

# For Sale

## 2304 Park Ave

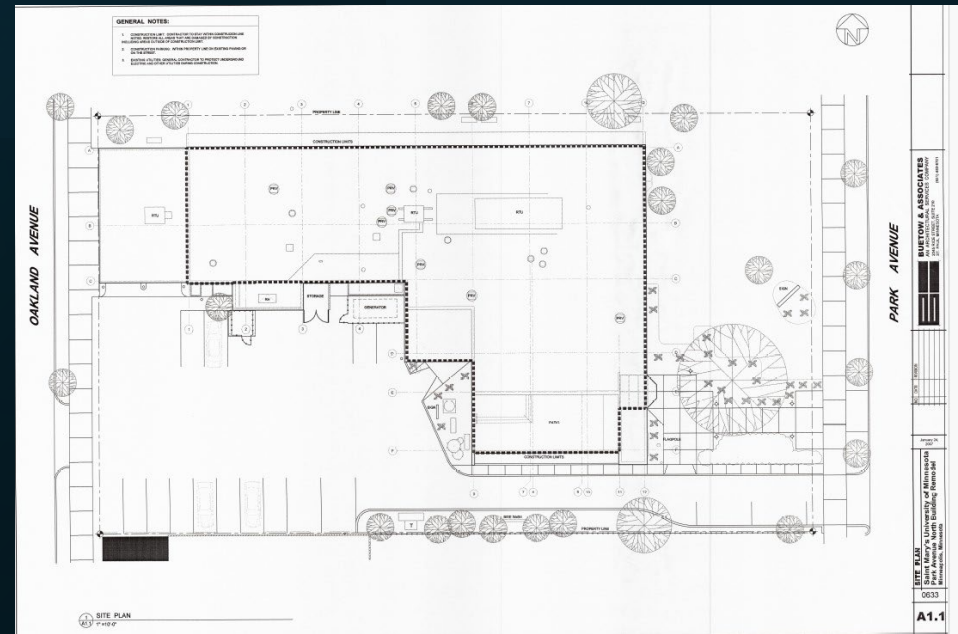
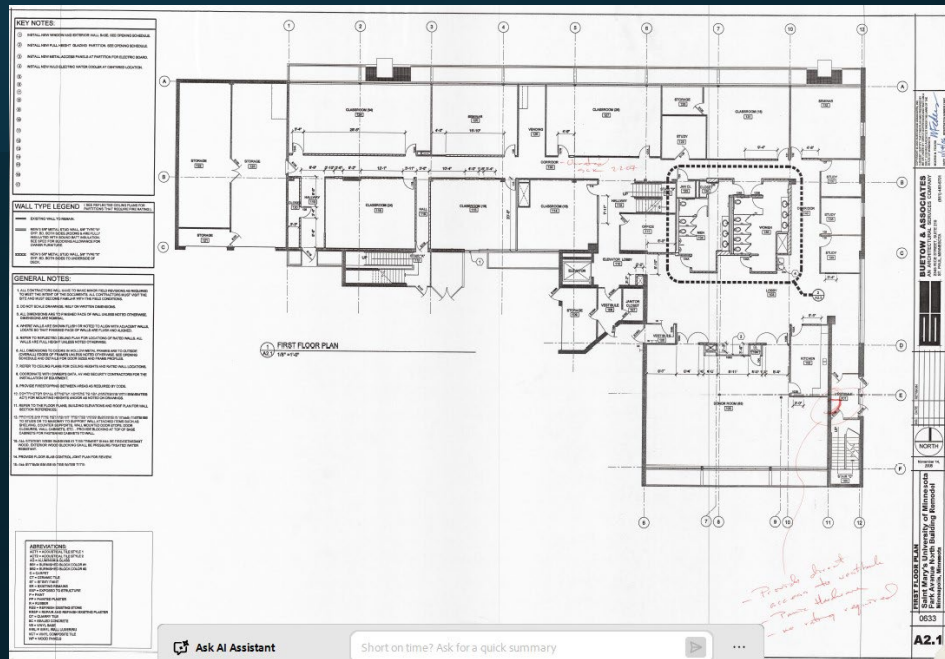
### Minneapolis, MN

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- 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.

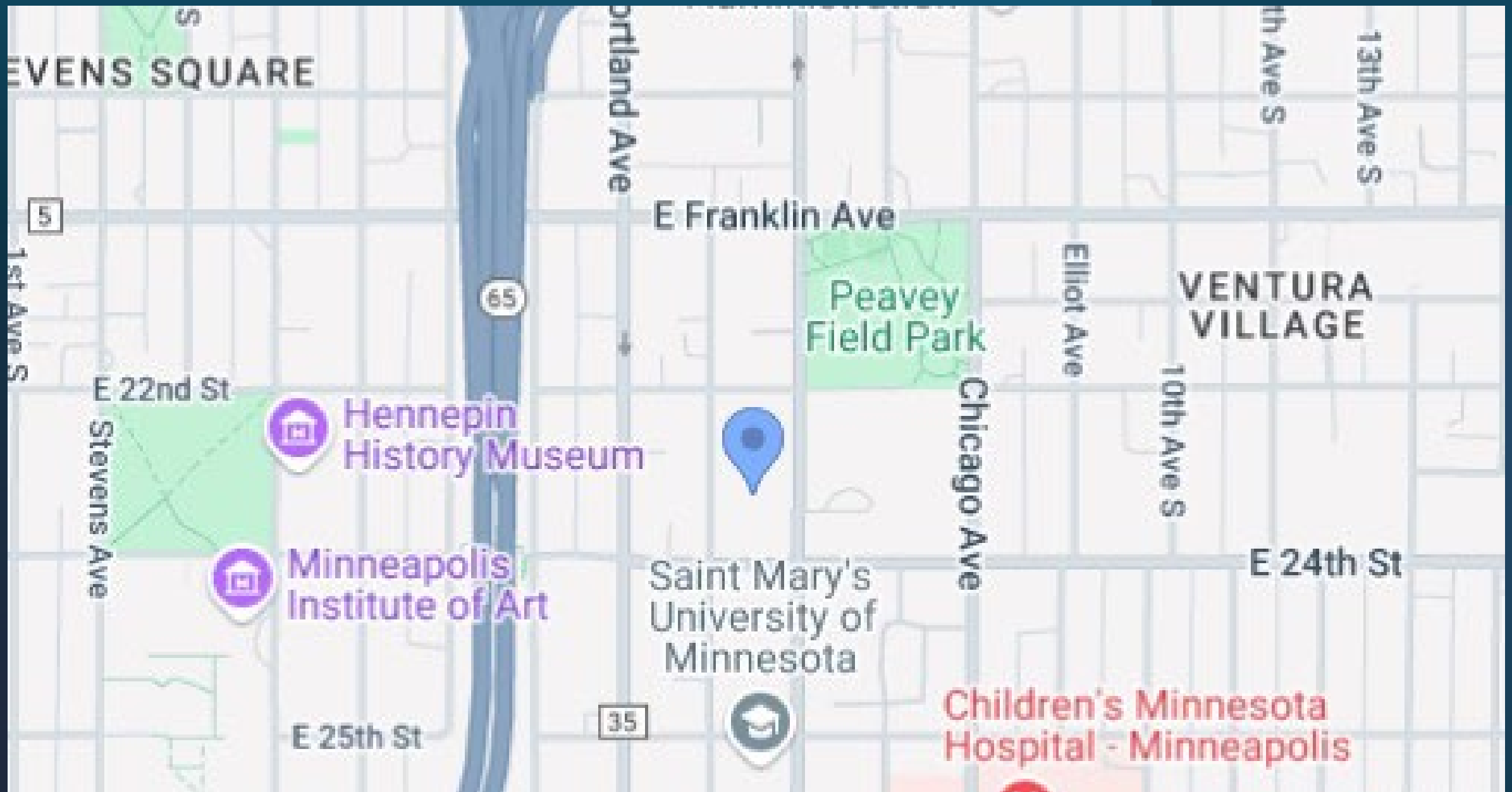


# Site Plan - First Floor









EVENS SQUARE

Portland Ave

E Franklin Ave

11th Ave S

13th Ave S

5

1st Ave S

65

Peavey Field Park

Elliot Ave

VENTURA VILLAGE

10th Ave S

E 22nd St

Hennepin History Museum

Stevens Ave

Chicago Ave

Saint Mary's University of Minnesota

E 24th St

Minneapolis Institute of Art

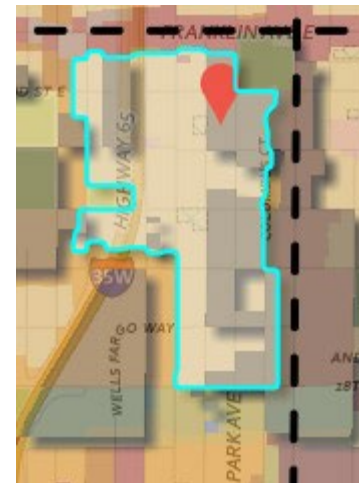
E 25th St

35

Children's Minnesota Hospital - Minneapolis

# Zoning RM3

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



Uses by GROUP, Category, and Specific use																Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2	TR1		
<b>COMMERCIAL</b>																	
Bulk Goods and Heavy Equipment Sales (except as noted below)														P	P	P	X
Landscaping material sales														P	P		X
Commercial Agriculture (except as noted below)						10P	10P	P	P	P	P	P	P	P	P		
Farmer's market						10P	10P	P	P	P	P	P	P	P	P		+
Lawn and garden supply store						10P	10P	P	P	P	P	P	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	P	P				X
Amphitheater									C	C	C	C	C				X+
Convention center, public											P	P					X
Entertainment venue								5P	10P	10P	P	P	P				X+
Indoor recreation area					5P*	10P*	5P	P	P	P	P	P	P				X+
Outdoor recreation area						10P*	5P	P	P	P	P	P	P				X+
Nightclub								10P	10P	10P	P	P	10P				X+
Reception or meeting hall								P	P	P	P	P					X









Uses by GROUP, Category, and Specific use	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2	TR1	Use Standard
Snow storage site														C	C	+
<b>PUBLIC SERVICES AND UTILITIES</b>																
Basic Utilities (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Communication exchange					C	C	C	C	C	C	C	C	C	C		
Heating or cooling facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Passenger transit station	C	C	C	C	C	C	C	C	C	C	P	P	C	C	P	
Principal Electricity Generation													C	C		X
Public Safety and Welfare (except as noted below)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Animal shelter													C	C		+
Garage for public vehicles											C		C	C		
Mounted patrol stable											C		C	C		
Pre-trial detention facility, existing on the effective date of this ordinance											P	P				+
Street and equipment maintenance facility													C	C		
<b>RESIDENTIAL</b>																
Cluster Development	C	C	C	C	C	C	C	C	C	C						X
Congregate Living (as noted below)																
Community correctional facility serving up to														C		+

Inebriate housing:												C						+
Intentional community:	P	P	P	P	P	P	P	P	P	P	P	P	P	C				+
Overnight shelter:												C	C	C	C			+
Residential hospice:			C	C	C	C		C	C	C	C	C	C					+
Single room occupancy housing:		P	P	P	P	P	P	P	P	P	P	P	P	C				
State credentialed care facility, serving six (6) or fewer persons	P	P	P	P	P		P	P	P									+
State credentialed care facility, serving seven (7) to sixteen (16) persons	C	C	P	C	C	P	C	C	P	P	P	P	P					+
State credentialed care facility, serving seventeen (17) or greater persons			C	C	C	C			C	P	P	P	P					+
Supportive housing:			C	C	C	C			C	C	P	P	C					+
Dwellings (as noted below):																		
Single-, two- or three-family dwelling:	P	P	P	P	P		P	P										
Single-, two- or three-family dwelling existing on the effective date of this ordinance	P	P	P	P	P	P	P	P	P	P								
One (1) to three (3) dwelling units, as part of a mixed-use building				P	P	P	P	P	P	P	P	P	C					
Multiple-family dwelling, four (4) units or more		P	P	P	P	P	P	P	P	P	P	P	C					+
Common lot development:	P	P	P	P	P	P	P	P										+
<b>TRANSPORTATION, VEHICLE SERVICES, AND PARKING</b>																		
Automobile Services (except as noted below):								C				C	C	C	C			X
Automobile repair, major:														C				X+
Automobile sales, enclosed:												C	C		C	C		X+

Uses by GROUP, Category, and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
Industrial Transportation Services (except as noted below)														C	C	X
Waste hauler														C		X+
Principal Parking (except as noted below)							C	C	C	C	C	C	C	C	C	X
Off-site parking lots serving multiple-family residential uses and congregate living uses		C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Off-site lots serving institutional and civic uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Vehicle Fleet-Oriented Services (except as noted below)														C		X
Trailer and carriage assembly/transfer sites													C	C		X+
Rental of trucks, trailers, boats, and recreational vehicles													C	C		X+
Vehicle Storage (except as noted below)														C	C	X+
Public impound lot													C	C	C	



**COLDWELL BANKER**  
**COMMERCIAL**  

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**REALTY**

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