

# Gethsemane Episcopal Church

Downtown Minneapolis | Development Opportunity

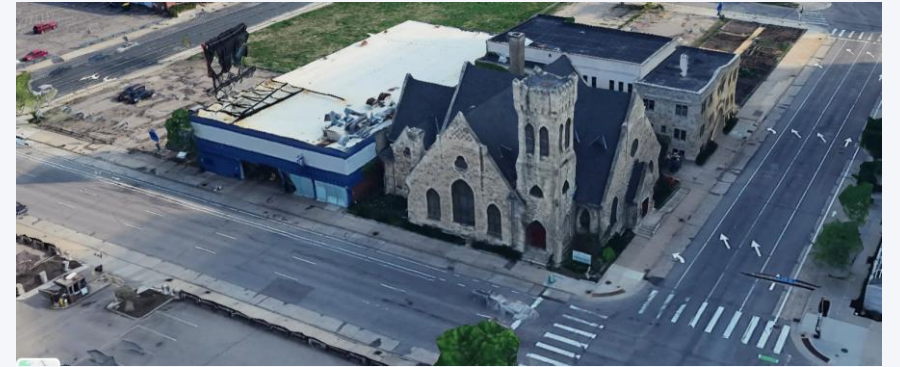
Mission-aligned adaptive reuse with block-scale potential in the DT1 Downtown Center District.



# Our Mission

The Episcopal Church in Minnesota strives, when buildings and assets need to be repurposed, to do all in our power to ensure the property remains a positive asset for the community in which it is located.

A project that aligns with our mission is always our preferred outcome. While the meaning of 'mission alignment' varies from site to site, we generally consider projects addressing social justice, affordable housing, senior housing, education, or the arts to be missionally aligned.



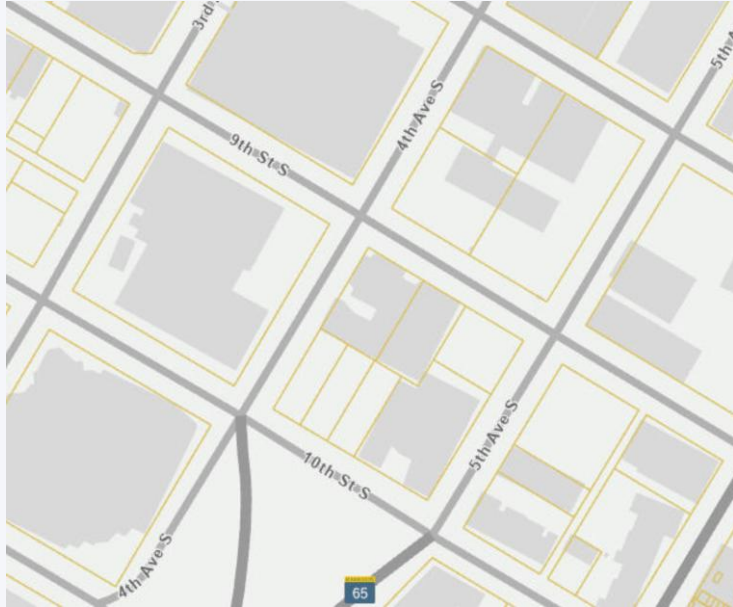
# Project Overview

Gateway-positioned parcel at the edge of downtown—one of the last largely untouched blocks. Historic church (preserved/HTC-eligible) plus a challenging education wing (~\$2M to code/ADA). DT1 zoning enables mixed-use: housing, senior, education, arts, hospitality, and public uses. Adjacent parcels are owned by a willing seller (Leamington) enabling potential block assembly.

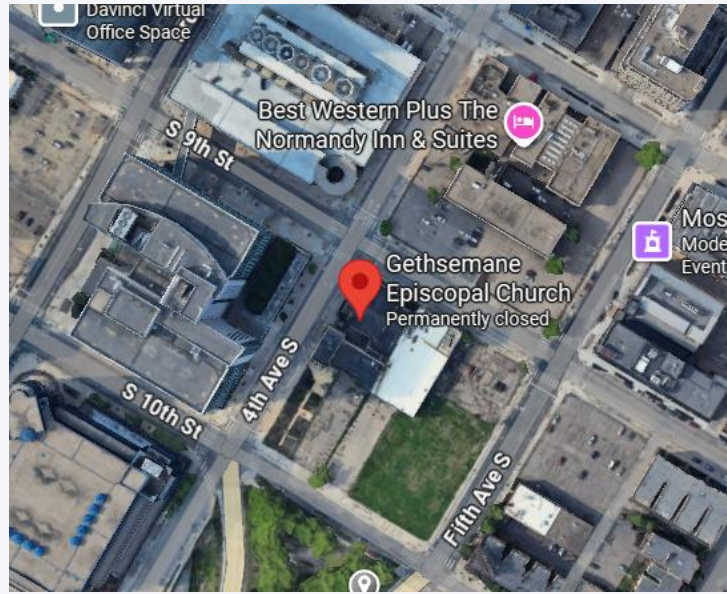
Address: 905 4th Ave S, Minneapolis, MN  
Zoning: DT1 Downtown Center District  
Historic: Church eligible for Historic Tax Credits  
Education Wing: ~\$2M to bring to code (ADA)

Parcel Area (church): 0.43 acres (18,595 SF)  
Recent Appraisal: \$1,400,000 (church parcel, owner-reported)  
Block Opportunity: Willing adjacent seller (Leamington)  
2024 Assessed Total: \$7,435,000 (all known PIDs)

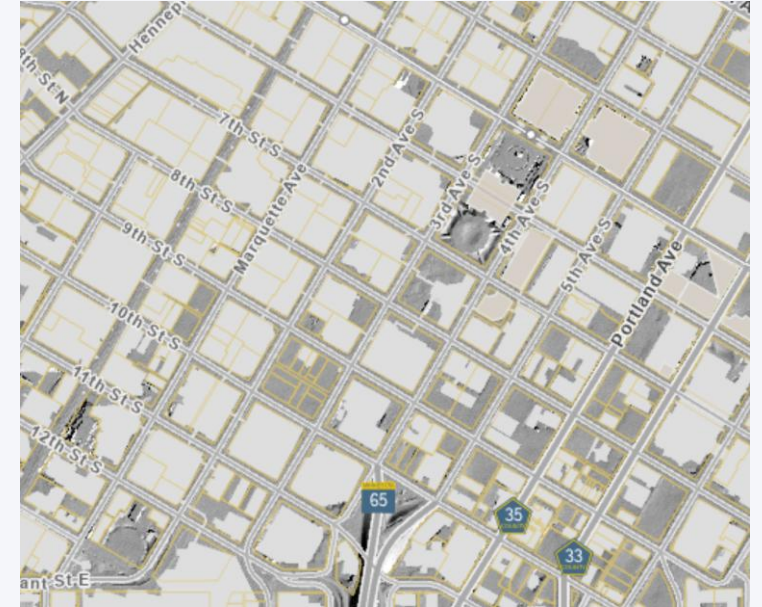
# Maps & Site Imagery



Property Map



Aerial Context



Commercial District Map

# Pathways & Next Steps

## Mission-Aligned Scenarios

Affordable or senior housing with community services

Education or arts-based hub with performance/exhibit space

Hybrid model: ground-floor community + upper-floor

Housing

Church, worship, or community aligned space

## Market Scenarios (Fallback)

Boutique hospitality with event programming

Mixed-use residential/retail with street activation

Office/Studio with flexible floor plates

For details, tours, or partnership discussions: Jay D. Nord | +1 (763) 363-3448 | [jay@shelter-usa.com](mailto:jay@shelter-usa.com)