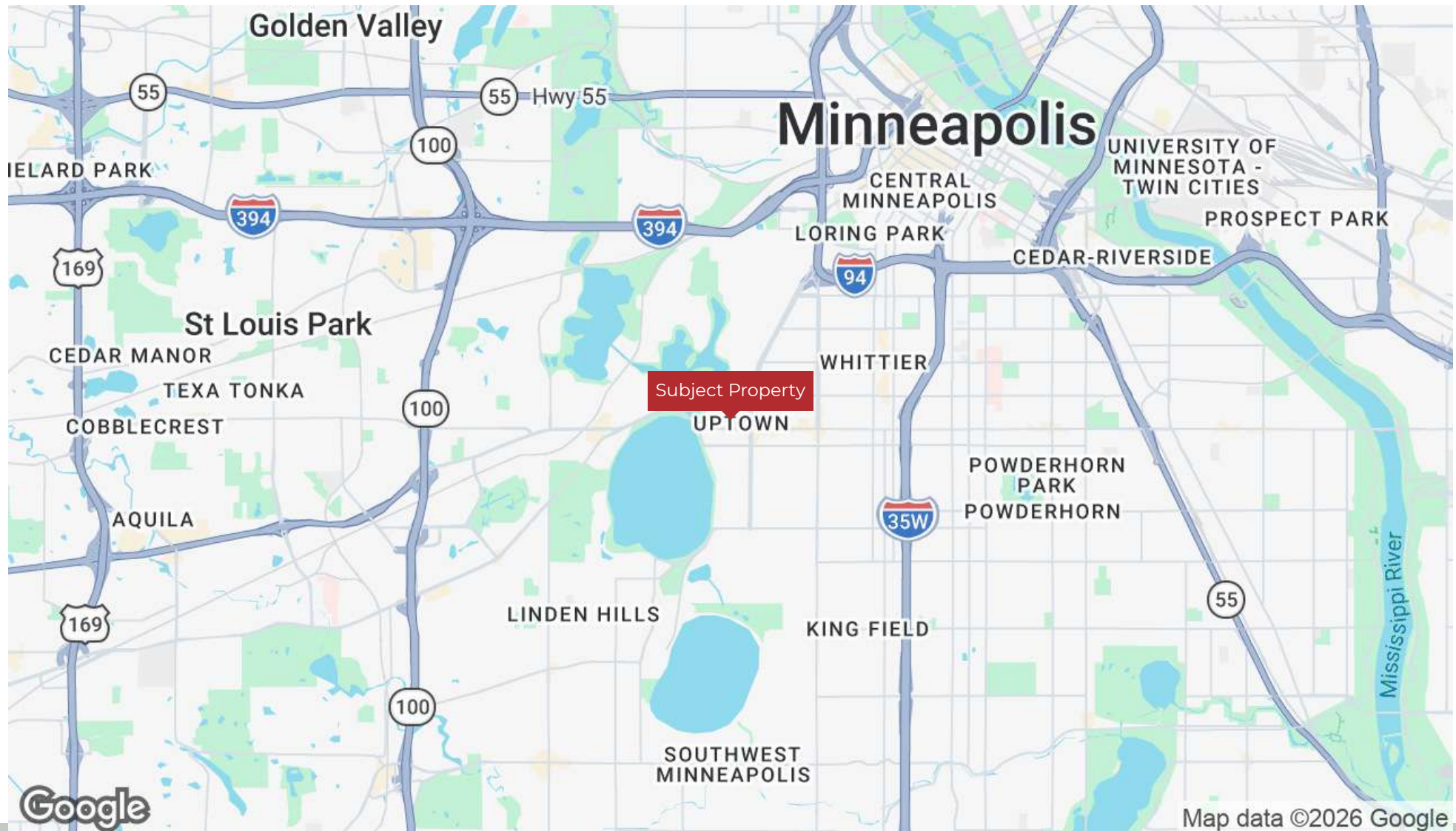
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REGIONAL MAP

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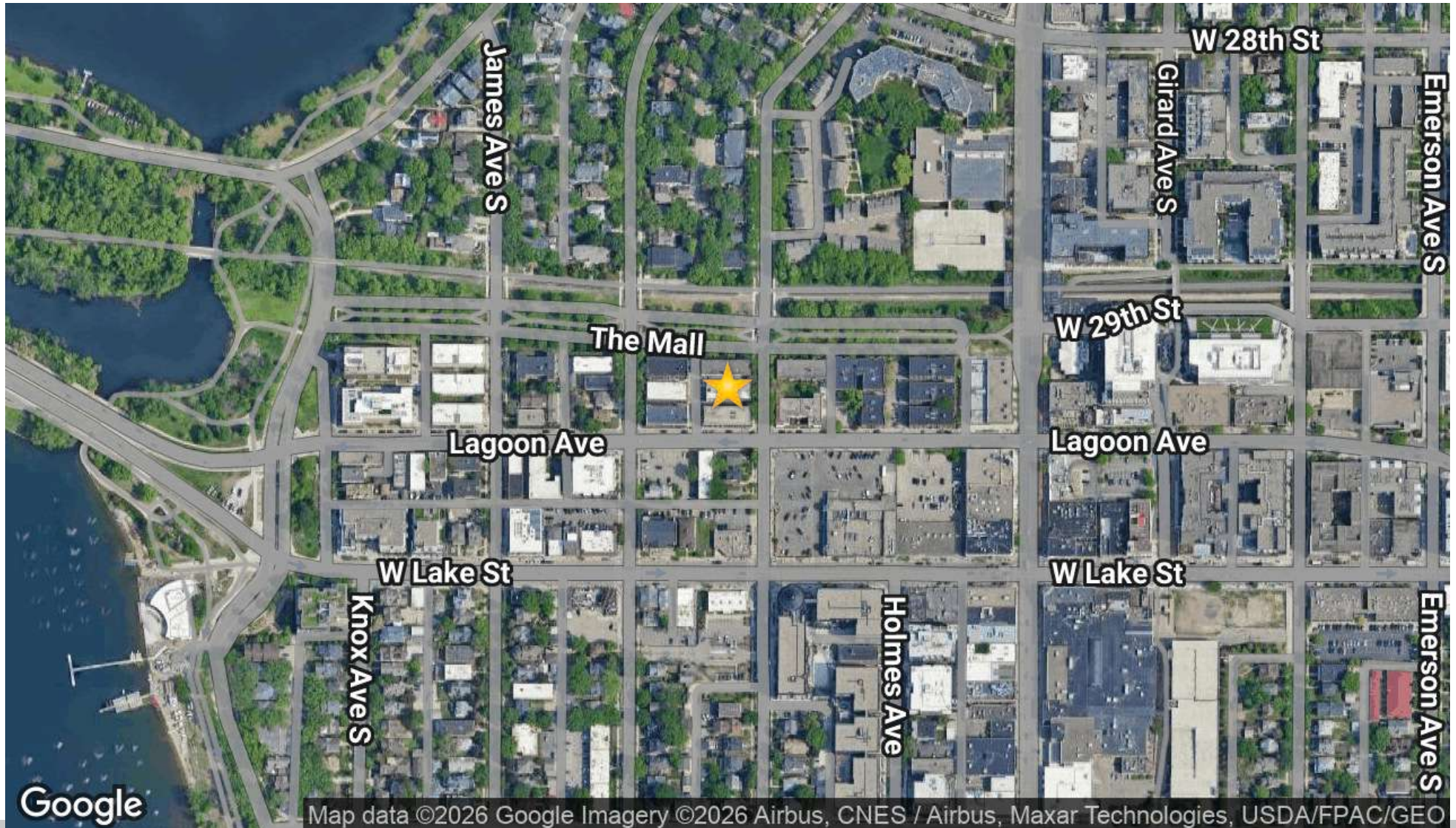


LOCATION MAP

60 UNITS | 3 BUILDINGS

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ABOUT UPTOWN



UPTOWN NEIGHBORHOOD OVERVIEW

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UPTOWN AREA MINNEAPOLIS

Uptown is one of Minneapolis' premier live-work-play neighborhoods, centered around Hennepin Avenue and Lake Street. Known for its walkability, vibrant dining and retail, entertainment, fitness studios, and proximity to the Chain of Lakes, Uptown offers an unmatched urban lifestyle that attracts a diverse and affluent renter base. Strong renter demand, a dynamic amenity base, and enduring desirability make Uptown a top destination for multifamily investment.



KEY DEMOGRAPHICS WITHIN 0.5 MILES OF SUBJECT PROPERTY

Average Age

33.6

Average HH Income

\$122,040

Total Population

9,621



WHY INVEST IN UPTOWN



Enduring renter demand driven by lifestyle, location, and strong employment fundamentals



Amenity-rich, walkable infill location with limited new construction pipeline



Affluent, educated demographic profile with strong income levels



Limited land availability and high barriers to entry support long-term value

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UPTOWN NEARBY POINTS OF INTEREST

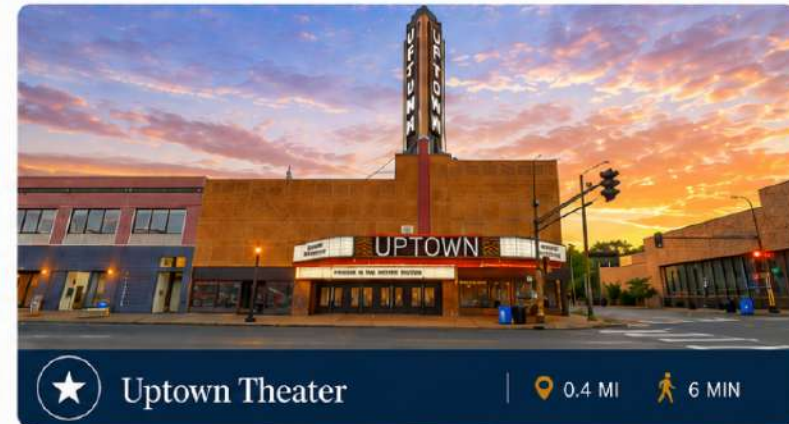
60 UNITS | 3 BUILDINGS

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Uptown Area of Minneapolis, MN

NEARBY POINTS OF INTEREST



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ABOUT THE UPTOWN NEIGHBORHOOD

60 UNITS | 3 BUILDINGS

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ABOUT THE UPTOWN NEIGHBORHOOD

Uptown Minneapolis is one of the Twin Cities' most recognizable urban neighborhoods, offering a highly walkable, amenity-rich environment that continues to attract renters seeking immediate access to dining, entertainment, retail, recreation, and major employment centers. Centered near the Chain of Lakes and minutes from Lake Bde Maka Ska, Lake of the Isles, and the Midtown Greenway, Uptown delivers a lifestyle-driven location with strong appeal to young professionals, medical and corporate employees, students, and residents who value connectivity to both Downtown Minneapolis and the broader metro area.

For multifamily ownership, Uptown offers the fundamentals investors look for in a proven urban rental market: dense surrounding housing, established renter demand, access to public transit and bike infrastructure, and proximity to some of Minneapolis' most desirable recreational amenities. The neighborhood's mix of historic character, active commercial corridors, and ongoing reinvestment creates a compelling setting for a 60-unit multifamily asset, positioning the property to benefit from long-term demand for well-located rental housing in one of Minneapolis' premier lifestyle neighborhoods.

To learn more, please visit: <https://www.uptownminneapolis.com/>

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An aerial photograph of a city waterfront. On the left, a large body of water contains several sailboats and a small dock. A road with traffic runs along the shoreline, bordered by a dense line of green trees. In the background, a cluster of modern, multi-story apartment buildings is visible. The foreground shows a mix of older residential houses and newer, more modern structures. The sky is blue with some light clouds.

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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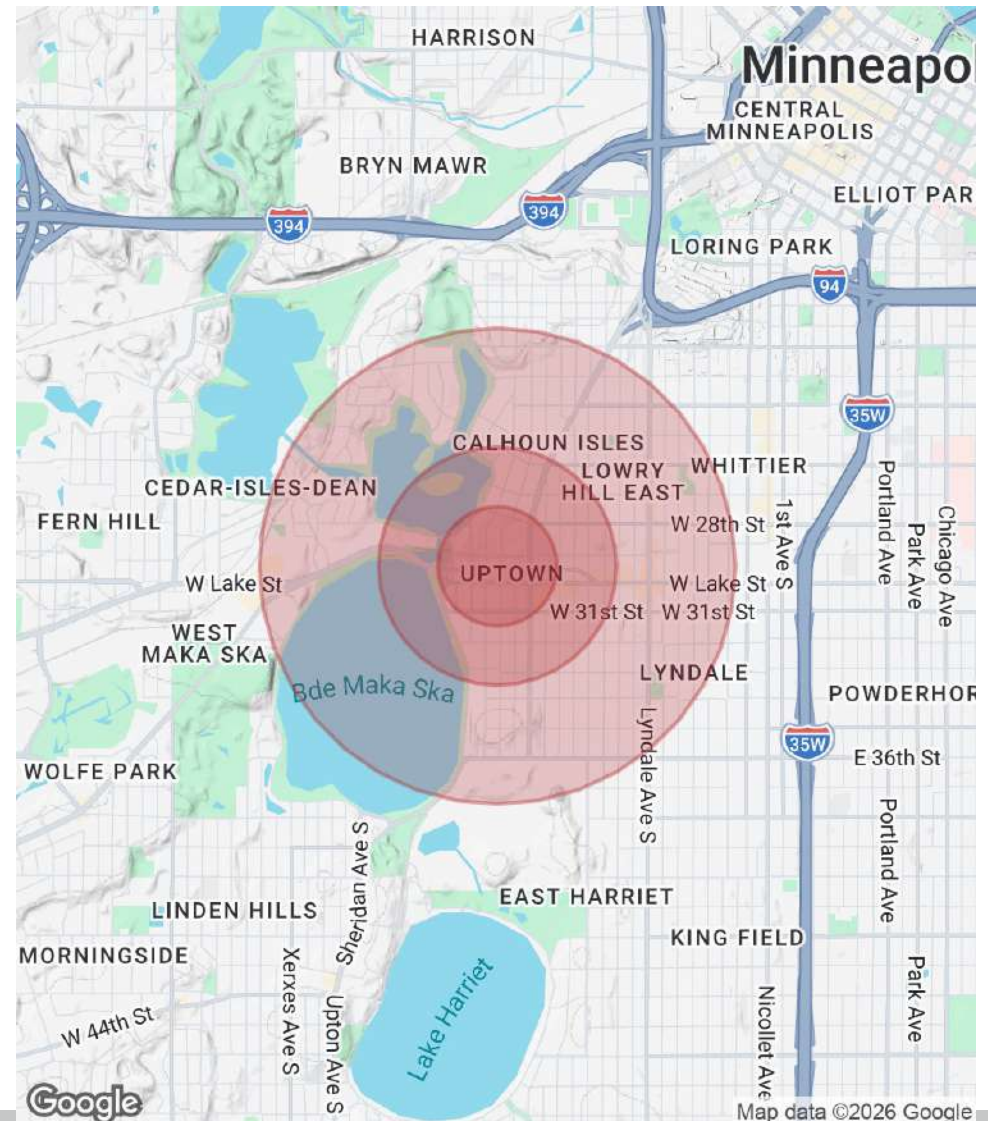
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,313	9,621	31,135
Average Age	36.7	33.6	33.3
Average Age (Male)	38.2	34.5	34.4
Average Age (Female)	34.9	32.8	32.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,159	5,836	17,881
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$118,882	\$122,040	\$113,394
Average House Value	\$514,681	\$540,442	\$526,249

2023 American Community Survey (ACS)



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LISTING BROKERS

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