



2616 & 2620 E 29th St
Minneapolis, MN

FOR SALE

MPLS URBAN INFILL REDEV LOTS
2620 & 2616 E 29TH ST
MINNEAPOLIS, MN 55406

Results
COMMERCIAL
RE/MAX RESULTS

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2620 & 2616 E 29TH ST
MINNEAPOLIS, MN 55406

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

2620 & 2616 E 29TH ST
MINNEAPOLIS, MN 55406

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PROPERTY OVERVIEW

Results Commercial is pleased to present for sale two contiguous parcels located at 2616 & 2620 E 29th St, Minneapolis, MN 55406. Both lots are currently vacant and primed for redevelopment. There are many new developments in the immediate area including apartments under construction on same block.

These corner lots totaling 7,406 SF are in an excellent location only blocks from East Lake Street and Hiawatha Ave with strong traffic counts and public transit. This attractive neighborhood in Minneapolis has tons to offer with convenient access to Target, CVS, Cub Foods & Pharmacy, Aldi, fast food restaurants, fitness centers, and entertainment options.

With generous zoning of UN3 – Urban Neighborhood District & CM3 – Community Mixed-Use District there are many permitted uses including moderate to large-scale residential uses, community service centers, educational facilities, lower-impact production facilities and much more.

Contact listing brokers for more information at Mark@resultscommercial.com & sawyer@resultscommercial.com.

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PROPERTY DETAILS

2620 & 2616 E 29TH ST
MINNEAPOLIS, MN 55406

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SALE PRICE

\$244,398

LOCATION INFORMATION

| | |
|------------------|-----------------------|
| Street Address | 2620 & 2616 E 29th St |
| City, State, Zip | Minneapolis, MN 55406 |
| County/Township | Hennepin/29 |
| Range | 24 |
| Section | 36 |
| Side Of Street | North |
| Road Type | Paved |
| Market Type | Large |
| Nearest Highway | MN 55 |
| Nearest Airport | MSP |

LAND

| | |
|----------------|---------------|
| Number Of Lots | 2 |
| Best Use | Redevelopment |
| Water | Yes |
| Telephone | Yes |
| Sewer | Yes |

PROPERTY DETAILS

| | |
|------------------|---------------------------------------|
| Property Type | Land |
| Property Subtype | Multifamily |
| Zoning | UN3 & CM3 |
| Lot Size | 7,406 SF |
| APN# | 36-029-24-43-0041 & 36-029-24-43-0042 |
| Corner Property | Yes |

PARKING & TRANSPORTATION

| | |
|----------------|-----|
| Street Parking | Yes |
| Rail Access | No |

UTILITIES & AMENITIES

| | |
|-------|-----|
| Power | Yes |
|-------|-----|

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ZONING INFORMATION

ZONING - UN3 & CM3

2620 & 2616 E 29TH ST
MINNEAPOLIS, MN 55406

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UN3 - URBAN NEIGHBORHOOD DISTRICT & CM3 - COMMUNITY MIXED-USE DISTRICT

The UN3 Urban Neighborhood District allows predominantly moderate to large-scale residential uses near transit routes and METRO stations.

The CM3 Community Mixed-Use District allows large-scale mixed-use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Nonresidential uses that are accessible to the general public are required at the street level.

For More Information Please Visit: <https://minneapolis2040.com/media/1979/table-545-1.pdf>

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CVS
pharmacy



DOLLAR TREE



Hiawatha Ave

Cub
FOODS

26th Ave S

2828 & 2824 27th
Minneapolis, MN

Additional Lots For Sale

27th Ave S



ADDITIONAL LOTS FOR SALE

2620 & 2616 E 29TH ST, MINNEAPOLIS, MN 55406
MINNEAPOLIS, MN 55406

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ADDITIONAL LOTS FOR SALE

Results Commercial is pleased to offer 2 additional lots that are 2 parcels east of 2620 & 2616 E 29th St. The additional lot is addressed as 2828 & 2824 27th Ave S. The lot is 14,810 SF and can be purchased with or without the subject for \$488,730. The lot holds the same zoning. Reach out to listing brokers for more information.

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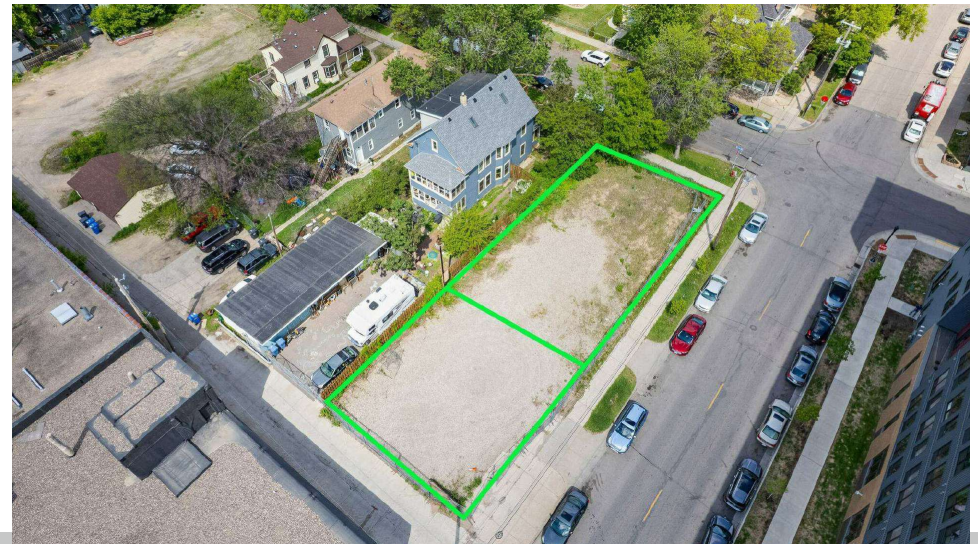


PROPERTY PHOTOS

ADDITIONAL PHOTOS

2620 & 2616 E 29TH ST
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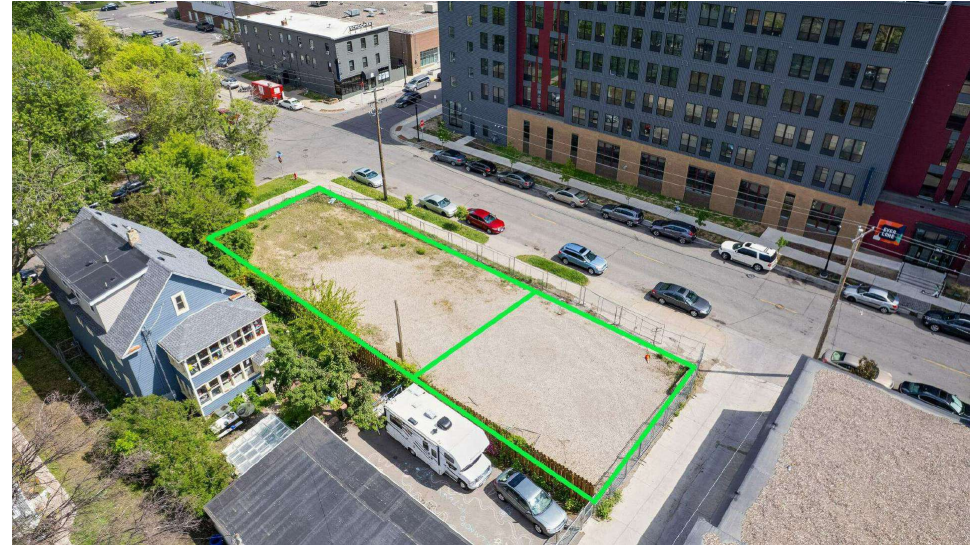
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ADDITIONAL PHOTOS

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LOCATION INFORMATION

URBAN RETAILER MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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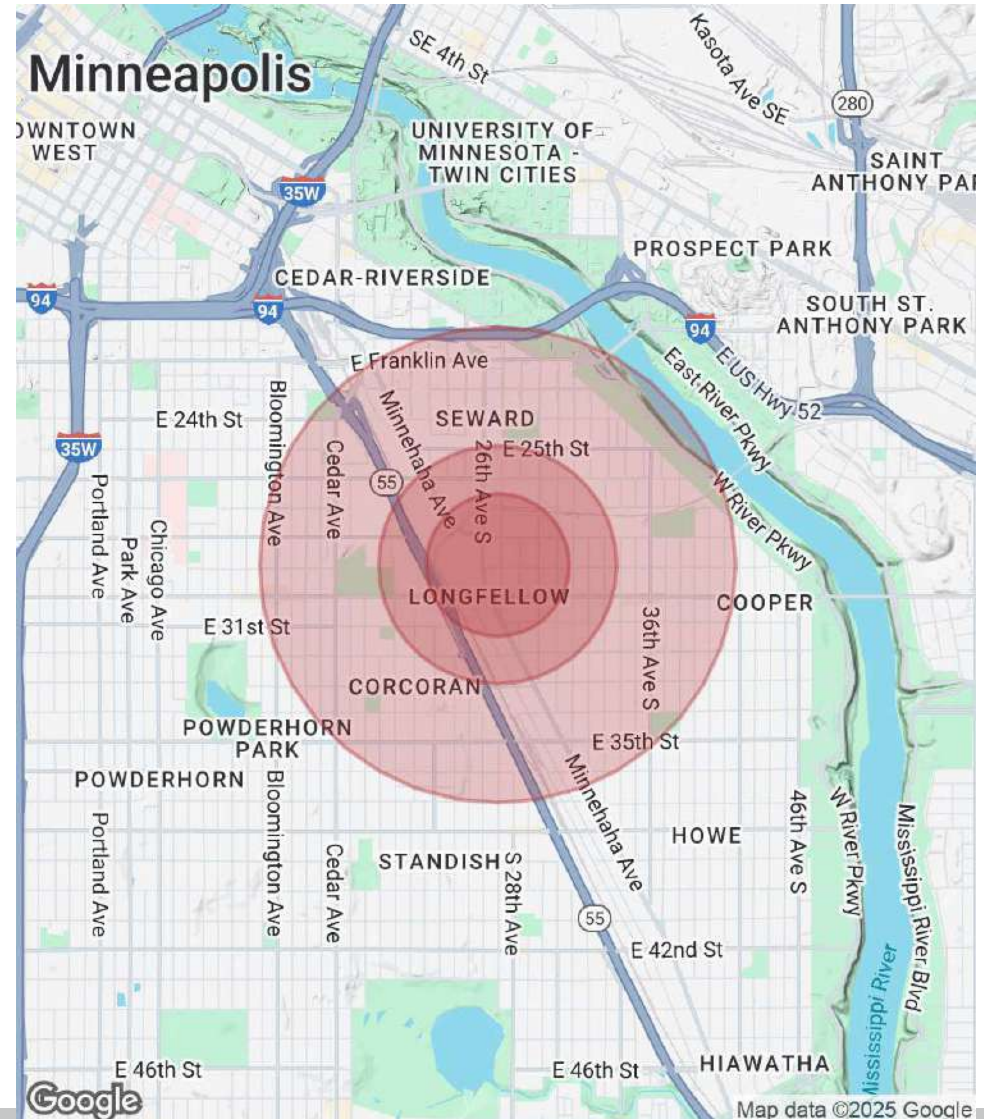
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,259 | 4,032 | 25,703 |
| Average Age | 39 | 38 | 37 |
| Average Age (Male) | 39 | 38 | 37 |
| Average Age (Female) | 38 | 37 | 38 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 655 | 1,900 | 10,643 |
| # of Persons per HH | 1.9 | 2.1 | 2.4 |
| Average HH Income | \$70,187 | \$80,621 | \$86,194 |
| Average House Value | \$309,476 | \$346,310 | \$341,650 |

Demographics data derived from AlphaMap



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2620 & 2616 E 29TH ST
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| | |
|--------------------|-------------------------|
| East Lake Street | 12,884 Vehicles Per Day |
| Hiawatha Ave/MN 55 | 32,200 Vehicles Per Day |
| Minnehaha Ave | 10,365 Vehicles Per Day |

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Meet The Team - Results Commercial

MEET THE TEAM

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