



# 2318 1st Avenue South Professional Building

MINNEAPOLIS, MN 55404-1587



MARKETING BROCHURE

**KW COMMERCIAL**  
2660 Arthur Street  
Roseville, MN 55113

*PRESENTED BY:*

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# Property Summary



## PROPERTY HIGHLIGHTS

- Beautifully built in 1920, blending historic charm with modern opportunity; including a slate roof and a mix of brick & cedar siding
- Ample space for a professional services, mixed use or medical user / investor (See Zoning | Permitted Uses grid under Documents)
- The RM3 Zoning (Residence and Institutional District) allows for large-scale dwellings, large office uses, and major institutions.
- Prime location in the dynamic Minneapolis area of the Twin Cities; close to bus lines, bike lanes, restaurants and the downtown area. Pedestrian and walking friendly location!
- Ample Off-Street parking stalls (9) behind the building and a large front year

## OFFERING SUMMARY

Sale Price:	\$ 600,000
Total (Finished) SF:	6,009 (4,862) SF
Lot Size:	0.017 Acres
Zoning: 2025 Property Taxes: Co-Listing Agent:	RM3 (Residence & Institutional) \$ 19,764.48
	Nicoli Holm 612-286-6813 Nicoli@TheHOMGroup.com

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	29,143	120,993	227,380
Total Population	54,111	262,543	518,169
Average HH Income	\$74,055	\$96,053	\$113,210



# Property Details

Sale Price

**\$600,000**

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	RM3
Lot Size	0.017 Acres
APN #	3402924120043
Corner Property	Yes

## LOCATION INFORMATION

Building Name	2318 1st Avenue South Professional Building
Street Address	2318 1st Avenue South
City, State, Zip	Minneapolis, MN 55404-1587
County	Hennepin

## BUILDING INFORMATION

Building Size	6,009 SF
Building Class	C
Number of Floors	3
Year Built	1920
Number of Buildings	1
Parking Stalls (Off-Street)	9
Foundation Size	1,764 SF

## MECHANICALS

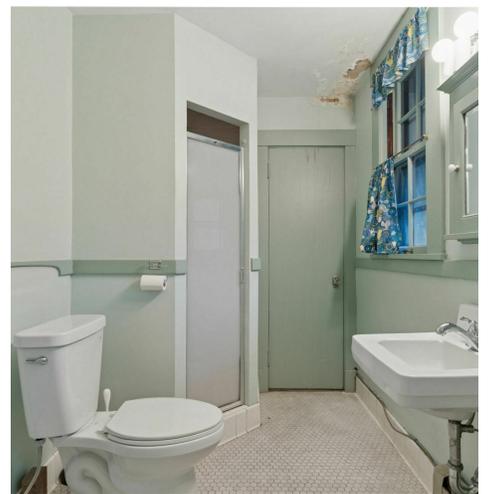
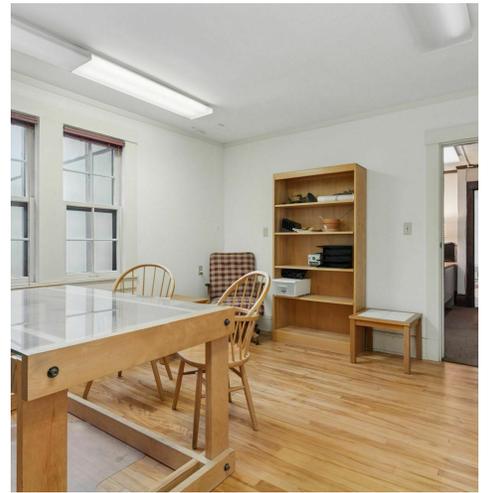
Restrooms	3.5
Heat	Boiler; Baseboard, Hot Water, Radiant
Air Conditioning	Window
Electrical	200 AMP
Water Heater	One (Located in Basement)
Windows	Wood (Original Age)
Roof	Slate (Age Unknown)



# Exterior & Main Floor Lobby Photos

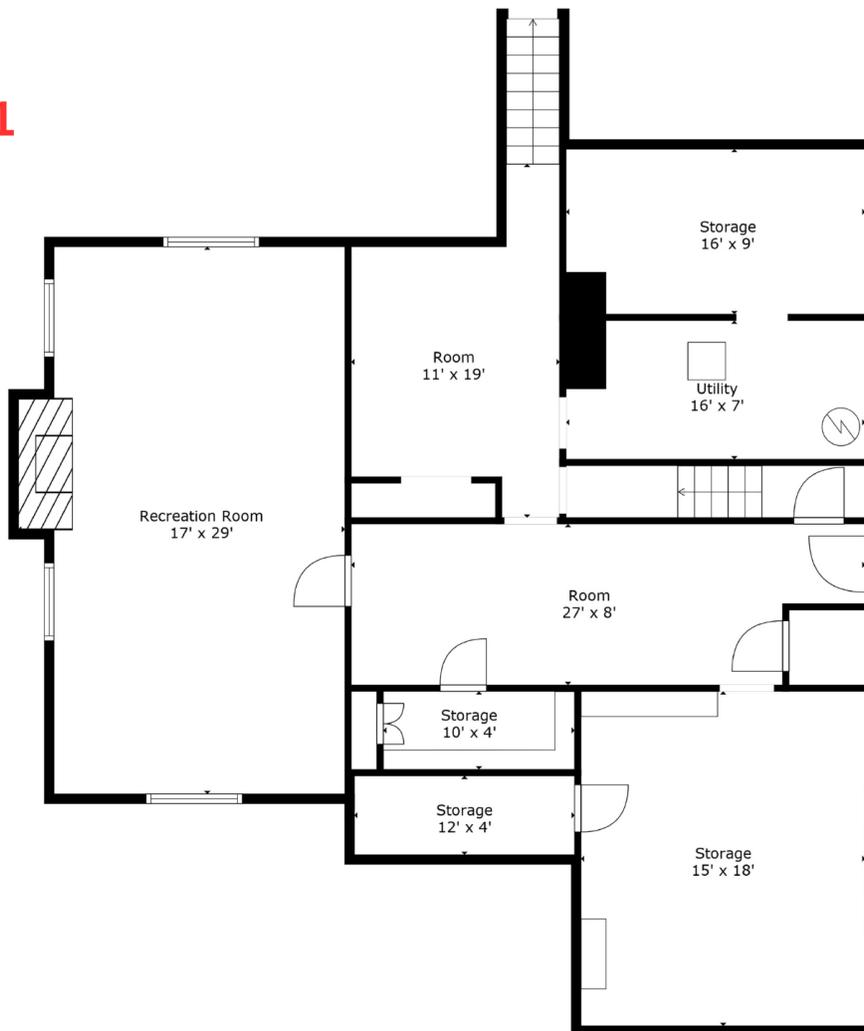


# Interior Photos



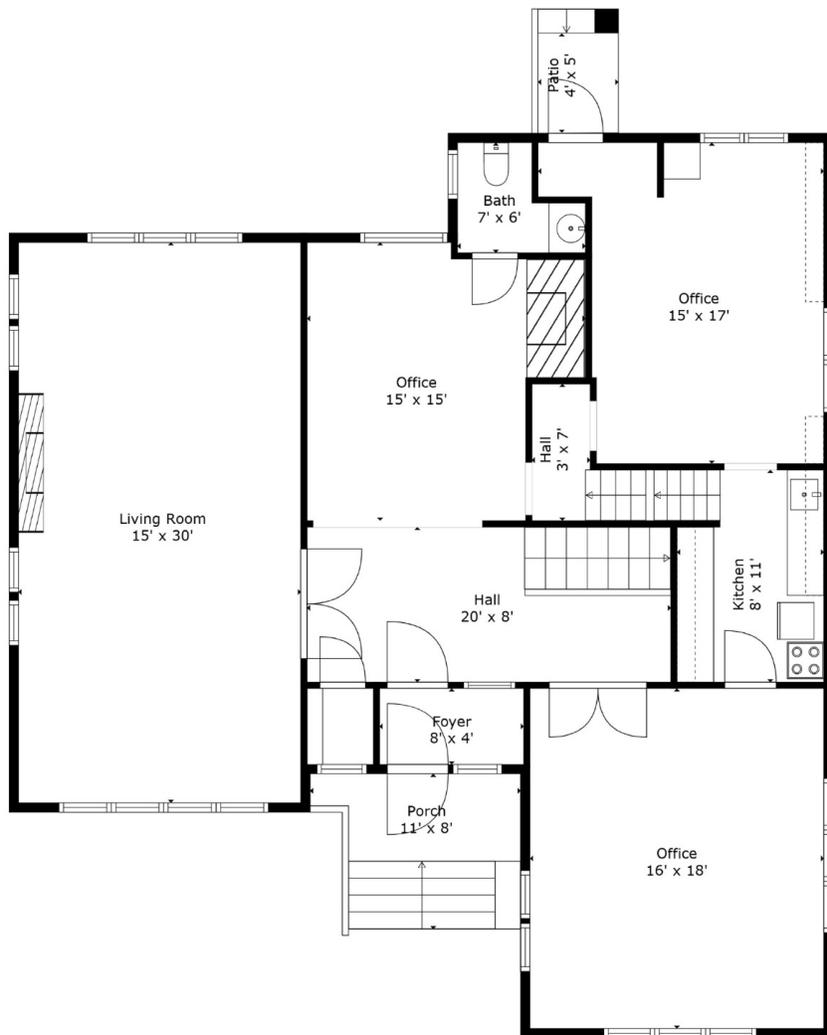
# Floor Plan

## FLOOR 1



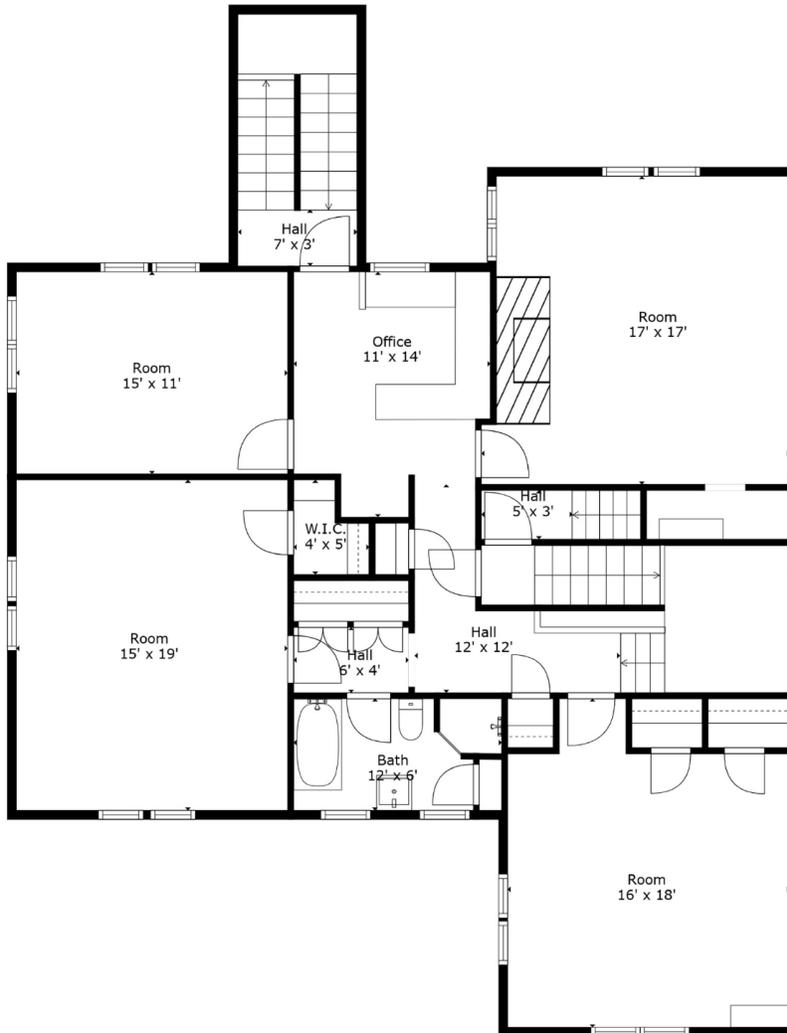
# Floor Plan

## FLOOR 2



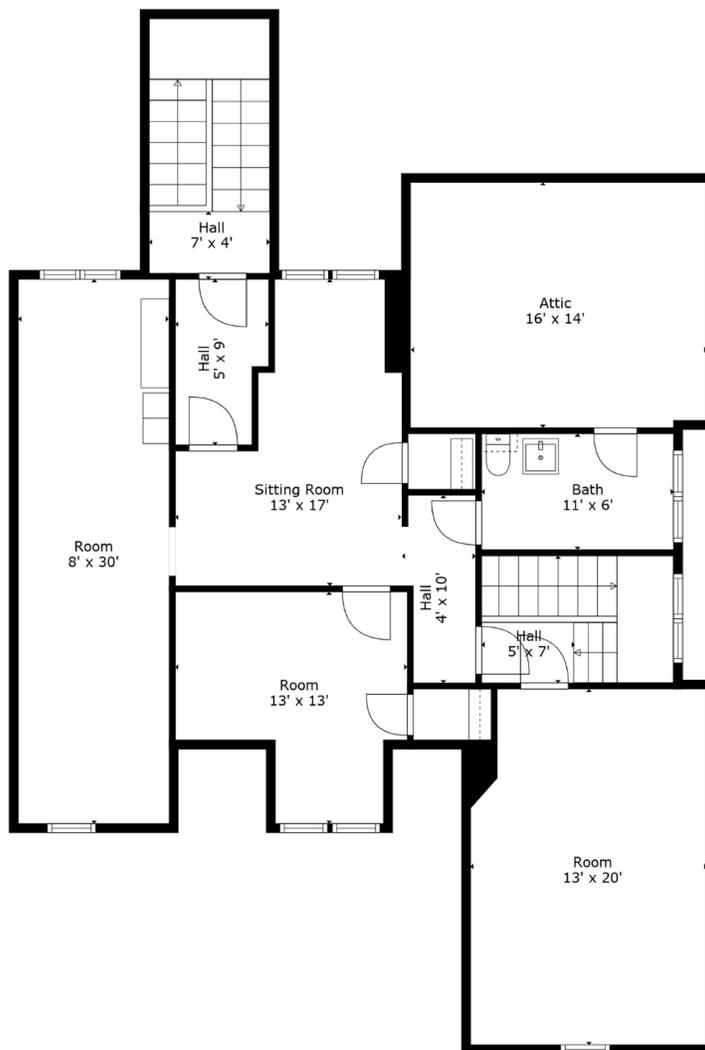
# Floor Plan

## FLOOR 3

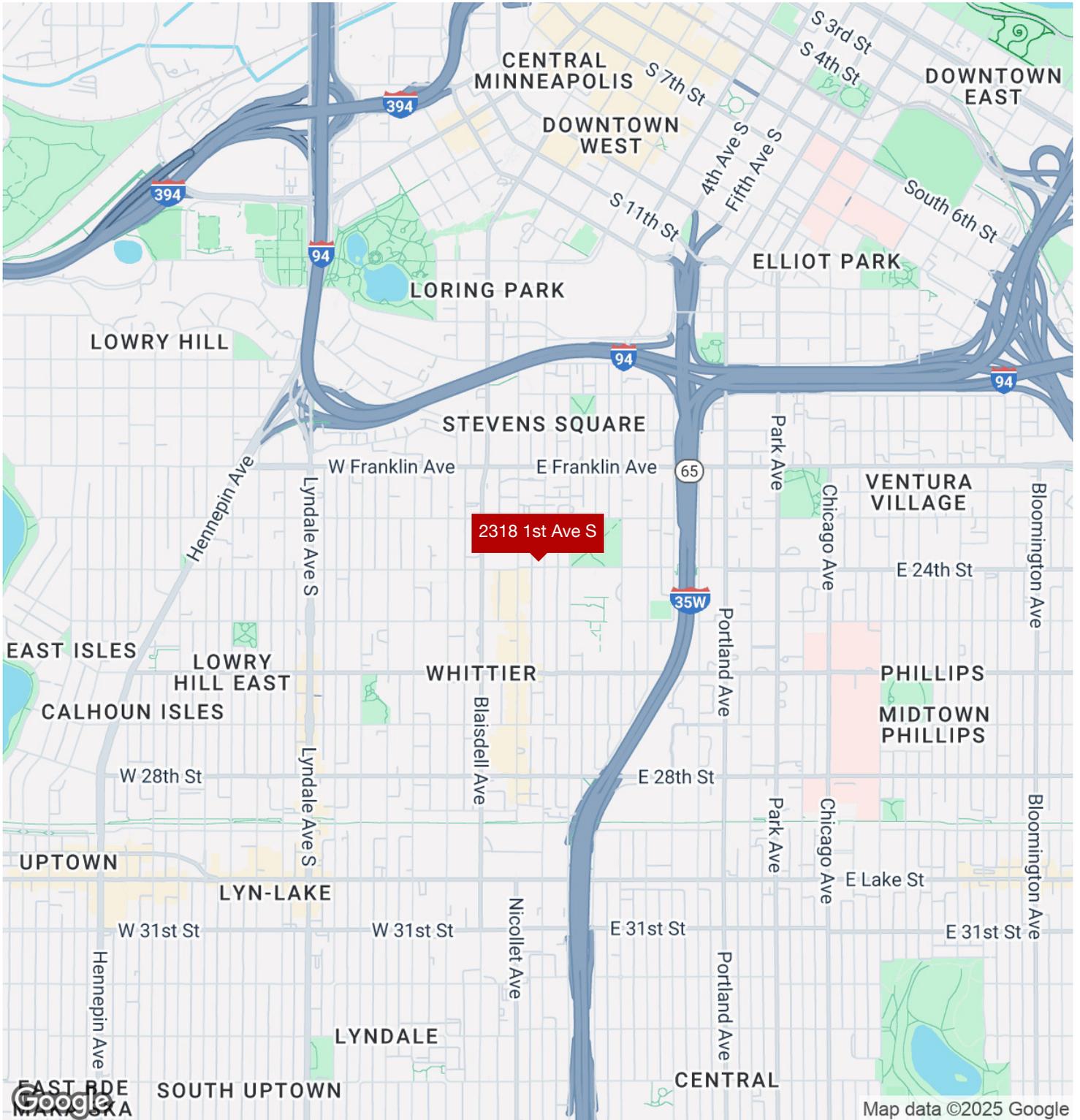


# Floor Plan

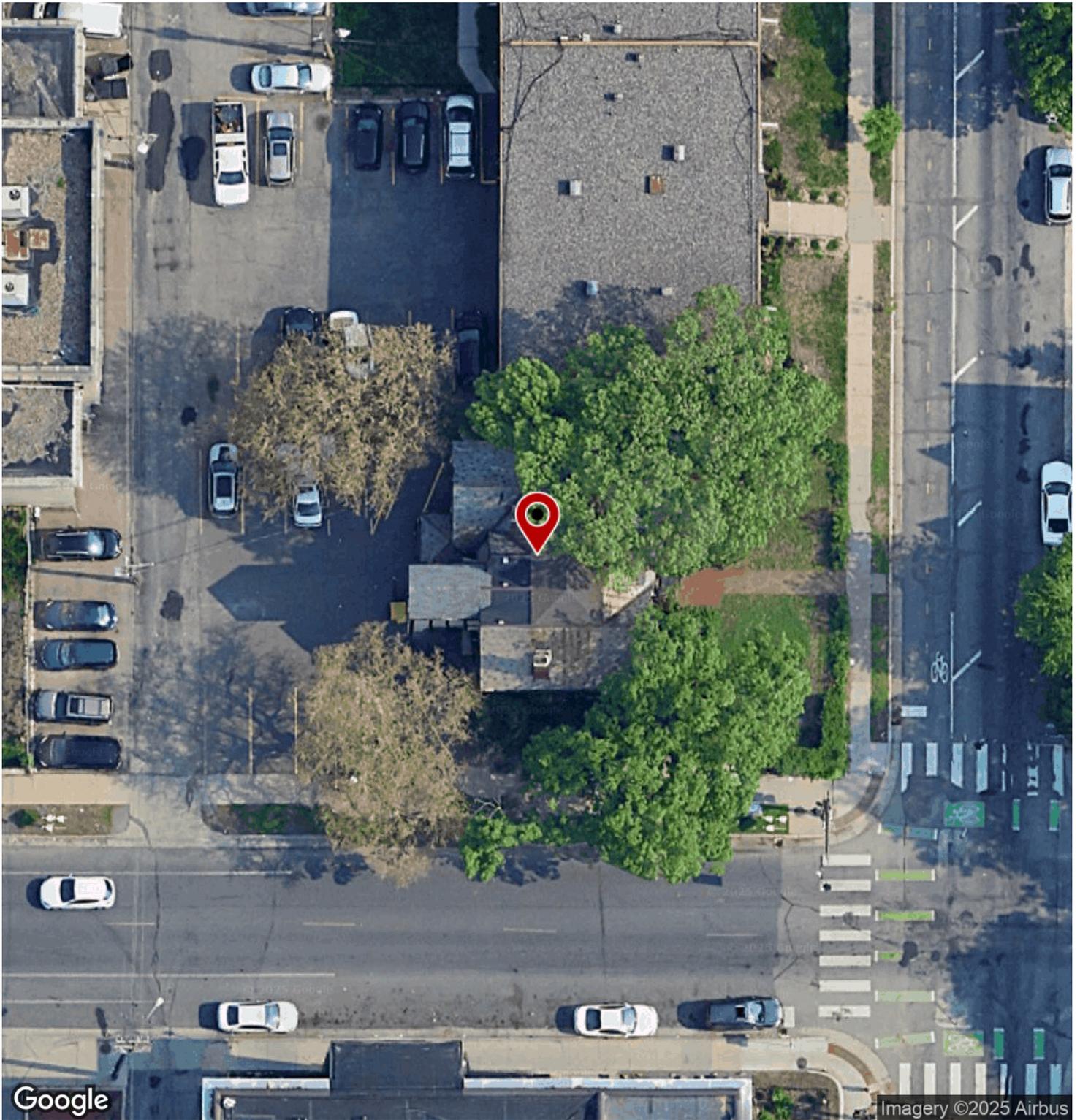
## FLOOR 4



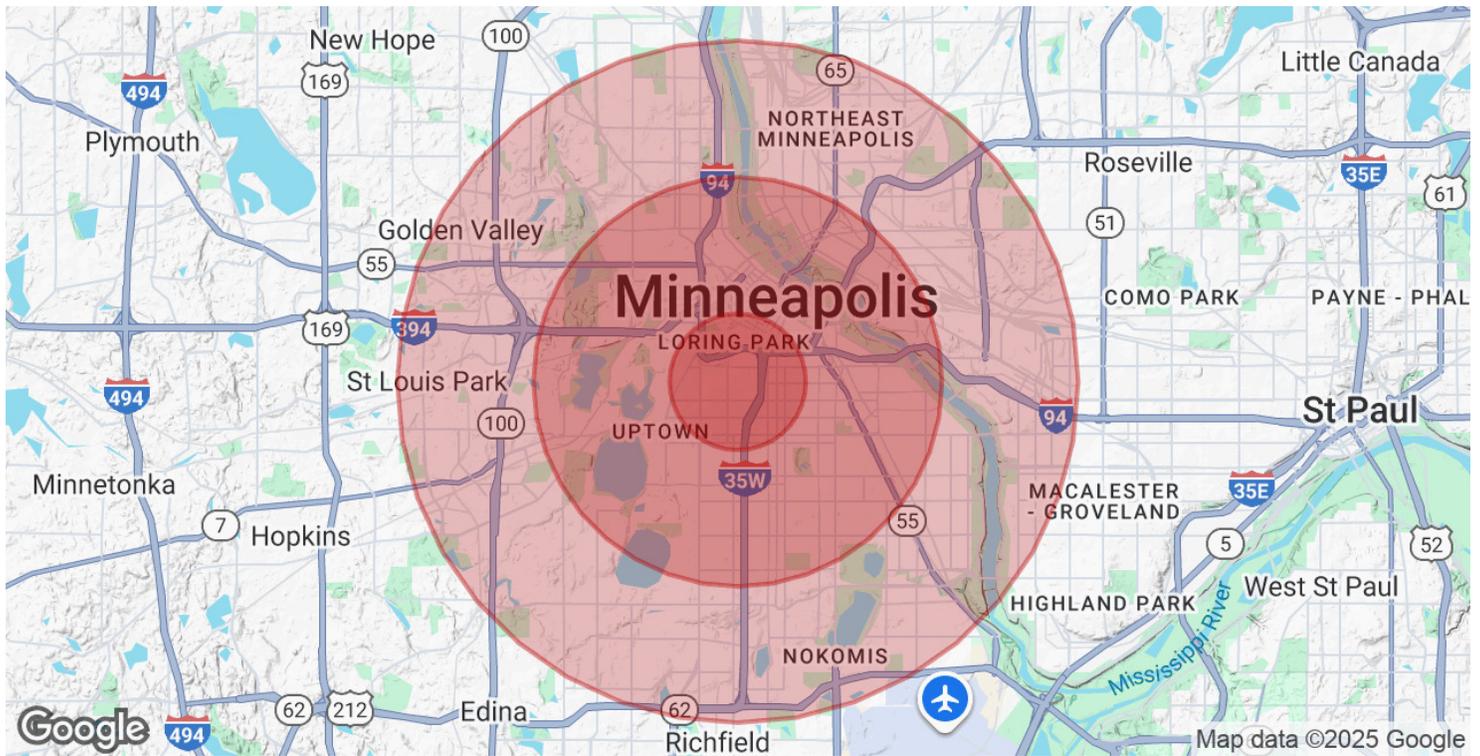
# Regional Map



# Aerial Map



# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	54,111	262,543	518,169
Average Age	37	36	37
Average Age (Male)	38	36	37
Average Age (Female)	36	36	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	29,143	120,993	227,380
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$74,055	\$96,053	\$113,210
Average House Value	\$397,680	\$437,168	\$448,987

Demographics data derived from AlphaMap



Uses by <b>GROUP, Category,</b> and Specific use	Zoning Districts														Use Standard				
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1			
Contractor's office							P	P	P	P	P	P	P	P					+
<b>Sexually Oriented Uses</b>												5P	5P						+
<b>INSTITUTIONAL AND CIVIC</b>																			
<b>Community Services</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P						
Cemetery	C	C		C															
Child care center	P	P	P	P	P	P	P	P	P	P	P	P	P						+
Community center	C	C	P	P	P	P	P	P	P	P	P	P	P						
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P						+
Community provisions facility							P	P	P	P	P	P	P	P					+
Developmental achievement center	P	P	P	P	P	P	P	P	P	P	P	P	P						+
<b>Educational Facilities</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P							
College or university						C					C	C							+
Educational arts center	P	P	P	P	P	P	P	P	P	P	P	P	P						+
School, grades K-12	P	P	P	P	P	P	P	P	P	P	P	P							+
School, vocational or business						C		P	P	P	P	P	P	P					
<b>Parks and Public Open Spaces</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	X
<b>Recreational Facilities</b> (except as noted below)	C	C	C	C	C	C													
Athletic field	C	C	C	C	C	C													X+
Golf course	C	C	C	C	C	C													X+
<b>Social and Cultural Assembly</b> (except as noted below)				P*	P	P	P	P	P	P	P	P	P						
Club or lodge				P*	P	P	P	P	P	P	P	P	P						+
Convent, monastery, or religious retreat center				P	P	P	P	P	P	P	P	P	P						+
Religious place of assembly	P	P	P	P	P	P	P	P	P	P	P	P	P						
<b>PRODUCTION</b>																			
<b>Lower-Impact Production and Processing</b> (except as noted below)														P	P				
Art studio				P	P	P	P	P	P	P	P	P	P	P	P				+
Brewery or distillery							P	P	P	P	P	P	P	P	P				+
Film, video, and audio production								P	P	P	P	P	P	P	P				+
Glass, ceramics, and earthenware production, small scale							P	P	P	P	P	P	P	P	P				+
Grain mill, small scale								C	C					P	P				+
Limited production and processing							P	P	P	P	P	P	P	P	P				+
Research, development, and testing laboratory								P	P	P	P	P	P	P	P				
<b>Moderate-Impact Production and Processing</b>																		P	
<b>High-Impact Production and Processing</b> (prohibited except as noted below)																			X
Crushing and processing of concrete, asphalt, or rock for recycling or disposal																	C		X+
Concrete, stone, clay, or tile production																	C		X+
Grain elevator or mill																	C		X
Metal plating																	C		X
<b>Post-Consumer Waste Processing</b> (prohibited except as noted below)																			
Recycling center														30P	P				+
Recycling facility															C				+
Waste transfer facility															C				+
<b>Warehousing and Storage</b> (except as noted below)														P	P				
Contractor yard														C	P				+
Self-service storage facility														P	P				+



Uses by <b>GROUP, Category,</b> and Specific use	Zoning Districts														Use Standard	
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2		TR1
<b>Industrial Transportation Services</b> (except as noted below)														C	C	X
Waste hauler														C		X+
<b>Principal Parking</b> (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
<b>Vehicle Fleet-Oriented Services</b> (except as noted below)														C		X
Horse and carriage assembly/transfer sites													C	C		X+
Rental of trucks, trailers, boats, and recreational vehicles													C	C		X+
<b>Vehicle Storage</b> (except as noted below)														C	C	X+
Public impound lot													C	C	C	