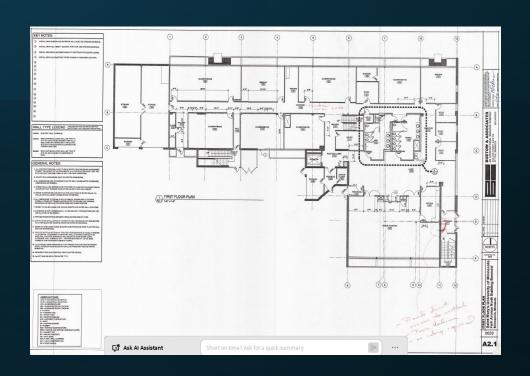
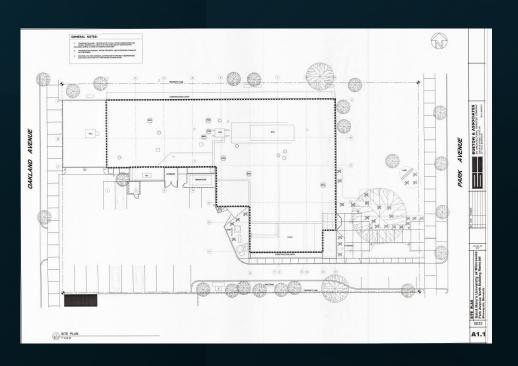
For Sale 2304 Park Ave Minneapolis, MN

- BROTHER LOUIS HALL IS JUST UNDER 39-THOUSAND SQUARE FEET OF SPACE AND IS FILLED WITH CLASSROOMS AND OFFICES. LAST RENOVATED IN 2008, THE BUILDING AND ITS TWO PARKING LOTS FOR 49 CARS, IS IN GREAT SHAPE AND IS MOVE-IN READY FOR A SCHOOL (EARLY EDUCATION, ELEMENTARY, MIDDLE, OR HIGH SCHOOLS). OTHER POTENTIAL USES INCLUDE: OFFICE PROPERTY, CHILD CARE AND SENIOR CARE CENTERS, MULTI-FAMILY OR RESIDENCES WITH CONVERSION OR MEDICAL USE.
- THE PROPERTY IS ZONED COMMERCIAL RM3, IS ADA COMPLIANT, AND IF NEEDED COULD BE RECONFIGURED INTO A MULTI-TENANT PROPERTY OR EVEN A REDEVELOPMENT OPPORTUNITY. THE PROXIMITY TO DOWNTOWN MINNEAPOLIS AND EASE OF ACCESS TO 35W AND I-94 ARE CONSIDERABLE BENEFITS TO OWNERSHIP.
- ALL MECHANICALS HAVE BEEN WELL-MAINTAINED AND IN GREAT CONDITION. THE BUILDING ALSO HAS AN EXTRA-LARGE GARAGE DOOR LEADING TO A LARGE AREA FOR STORING EQUIPMENT RANGING FROM SNOW AND LAWN CARE EQUIPMENT TO SERVICE VEHICLES.

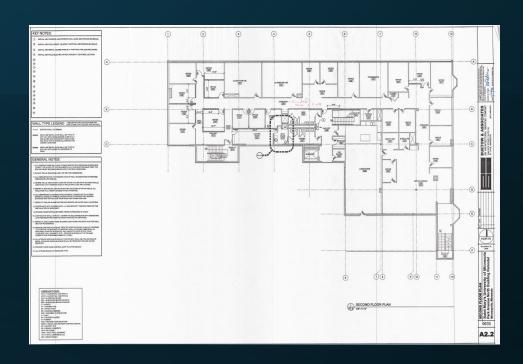


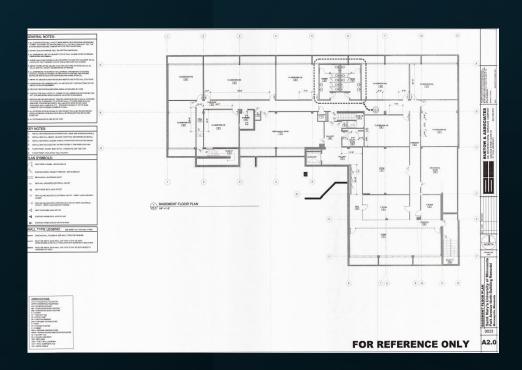
Site Plan - First Floor





Second Floor - Basement



















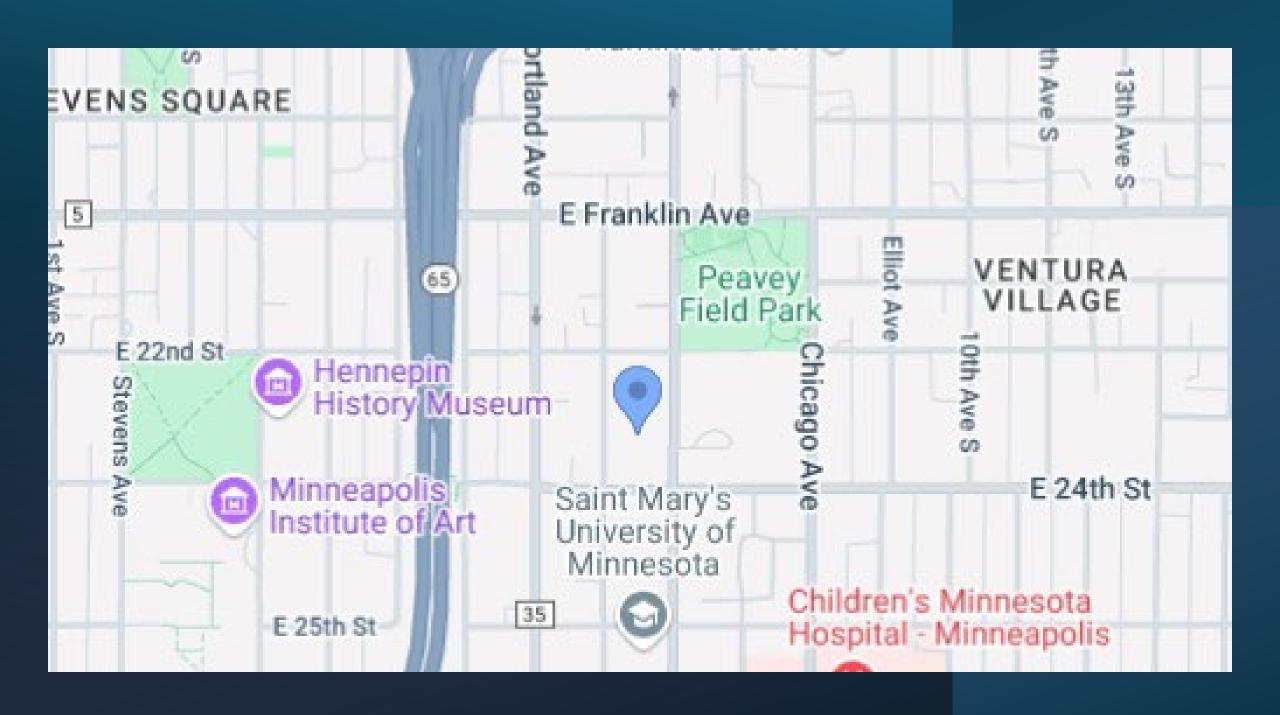












- This is a Residence and Institutional zoning district.
- The RM3 Residence and Institutional District allows large-scale dwellings, large office uses.

Zoning RM3



Uses by GROUP, Category, and Specific use	UNI	UNZ	nna	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	2110	PR1	PR2	TRI	Use Standard
COMMERCIAL																
Bulk Goods and Heavy Equipment Sales (except as noted below)						, , , , , , , , , , , , , , , , , , ,							Р	Р	Р	Х
Landscaping material sales		s) 300			4				8 - 6				P	P		X
Commercial Agriculture (except as noted below)						10P	10P	P	Р	Р	P	P	Р	Р		
Farmer's market						10P	10P	P	P	P	-	P	P	P		+
Lawn and garden supply store						10P	10P	P	P	P	2	P	P	P		+
Market garden	P	P	P	P	P	P	P	P	P	P	P	P	P			+
Urban farm													P	P		+
Commercial Recreation and Assembly (except as noted below)					5P*	10P+	5P	P	P	P	P	Р	Р			Х
Amphitheater		55							С	С	C	С	С	8		Χ+
Convention center, public		35	8									P	3 3			X
Entertainment venue								5P	10P	10P	ř	P	P	i i		X+
Indoor recreation area			2		5P*	10P*	5P		P	P	ř	P	P			Χ+
Outdoor recreation area		80 33	3			10P*	5P	P	P	P	P	P	P		i.	Χ+
Nightclub		10 33	3			Ø 11.8		10P	10P	10P	P	P	10P	3	4.	X+
Reception or meeting hall	8	8 8	3		Ĭ.	8 3		P		P		P		3		X

runeral nome				Pr.	TOP-	TUP.	TUP				j.				λ+
Grocery store				20P*	20P*	20P*	202	1	P	P	P		40P	40P	Х
Liquor store, off-sale, existing on the effective date of this ordinance				2	80 80		5P	P	P	P	P	P	5P		Χ+
Liquor store, off-sale	30	55 33							P	P	P	P	5P		Χ+
Package delivery service, no on-site vehicle fleet				5P*	10P*	10P*	10P	P	P	P	P	Р	Р	Р	X+
Secondhand goods store		40 00		5P*	10P*	10P*	10P	P	P	P	P	P	P		Χ+
Shopping center		000		5P*	10P*	10P*		P	P	P		2	P		X+
Small engine repair					- 30								P	P	Х
Tobacco products shop									P	P		P			X+
Veterinary clinic				5P*	10P*	10P*	10P	P	P	P	P	P	P		X+
High-Impact Commercial (except as noted below)									5C	5C	5P				
Alternative financial establishment				3				3	5C	5C	5P				+
Pawnshop									5C	5C	5P				+
Lodging (except as noted below)					-	P			P	P		P	P		
Bed and breakfast home	C	C	C	C	P	P	-	P	P	P	P	P	P		+
Hospitality residence			C	C	P	P			P	P	P	P		3	+
Hotel or hostel, 5-20 rooms	146	37 3			P	P	•	1	P	P	?	P	P	,	+
Hotel or hostel, 21 rooms or more		85 8			8 20	3		P	P	P	P	P	P		+
Medical Facilities (except as noted below)	16	8 8		5P*	P	P	10P	P	P	P	P	P	P		s 8 5
Blood/plasma collection facility		55						P	P	P	P	P	P		+
Hospital	30	50 33				С					С	С			+
Medication-assisted treatment site						С		E	С	C	0	C	C		+

Uses by GROUP, Category, and Specific use	UNI	NZ	UNB	RM1	RM2	RM3	MI	CM2	CM3	CM4		210	PR1	PR2	TR1	Use Standard
	1.2.1				œ	œ		-	20022			7	а.		intra	
Contractor's office							P	P	P	P	- Lead	P	P	P		+
Sexually Oriented Uses							- 1			b	5P	5P				+
INSTITUTIONAL AND CIVIC			,									,				
Community Services (except as noted below)	P	IP.	P	P	P	P	P	P	P	P		P	P			
Cemetery	C	(9)		C												
Child care center	P	P	P	P	P	P	P	P	P	P		P	P			+
Community center	C	(5)	P	P	P	P	P	P	P	P		P	P			5100000
Community garden	P	P	9	P	P	Р		P	P	P	P	P	P			+
Community provisions facility								P	P	P		P	P	P		+
Developmental achievement center	(P)	P	P		P	P	-	P	P	P		P	P	P		+
Educational Facilities (except as noted below)	P	P	P	P	P	P	17	P	P	P	P	P	- 1000000	5000		2000
College or university						С					C	C		3		+
Educational arts center:	P	P	P	P	P	P	P	P	P	P		P	1 33	5		+
School, grades K-12	P	P	2	P	P	P	P	P	P	P	P	P	1222	5407.00		+
School, vocational or business						C		P	P	P	P	P	P	P		
Parks and Public Open Spaces	Р	P	P	P	P	P	7	P	P	P	TP.	P	P	P	Р	X
Recreational Facilities (except as noted below)	С		[6]	С	С	С										

PRODUCTION:			****		acadaman hac			Management No.							
Lower-Impact Production and Processing			30				200	7	F.,	3.0		P	P		
(except as noted below)												1.00			
Art studio			P	P	P	P	P	P	P		P	P	P		+
Brewery or distillery						2	Р	P	P		P	P	P		+
Film, video, and audio production	7		39		S		P	P	P	TET	P	P	P		+
Glass, ceramics, and earthenware			38	3	S.		P	P	P		P	D	P		+
production, small scale	30	96	8 8	. 3	8	1	3.4		14.1	in i		100		la 3	
Grain mill, small scale	J.		s - 3s			205010	С	С	450-57		200	P	P	8. 3	+
Limited production and processing	Jan 1		9 39				P	P	P	P	P	P	P		+
Research, development, and testing							Р	Р	Р	155	Р	D	Р		
laboratory	A.		ec 46			ļ.	10	10.00	iki	ildi	COLUMN TO A STATE OF THE PARTY.	100			
Moderate-Impact Production and Processing													P		
High-Impact Production and Processing									-						X
(prohibited except as noted below)								5.							
Crushing and processing of concrete, asphalt,													С		χ+
or rock for recycling or disposal															(AT)
Concrete, stone, clay, or tile production							323		-				C		X+
Grain elevator or mill									3	30			C		X
Metal plating							20 7		3	30			С		X
Post-Consumer Waste Processing (prohibited							21 3			30 (60					
except as noted below)	34		8 8	3	2	ė.	88 8	3	ē	8 35				80 8	
Recycling center:			8 8				33 k		(B 35		30P	P	83	+
Recycling facility			× ×		e.	S.	<u> </u>	3	8	B 36	5		C		+

Uses by GROUP, Category, and Specific use																Standaro
	C+12	f1511)	ran i	ren	2	en .	i en	22.	m:	4.		502200	200	102010	100000	Use Sta
	UNI		ENO	RMI	RM2	RM3	8	CM2	CMB	CM4	القا	210	PR1	PR2	TRI	
Snow storage site														C	C	+
PUBLIC SERVICES AND UTILITIES							<u>Sectoral</u> (co									:::::::::::::::::::::::::::::::::::
Basic Utilities (except as noted below)	C	10	C	0	C	C	0	C	C	C	0	С	С	С	C	40 2
Communication exchange					C	С	C	U	С	[C]	C	С	С	С		50 S
Heating or cooling facility	C	C	C	C	C	C	C	С	C	C	C	С	С	C		
Passenger transit station	C	С	C	C	C	C	C	С	C	C	P	P	С	С	P	100000
Principal Electricity Generation													С	C		X
Public Safety and Welfare (except as noted	C	0	C		С	C	161	C	C	С	1	С	С	C	C	
: below)		1117		100			4	170	200		1000				2000	
Animal shelter													С	C		+
Garage for public vehicles													С	C		
Mounted patrol stable						Ċ					C	. 3	С	C	2	
Pre-trial detention facility, existing on the	50 70				20		9 9		20 D		1000	Р	erane.	10000000	Ï	+
effective date of this ordinance	8 - 35	8		á.	88 8	3	X (á	33 - 8a		1				ė.	100
Street and equipment maintenance facility	80 88	\$		8	88 8	. 3	()	8	88 B	3	į i	50 35	C	C	7	88 8
RESIDENTIAL	3000				,000			,	2222							
Cluster Development	C	(6)	С	C	C	С	C	C	С	C		e - 30			ų.	X
Congregate Living (as noted below)					· ·				S						<u></u>	55 0
Community correctional facility serving up to																1

: Inebriate housing															+
Intentional community	P	P	P	P	P	P		P	P	P		P	С		+
Overnight shelter										C	C	С	С		+
Residential hospice	8		C	C	C	C		С	С	D		С		2	+
Single room occupancy housing	8		P	P	P	P		Р	P	P	P	P	С	9	
State credentialed care facility, serving six (6)	Р	131	TPT	15.1	P			D	P	2000				3	+
or fewer persons		aland.	till,	0.0	100		T.J.	10	10				v	2	
State credentialed care facility, serving seven	С	1000	Tell	16.1	С	P	1573	С	P	P	17.1	P			4
(7) to sixteen (16) persons		ind.	della.	(5.30)			int.		1523	11.3	100000	30.00	A 48		1000
State credentialed care facility, serving			[4]	100	С	С			С	P		P			[4]
seventeen (17) or greater persons		5 68		12						ini		3000			12.2
Supportive housing			C	C	C	C			C	C	P	P	С		+
Dwellings (as noted below)										ALC: Tele					
Single-, two- or three-family dwelling	P	P	F	P	P		P	Р							
Single-, two- or three-family dwelling existing	Р	133	1		P	70		P	9	đ					
on the effective date of this ordinance	153	12.5	252	1.1	19.60	1000	0.00	100	15.2						
One (1) to three (3) dwelling units, as part of				100	P	P	151	Р	Р	P	17.7	P	С		
a mixed-use building				13	1500	11.00	12.1	1.83	J. S.			15.25	0000		
Multiple-family dwelling, four (4) units or	£	101	P		P	P.	Tel	Р	Р	P		P	С	2	-
more	90000	100	<u> </u>	500	23.0	3403			12.5	11.1	11.11			3	
Common lot development	Р		P	2	P	P	P	P							+
TRANSPORTATION, VEHICLE SERVICES, AND PAI	RKING										83-20		4	(12003X	2500
Automobile Services (except as noted below)		50	5		Ý.			C		13	C	C	С	C	Χ
: Automobile repair, major		333							300					C	X+
Automobile sales, enclosed									100			6			Y.

							Zoni	ng Dis	tricts							
ses by GROUP, Category, and Specific use	UNI	UNZ	UN3	RMI	RMZ	RM3	CMI	CM2	CM3	CM4	Ind	סדס	PR1	PR2	TRI	Use Standard
idustrial Transportation Services (except as oted below)														С	c	X
/aste hauler														С		X+
rincipal Parking (except as noted below)							C	С	С	C	(0)	C	С	C	C	X
ff-site parking lots serving multiple-family sidential uses and congregate living uses		[0]	c		С	C		С	C	C		С	С	С	[c]	X
ff-site lots serving institutional and civic ses	С		c		С	C	IGI	С	[c]	[c]		c	С	c	С	X
ehicle Fleet-Oriented Services (except as oted below)	8		3				3			3				C		Х
orse and carriage assembly/transfer sites		S 33	3		à	88 8	32	•	d 32	į.			С	С		X+
ental of trucks, trailers, boats, and ecreational vehicles		s = 50	70						N 355				С	С		Х+
ehicle Storage (except as noted below)					Ţ.				9 300					С	С	χ+
ublic impound lot			9		Š		9						С	С	C	



Pete Guidera

Coldwell Banker Commercial Realty

Peteg@cbrealty.com

612-432-6352

Tina Swanson

Coldwell Banker Commercial Realty

tpswanson@cbburnet.com

612-388-7191