



# REDEVELOPMENT OPPORTUNITY



## SNELLING LODGE

[5346 Minnehaha Avenue, Minneapolis, MN 55417](#)

Commercial Equities Group is pleased to offer 5346 Minnehaha Avenue, a 0.58-acre redevelopment site located in a high-demand South Minneapolis corridor. Just steps from the Blue Line LRT, the site offers seamless access to the VA Medical Center, Minneapolis-St. Paul International Airport, Mall of America, and downtown Minneapolis.

Zoned CM2 – Corridor Mixed Use with a Corridor 6 Built Form Overlay, the property supports 2–6 stories, a 2.7 FAR, and a variety of multifamily, mixed-use, or commercial development options. Its location near major employment centers, parks, and transit makes it ideal for infill developers focused on transit-oriented housing or mixed-use product. This is a rare opportunity to deliver a high-density project in one of Minneapolis's most connected urban neighborhoods.

**Sale Price:** Negotiable • **Current Year Taxes:** \$29,128

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**Commercial** Equities Group  
— Investment Real Estate Services

# Demographics + Site Information

## CITY DEMOGRAPHICS

**Population:** 425,000+

**Population Growth Since 2010:** 12%

**Projected Population Growth (2028):** ~1.1%

**Median Household Income:** \$70,099

**Median Age:** 32.3 years

**Median Home Value:** \$330,000

**Bachelor's Degree Attainment:** 51%

**Percentage White Collar Workers:** 62%



## BUILDING

**Total Rooms:** 31

**Buildings:** 1

**Year Built:** 1950

**Gross Building Area:** 13,006 SF

**Floors:** 2

**Exterior Walls:** Wood



## SITE

**Property Location:** Minneapolis, Minnesota

**County:** Hennepin

**Zip Code:** 55417

**Zoning:** CM2 - Corridor Mixed-Use

**Pacel ID Number:**  
17-028-23-33-0054  
17-028-23-33-0053

**Total Land Area:** 0.57 AC

**Parking:** 16 Spaces

**Flood Zone:** No





# Redevelopment Opportunity

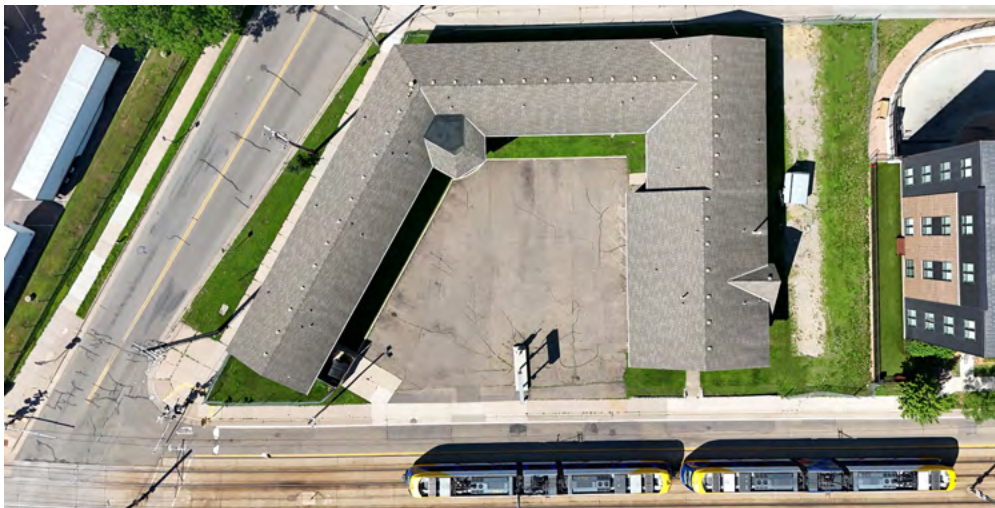


The Nokomis East neighborhood in Minneapolis has been actively engaged in revitalization and redevelopment efforts since the 1980s.

Its focus is on improving public spaces, infrastructure, and community well-being, notably through its Neighborhood Revitalization Program (NRP) and various park improvement projects.

There are ongoing efforts for new housing developments, commercial spaces, and infrastructure upgrades.

Main transportation corridors are Cedar Avenue, 34th and 28th Avenues, 50th and 54th Streets, Hwy 55 (Hiawatha Avenue), and Crosstown Hwy 62.



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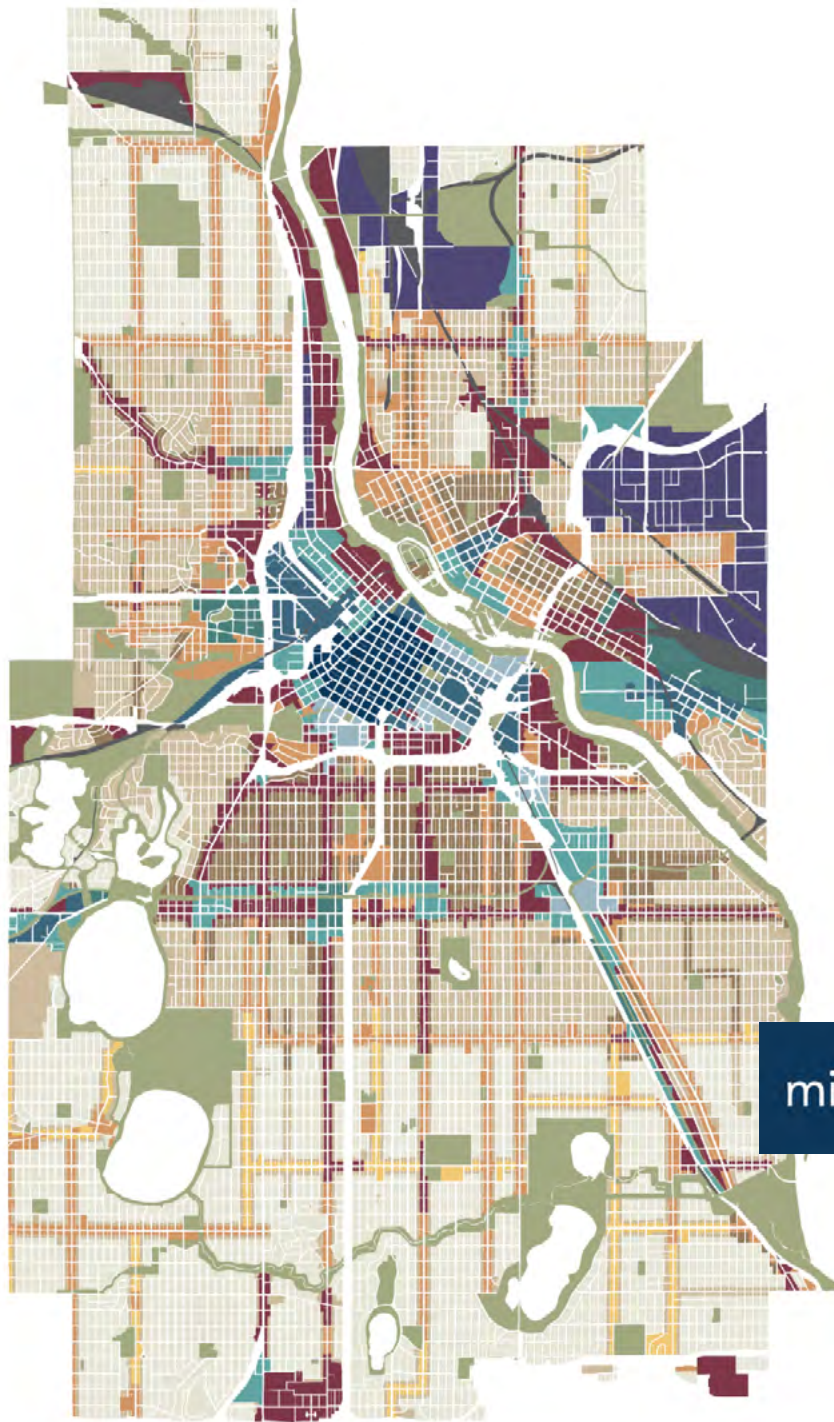
Shannon Farrand | 512-619-7454 | [shannon@CEGspaces.com](mailto:shannon@CEGspaces.com)

# CM2 Zoning Permitted Use Categories

Animal Boarding	Grocery store	Pre-trial detention facility
Art studio	Hospitality residence	Reception or meeting hall
Bar	Hotel or hostel (21+ rooms)	Recycling center
Bed and breakfast home	Hotel or hostel (5–20 rooms)	Regional sports arena
Blood/plasma collection facility	Indoor recreation area	Research/development/testing lab
Brewery or distillery	Intentional community	Restaurant
Cannabis wholesaler	Landscaping material sales	Secondhand goods store
Cannabis/hemp edible manufacturing	Lawn and garden supply store	Self-service storage
Common lot development	Limited production and processing	Shopping center
Contractor yard	Liquor store, off-sale (existing)	Single room occupancy housing
Contractor's office	Market garden	Single/two/three-family dwelling
Convention center, public	Mixed-use building (1–3 units)	State care facility (≤6 persons)
Dry cleaning	Multifamily dwelling (4+ units)	State care facility (17+ persons)
Entertainment venue	Nightclub	State care facility (7–16 persons)
Farmer's market	Outdoor recreation area	Supportive housing
Film, video, audio production	Package delivery (no on-site fleet)	Tobacco products shop
Funeral home	Passenger transit station	Urban farm
Glass/ceramics/earthenware (small scale)		Veterinary clinic
Grain mill (small scale)		



# Built Form Map & Corridor 6



## Legend

- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15
- Transit 20
- Transit 30
- Core 50
- Production
- Parks
- Transportation

minneapolis | **2040**

**Corridor 6 district** is typically applied along high frequency transit routes as well as in areas near METRO stations.

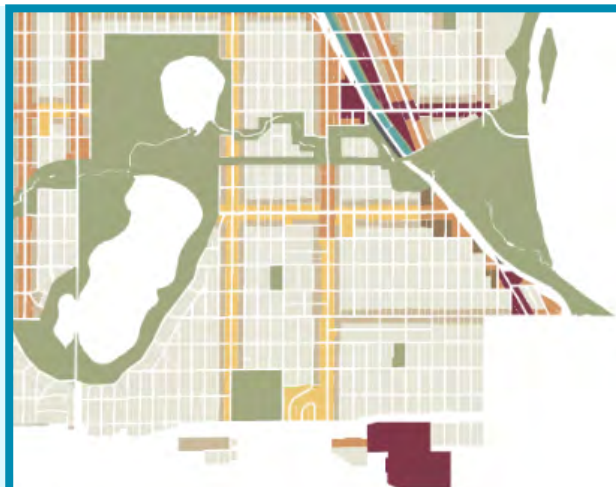
**Building Height:** 2 to 6 stories, with a minimum of 2 stories to maximize transit benefits.

**Building Types:** Encourages a variety of building types on both moderate and large lots.

**Location:** Primarily applied along high-frequency transit corridors and near METRO stations.

**Transit Focus:** Designed to take advantage of and support access to transit, jobs, and services.

**Goal Alignment:** Requests for heights above 6 stories are evaluated based on how they contribute to the Comprehensive Plan's goals.



**Built Form Map Close-Up  
of Redeveloped Area**

**The Minneapolis 2040 plan has several key goals, with the overarching aim of fostering a more equitable, sustainable, and vibrant city.**

**Eliminate Disparities:** Ensure equal access to opportunities across the city, including housing and jobs.

**Increase Residents and Jobs:** Promote more efficient land use to support a growing population and job market.

**Affordable and Accessible Housing:** Improve access to a variety of housing types and locations to support complete neighborhoods.

**Climate Change Resilience:** Encourage more efficient land use and transportation options to reduce the city's environmental impact.

**Complete Neighborhoods:** Improve access to goods, services, and employment opportunities within walking or biking distance.

**High-Quality Physical Environment:** Ensure that new development enhances the quality of the city's built environment.



## FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum <sup>1</sup>	1 Premium Max. of 3 Premiums Value = 0.65 per premium	2 Premiums	3 Premiums	Max. FAR with all premiums
UN, RM	1	3	3.65	4.3	4.95	4.95
All other districts	1	3.4	4.05	4.7	5.35	5.35

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



## KEY PROVISIONS OF CORRIDOR 6

- Minimum FAR requirements apply, but not when expanding existing buildings or on lots existing on the effective date of the ordinance with less than 5,000 sq. ft. of lot area (540.130).
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings. Lots existing on the effective date of the ordinance with less than 5,000 sq. ft. of lot area are exempt (540.420).
- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Chapter 540 - Article VI).
- PUD/common lot development required when maximum lot size is exceeded (540.740).
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 "or when a residential principal entrance faces an interior side lot line (540.870 b).

LOT DIMENSIONS<sup>2,3</sup>

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living) <sup>3</sup>	Lot Area (Commercial)
40 feet	5,000 sf min. / 43,560 sf max.	See Table 540-15	Most commercial uses and mixed use development in CM and PR zoning districts do not have minimum lot width or lot area requirements except auto-oriented uses, with a maximum of 1 acre.

<sup>2</sup> See section 540.720 for all applicable minimum and maximum requirements. Developments that exceed the maximum lot area in Corridor 6 can be accomplished through a PUD or common lot development (540.740).

<sup>3</sup> The mixed-use development exemption is in 540.720 d.

## HEIGHT

Minimum Height	Maximum Height <sup>4</sup>
20 feet (2 stories)	84 feet (6 stories)

## MAXIMUM LOT COVERAGE

Lot Coverage (UN, RM)	Lot Coverage (other)
70%	100%

## MAXIMUM IMPERVIOUS SURFACE

Surface (UN, RM)	Surface (other)
85%	100%

<sup>4</sup> Maximum height with authorized increase is 140 feet (10 stories). Allowed height exemptions, except in the SH Overlay District and when not allowed in the MR Overlay District are located in Chapter 540 - Article V. "Height of Principal Buildings" (540.410).

MINIMUM YARD SETBACKS FOR UN, RM DISTRICTS<sup>5,6</sup>

Building Height in Feet <sup>7</sup>	Interior Side Yards and Rear Yard <sup>8</sup>	Corner Side Yard <sup>9</sup>
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. <sup>9</sup>
Front Yard on a Goods & Services Corridor
10 feet <sup>9</sup>

<sup>9</sup> Permitted obstructions are found in Chapter 540—Article IX "Yards."

<sup>6</sup> Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN, RM districts or to maintain clearance from residential windows on adjacent properties (540.880).

<sup>7</sup> Allowed height exemptions in Chapter 540 - Article V. "Height of Principal Buildings" (540.410), such as parapets and rooftop mechanical equipment, are not included in the height that determines side or rear yard requirements.

<sup>8</sup> There is an increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2, for longer buildings, and where a principal residential entrance faces an interior side lot line (540.870 b).

<sup>9</sup> Front yard setback and corner side setback reductions may apply. Further explanation is located in Chapter 540 - Article IX. "Yards" (540.850 c & d and 540.860 b & c).

1-3 UNIT RESIDENTIAL USES  
IN CORRIDOR 6

FLOOR AREA RATIO	Base Zoning District	Minimum FAR <sup>10</sup>	Base FAR Maximum <sup>11</sup>
	UN, RM	1	3
	All other districts	1	3.4

<sup>10</sup> Min FAR (540.130) and <sup>11</sup> Max FAR: (Table 540-2), note GFA calculations in 540.120

LOT DIMENSIONS	Base Zoning District	Minimum Lot Width	Minimum Lot Area	Maximum Lot Area
	UN, RM	40 feet	5,000 square feet	8,999 square feet
	All other districts	—	5,000 square feet	43,560 square feet

HEIGHT	Use	Minimum Height	Maximum Height <sup>12</sup>
	1-2 Units	20 feet (2 stories)	28 feet (2.5 stories)
	3 Units	20 feet (2 stories)	42 feet (3 stories)

<sup>12</sup> Max. height can only be increased by variance or the exception authorized in the Table 540-7 footnote. Reference the height table compatibility design standards in Table 540-7 for 3rd story triplex additions.

- Increase to maximum FAR only authorized by sections 540.120 & 540.230.
- Lot dimensions are governed by Table 540-15
- Yard requirements in UN and RM are the same as all other uses in Corridor 6; all other primary districts are noted in (Table 540-21 except triplexes are subject to Table 540-20)
- Lot and impervious coverage are the same as all other uses in Corridor 6

