



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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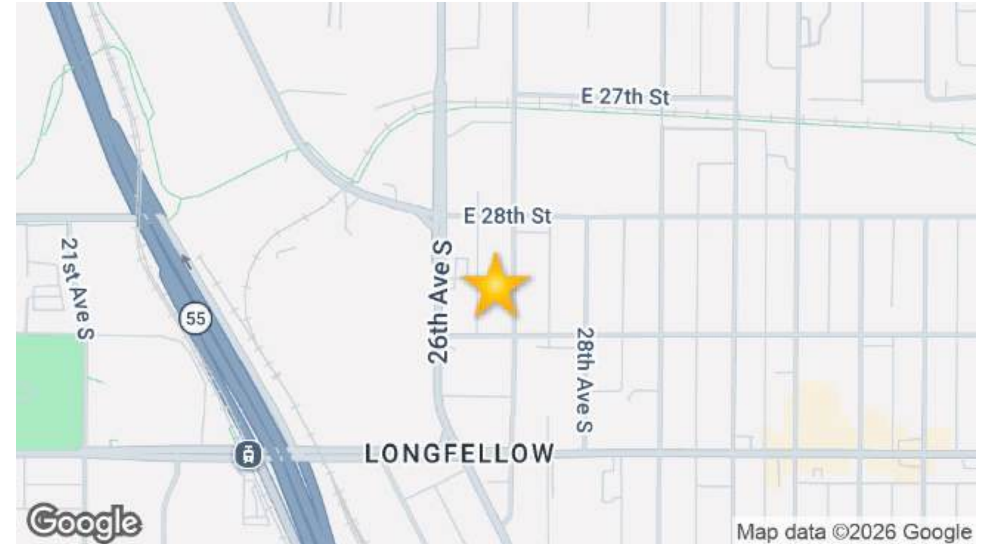


PROPERTY INFORMATION

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

\$140,657

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 \$281,390. The lot holds the same zoning. Reach out to listing brokers for more information.

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PROPERTY PHOTOS

ADDITIONAL PHOTOS

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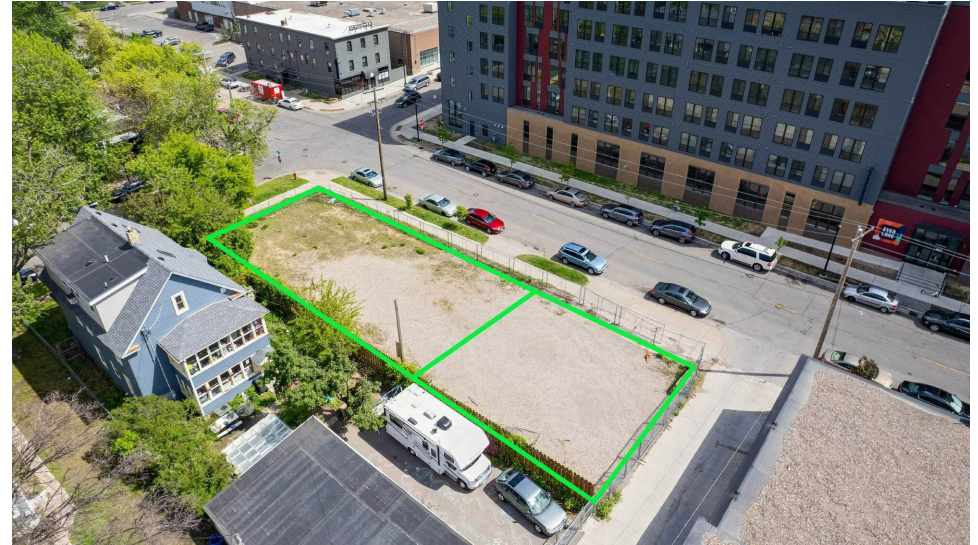
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ADDITIONAL PHOTOS

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LOCATION INFORMATION

URBAN RETAILER MAP

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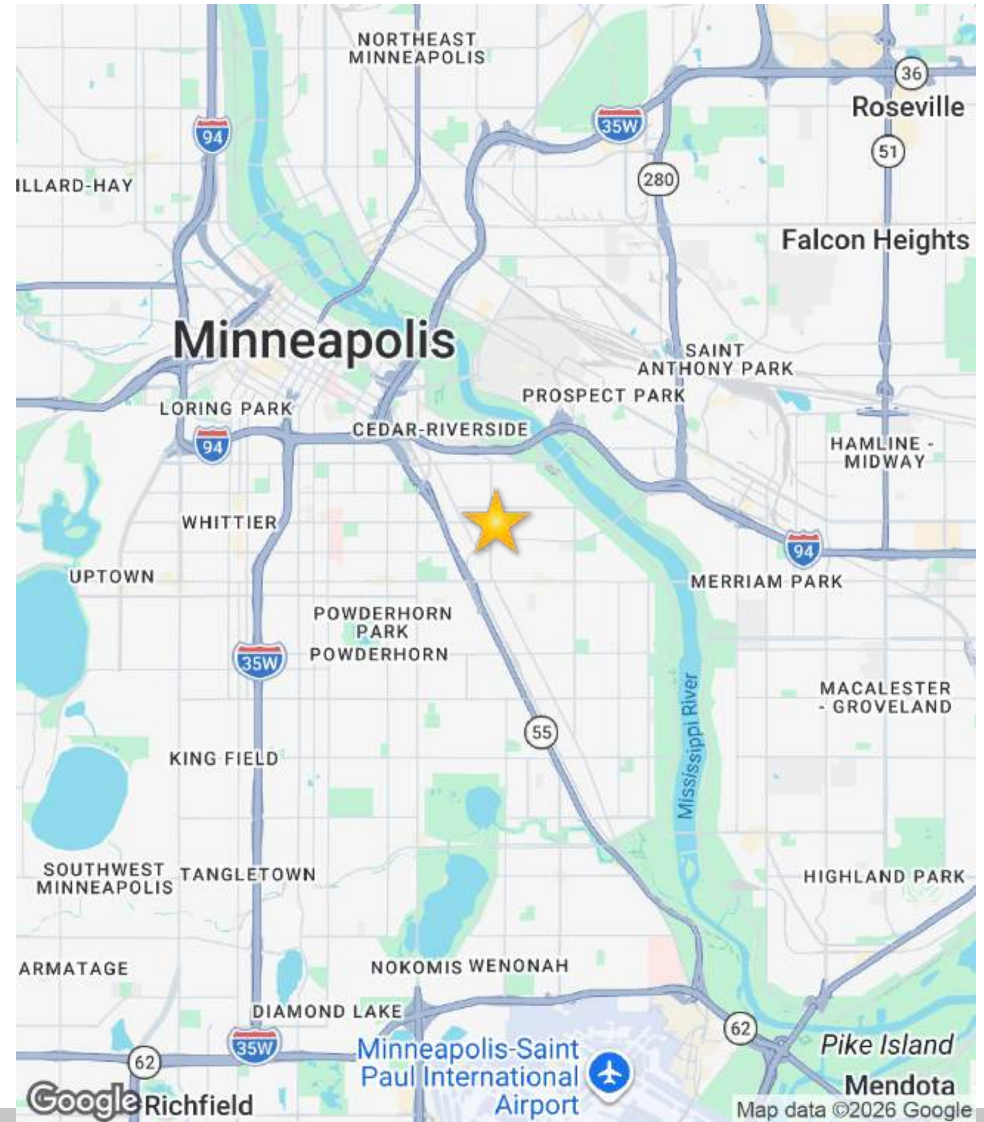
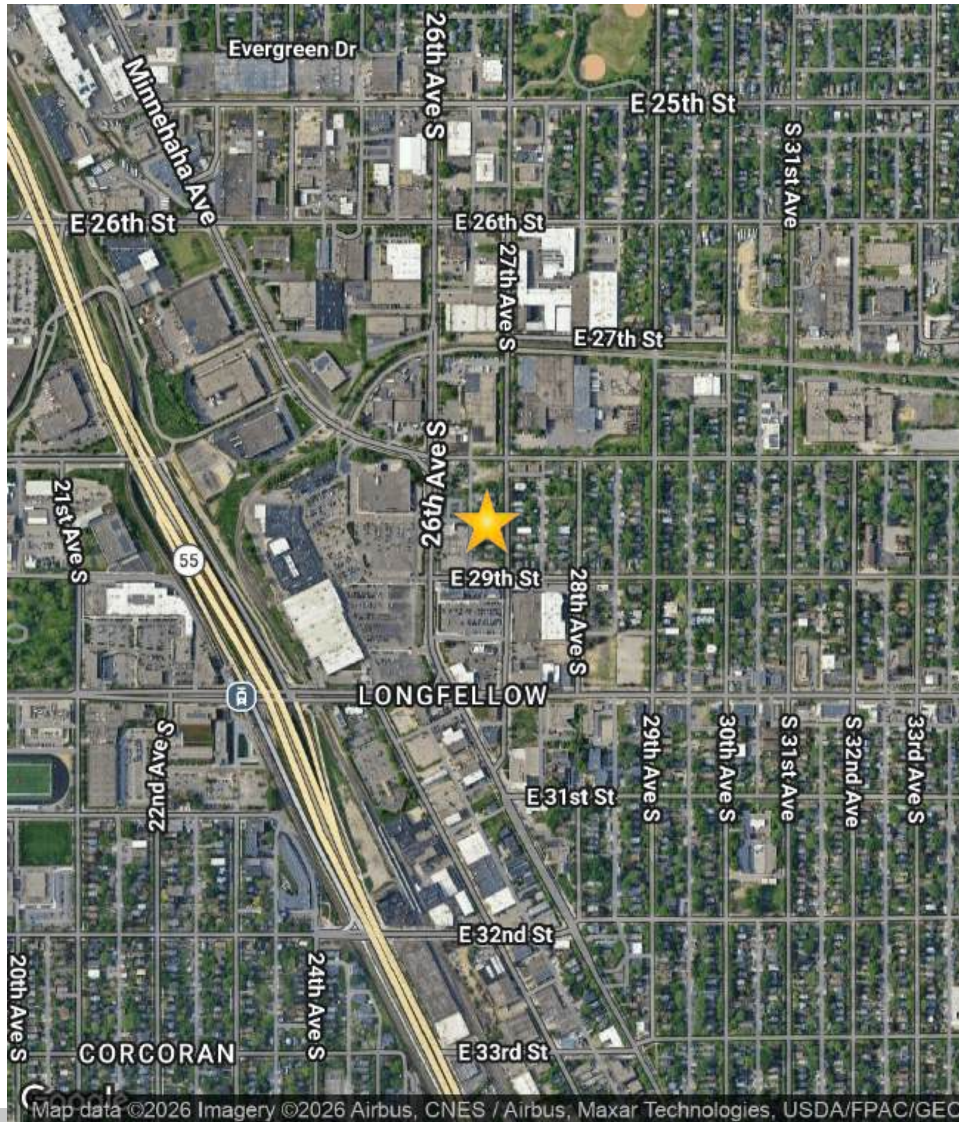
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REGIONAL MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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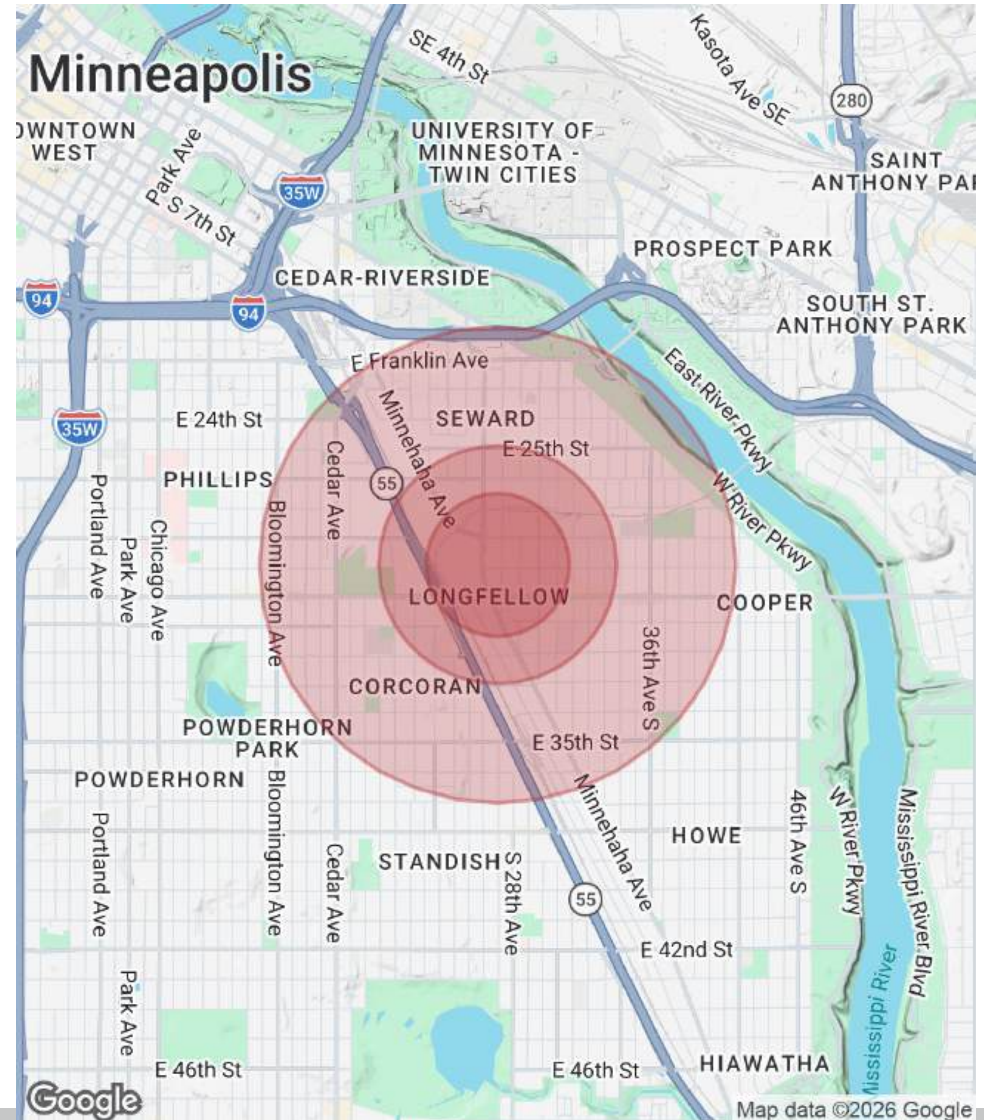
POPULATION

	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

2020 American Community Survey (ACS)



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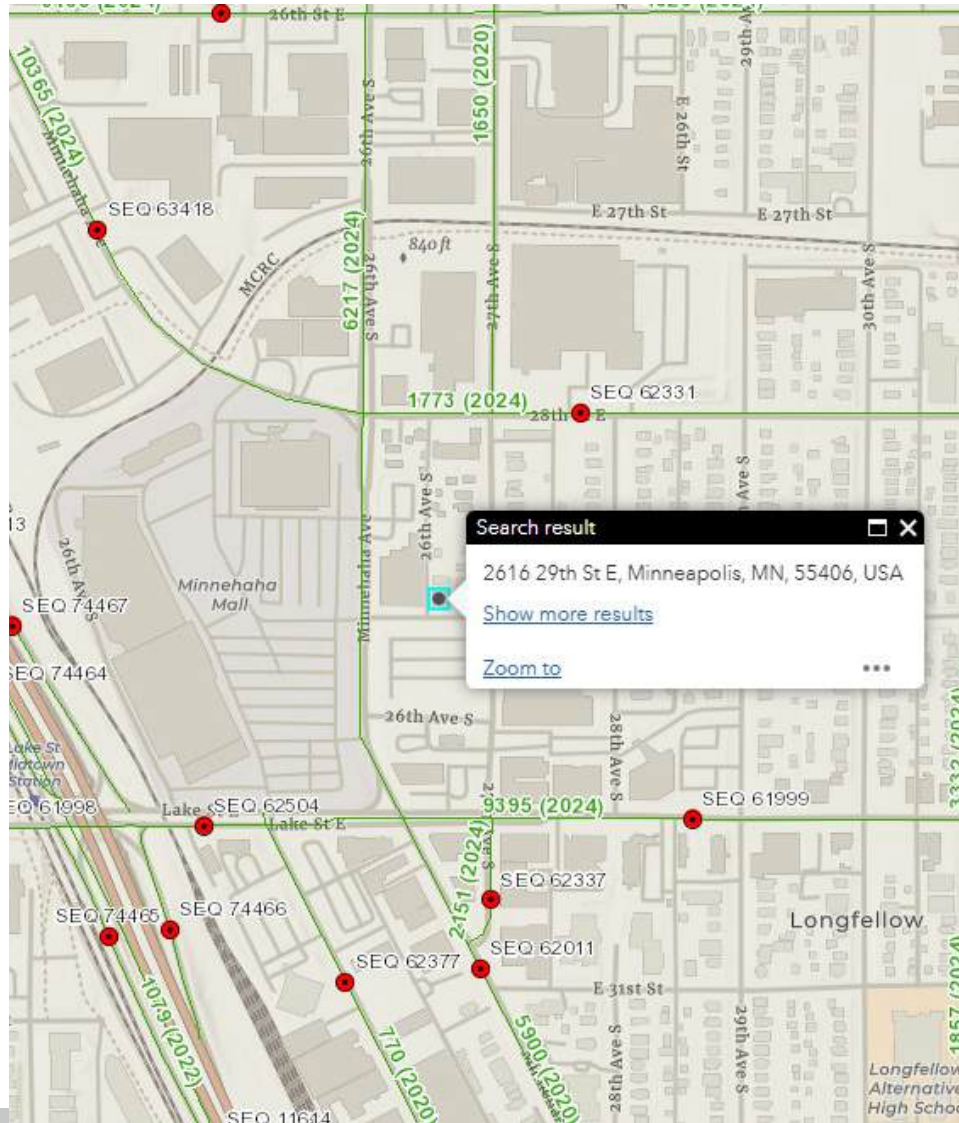
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TRAFFIC COUNTS

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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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