

RETAIL FOR SALE

5357 42ND AVENUE S, MINNEAPOLIS, MN 55417



FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

ROYCE DURHMAN, CCIM

Commercial Real Estate Agent

O: (651) 492-2201

C: (651) 492-2201

royce.durhman@kw.com

40409468, Minnesota

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EXECUTIVE SUMMARY

5357 42ND AVENUE S, MINNEAPOLIS, MN 55417



PROPERTY OVERVIEW

Recently renovated 2,035 sq. ft. retail building situated on a spacious double lot in South Minneapolis. The building is currently built out as a dance studio, but the open floor plan and flexible zoning would accommodate most retail uses. The property can fit 20+ parking stalls, which is a rare find in south Minneapolis! The building was recently renovated in 2018 with a new roof, HVAC, and interior renovations throughout. The building has 11' clear height ceilings and modern lighting and interior finishes. The location is in close proximity to Lake Nokomis and Minnehaha Falls, with high density residential and other neighborhood

OFFERING SUMMARY

PRICE:	\$450,000
BUILDING SF:	2,035 SF
PRICE / SF:	\$221.13
YEAR BUILT:	1959
RENOVATED:	2018
PARKING:	+/- 20 Surface Stalls
ROOF:	Flat, white rubber EPDM roof in good condition
PROPERTY TAXES	\$13,238.26 (2025)
HVAC:	Rooftop Unit (Replaced 2018) & Baseboard Heating

PROPERTY HIGHLIGHTS

- New exterior paint & new floating ballroom floor in 2021
- New water heater in 2018
- New vapor mitigation system installed in 2021
- Building is situated on a double lot- Ample off-street parking!
- 11' exposed Ceilings
- 200 amp (120/240 volts) power
- Located next to Minnehaha Falls and Lake Nokomis. Minutes from MSP airport!

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PROPERTY PHOTOS

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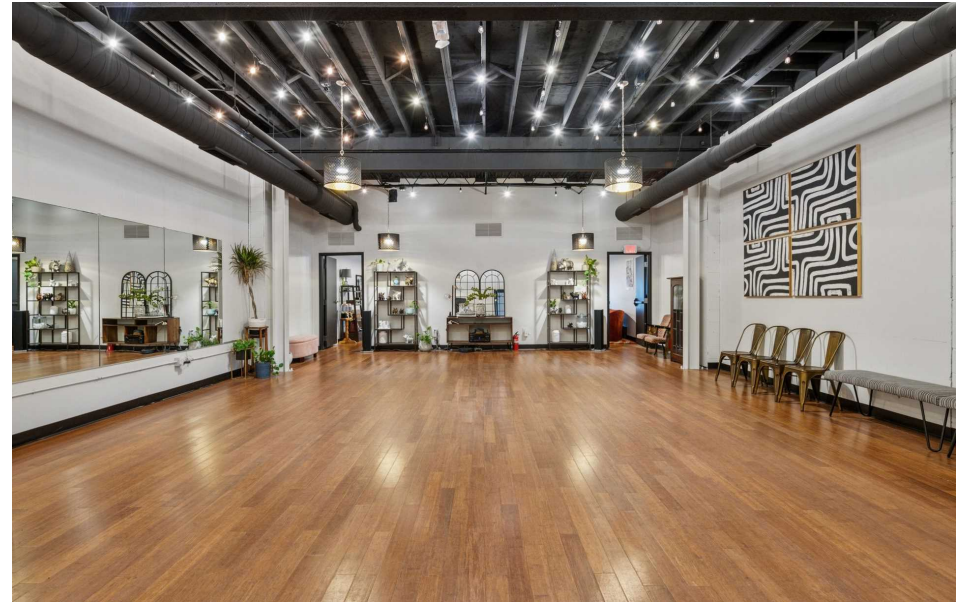
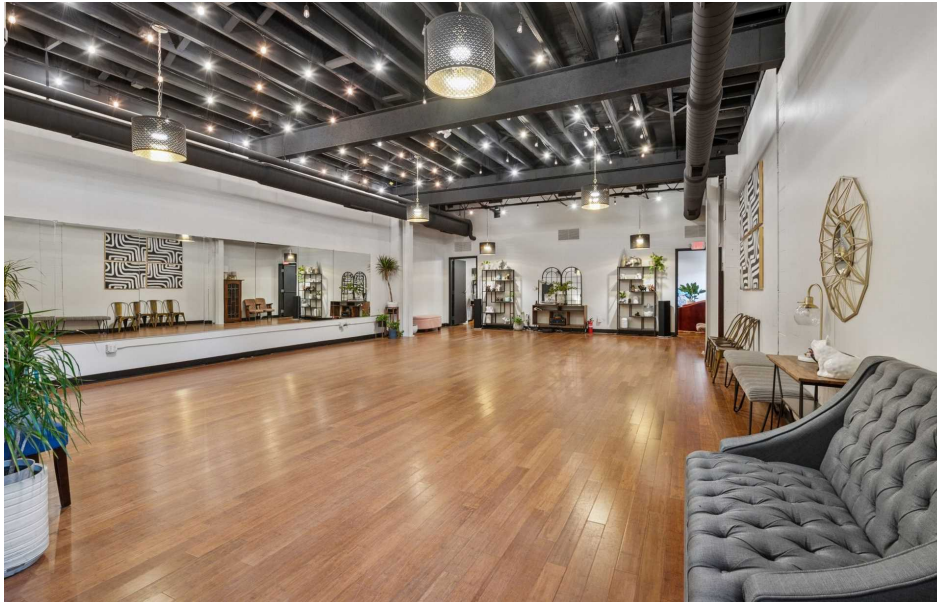


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RETAIL MAP

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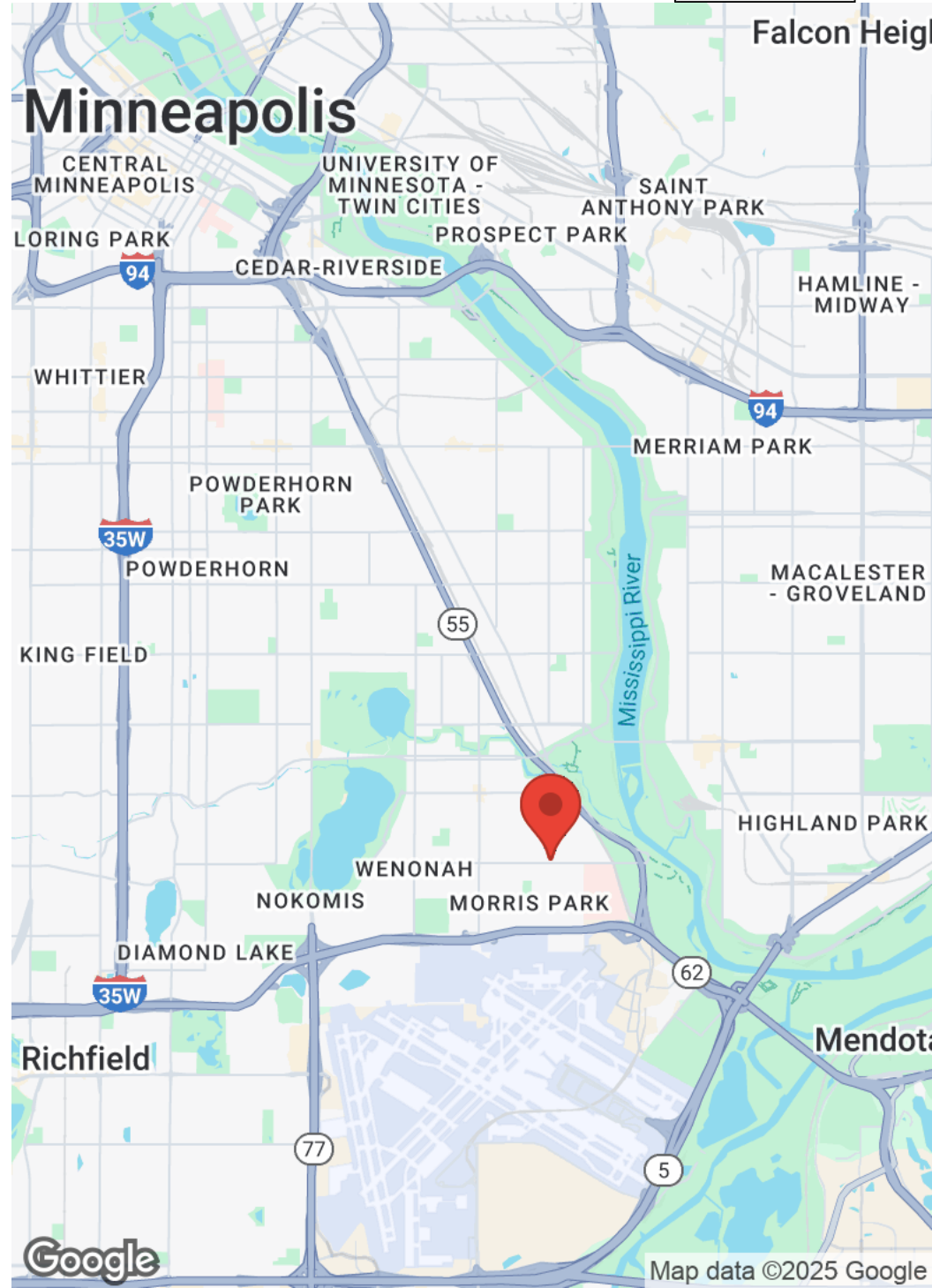


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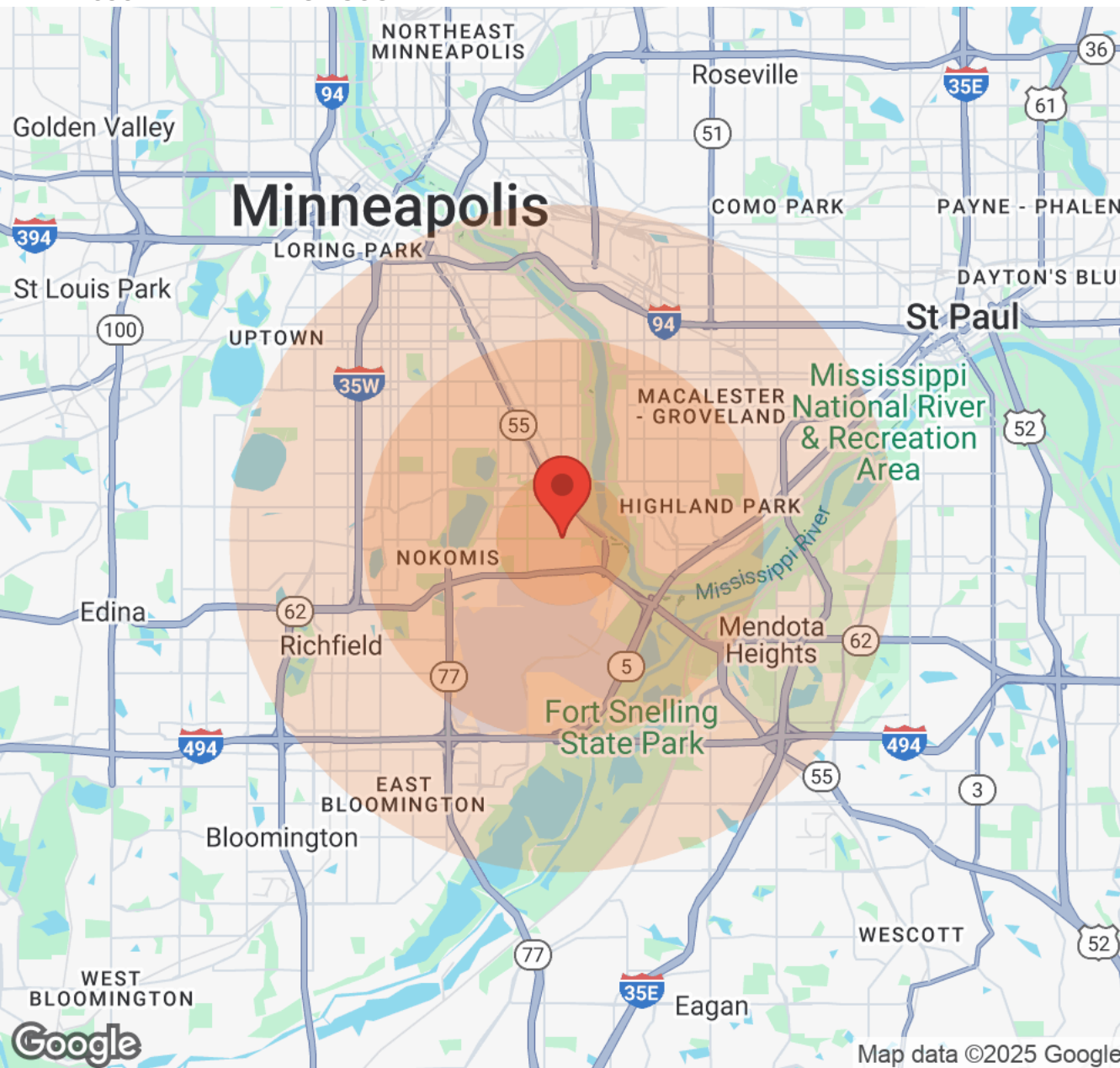
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,104	55,681	177,356
Female	6,548	61,293	188,256
Total Population	12,652	116,974	365,612

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,893	20,430	70,138
Ages 15-24	1,138	12,661	40,307
Ages 25-54	5,430	49,482	162,635
Ages 55-64	1,834	15,592	43,177
Ages 65+	2,357	18,809	49,355

Race	1 Mile	3 Miles	5 Miles
White	11,350	98,288	266,330
Black	540	7,581	47,496
Am In/AK Nat	45	707	3,573
Hawaiian	N/A	N/A	6
Hispanic	614	9,475	47,182
Multi-Racial	1,288	17,782	78,946

Income	1 Mile	3 Miles	5 Miles
Median	\$54,802	\$63,214	\$54,027
< \$15,000	526	4,666	23,003
\$15,000-\$24,999	632	4,362	16,407
\$25,000-\$34,999	619	4,554	15,320
\$35,000-\$49,999	795	6,150	19,863
\$50,000-\$74,999	1,288	9,471	26,604
\$75,000-\$99,999	1,131	7,425	17,630
\$100,000-\$149,999	806	7,634	18,619
\$150,000-\$199,999	98	2,495	6,549
> \$200,000	130	2,358	6,433

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,820	53,051	160,531
Occupied	6,447	50,103	150,203
Owner Occupied	4,853	35,854	84,473
Renter Occupied	1,594	14,249	65,730
Vacant	373	2,948	10,328

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