



**FOR SALE | \$2,200,000**

**2400-2414 HENNEPIN AVE  
MINNEAPOLIS, MN**

## HIGHLIGHTS

- Great South Minneapolis Location - Hennepin Avenue
- Anchored by Spyhouse Coffee
- Auto-Repair - 4 Bays
- Salon Space
- 3 Bedroom - 2,000 SF Apartment
- 94 Feet of Frontage on Hennepin Avenue
- On-Site Parking
- Walk Score of 94

Newmark has been retained to exclusively represent For Sale 2400-2414 Hennepin Ave S, in Minneapolis. Originally built in 1910, this property exemplifies South Minneapolis character and history. This value-add, mixed-use investment opportunity has been family owned for nearly 80 years.

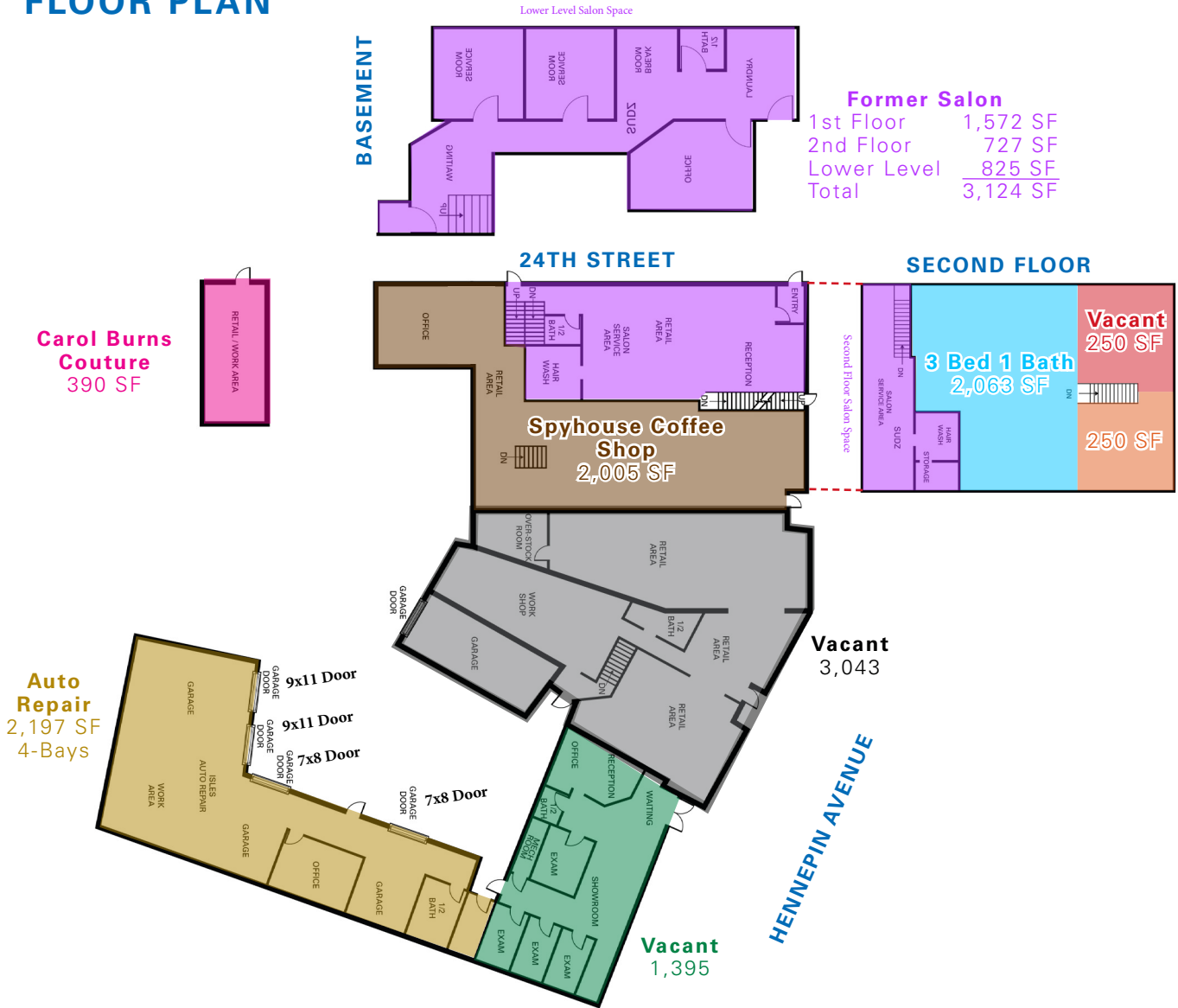
The property is anchored by Spyhouse Coffee and offers multiple retail, residential and commercial opportunities for a value add investor.



**NEWMARK**



# FLOOR PLAN



## PROPERTY DETAILS

- 14,767 SF
- .39 Acres
- 94' Feet of Hennepin Ave Frontage
- Zoning:  
 CM2 - Corridor Mixed Use  
 BFC6 - Corridor 6 Built Form Overlay

## REAL ESTATE TAX INFORMATION

Real Estate Tax Parcels: 33-029-24-13 (0105), (0106), (0107), (0040), (0042)

2024 Proposed Taxes  
 Excluding Special Assessments: \$51,883 for all five parcels

For information, please contact:

**Tim Prinsen**  
 Senior Managing Director  
 t 612-963-6220  
 tim.prinsen@nrmk.com

**Bob Pounds**  
 Senior Managing Director  
 t 952-270-2497  
 bob.pounds@nrmk.com

## SITE PLAN

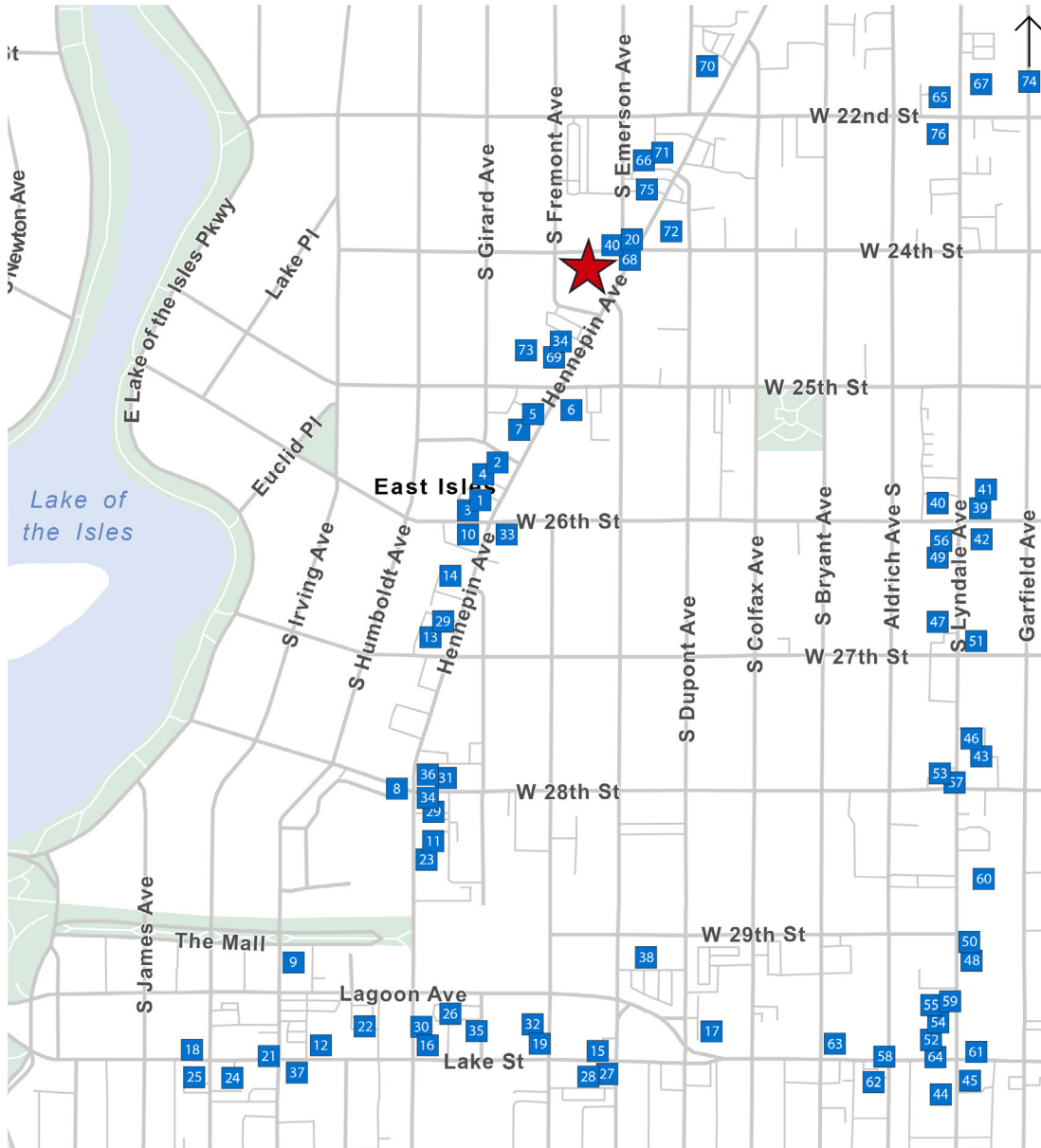


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## AMENITIES MAP



### Businesses/Amenities

- |                                 |                                    |
|---------------------------------|------------------------------------|
| 1. India palace uptown          | 41. Bulldog uptown                 |
| 2. Dunn brothers coffee         | 42. Aldi                           |
| 3. Uptown diner                 | 43. World street kitchen           |
| 4. Soho cafe inc                | 44. Caffrey's deli & subs          |
| 5. Namaste cafe                 | 45. Iron door pub                  |
| 6. Speedway                     | 46. Milkjam creamery               |
| 7. Nico's taco & tequila bar    | 47. Lynhall no 2640 lynlake        |
| 8. Isles bun & coffee           | 48. Galactic pizza                 |
| 9. B-dubs express               | 49. French meadow cafe-bluestem br |
| 10. Chipotle mexican grill      | 50. Lago taco                      |
| 11. Kiku bistro                 | 51. Bob's java hut                 |
| 12. Caribou coffee              | 52. Toppers pizza                  |
| 13. Walgreens                   | 53. Subway                         |
| 14. Red cow uptown              | 54. Lynlake brewery                |
| 15. Darbar india grill          | 55. Third space cafe               |
| 16. Bonchon uptown              | 56. Lowry hills cafes inc          |
| 17. Cvs pharmacy                | 57. Waffle bar                     |
| 18. Barbette                    | 58. Famous dave's                  |
| 19. Cvs pharmacy                | 59. Uptown brewing                 |
| 20. Brim                        | 60. Kyoto sushi                    |
| 21. Jersey mike's subs          | 61. It's greek to me               |
| 22. Mesa pizza uptown           | 62. Speedway                       |
| 23. Troubadour                  | 63. Wuollet bakery                 |
| 24. Lake & iving                | 64. Moto-i                         |
| 25. Pinoli                      | 65. Red dragon restaurant          |
| 26. Mc donald's                 | 66. Papa johns                     |
| 27. Buffalo wild wings          | 67. Wedge co-op                    |
| 28. Walgreens                   | 68. Spyhouse coffee shop-east      |
| 29. Uncommon grounds            | 69. Holiday stationstores          |
| 30. Hoban korean bbq            | 70. Lowry                          |
| 31. Beat coffee house           | 71. Starbucks                      |
| 32. Starbucks                   | 72. Pizza hut                      |
| 33. Sencha tea bar-uptown       | 73. Starbucks                      |
| 34. Potbelly sandwich shop      | 74. Domino's pizza                 |
| 35. Agra culture kitchen uptown | 75. Five guys                      |
| 36. Kinndo                      | 76. Speedway                       |
| 37. Gray fox coffee             |                                    |
| 38. Cub                         |                                    |
| 39. Nightingale                 |                                    |
| 40. Common roots cafe           |                                    |

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