



# 2104 AND 2118 4TH AVENUE S

## INDUSTRIAL BUILDING FOR SALE OR LEASE

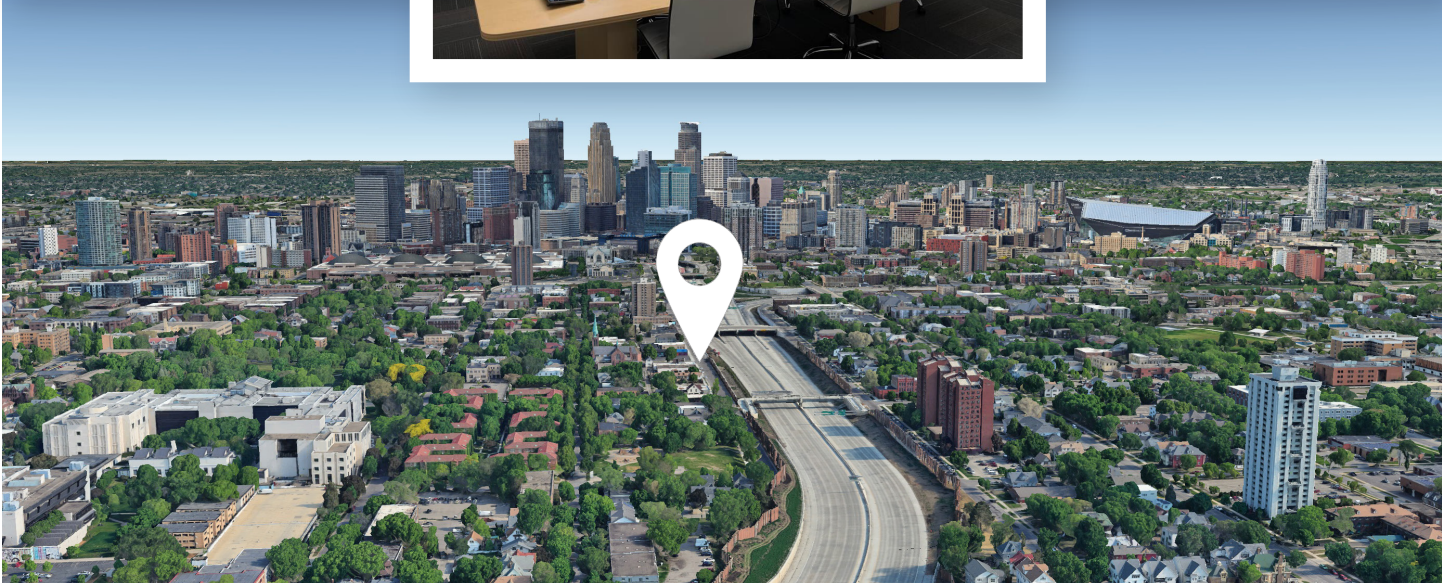
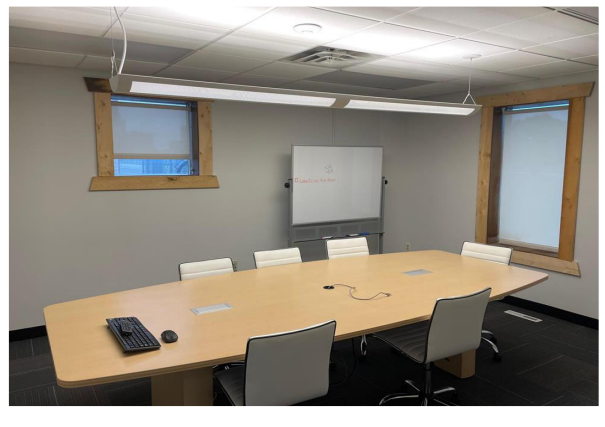
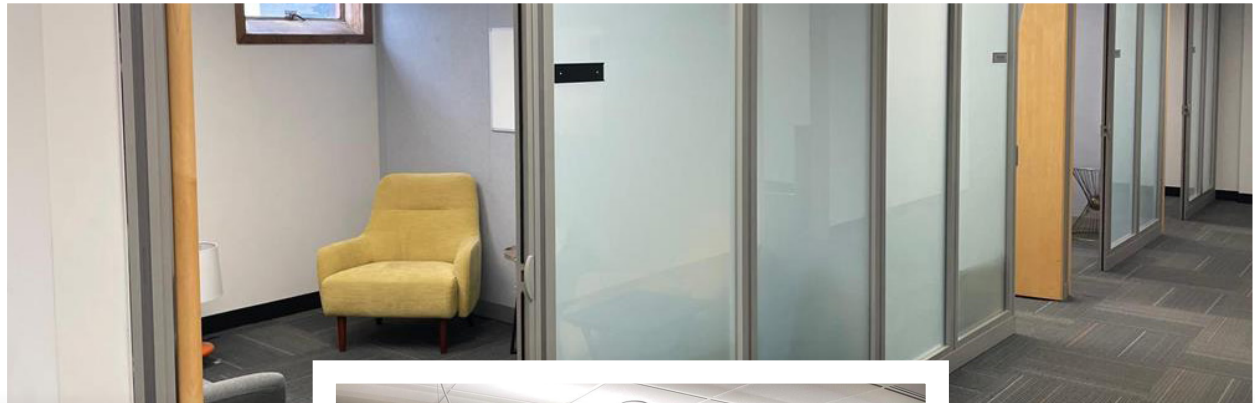
2118 4th Avenue South | Minneapolis, MN 55404

### DETAILS

<b>AVAILABLE</b>	2104 4th Ave S: 0.29 acres, 5,136 RSF 2118 4th Ave S: 0.56 acres, 6,925 RSF
<b>FOR LEASE</b>	Suite 1: 3,577 RSF Suite 2: 1,257 RSF Suite 3: 5,710 RSF
<b>70% LEASED</b>	Both buildings have current tenants, with gross leases
<b>SALE PRICE</b>	\$2,150,000
<b>YEAR BUILT</b>	Built in 1970 / Renovated in 2023
<b>PARKING</b>	3 Surface Lots - 38 spaces, including handicapped
<b>DRIVE-IN DOORS</b>	Two (2) drive-in doors, 8' by 10'

### AMENITIES

- Located in close proximity to I-94 and I-35W
- NE corner of Whittier Neighborhood, which is bounded by Franklin Avenue, I-35W, Lake Street, and Lyndale Avenue
- Fenced and secure storage
- Zoning: RM3 - Residence and Institutional



**Local Knowledge**

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



**Independent Advantage**

We provide personalized service and take the time to fully invest in our clients.



**Full-Service**

From start to finish: we're directly involved every step of the way.

**CONTACT US**

**Mike Doyle**

612.242.8820

[mndoyle@kenwoodcommercial.com](mailto:mndoyle@kenwoodcommercial.com)

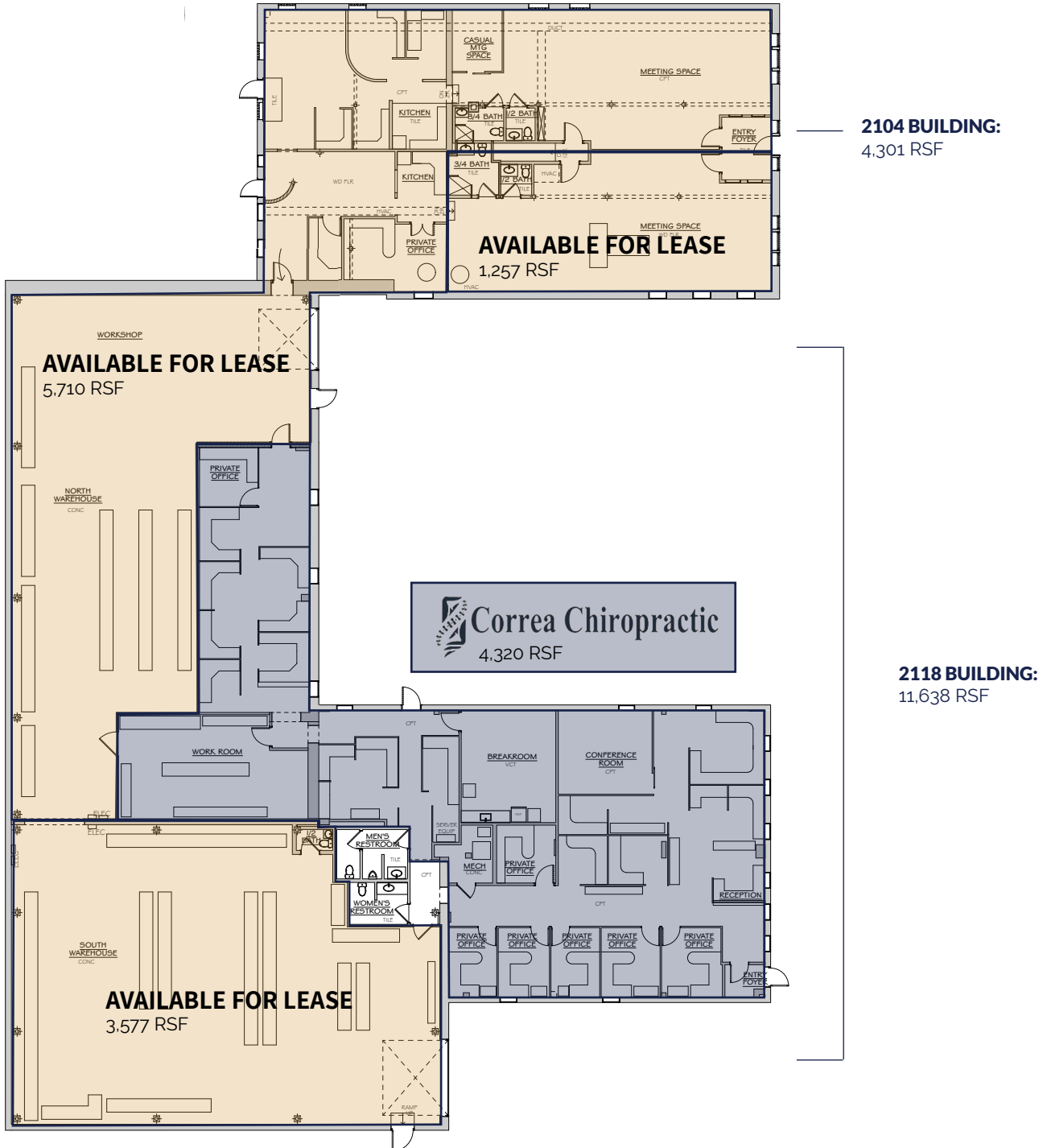
**Nils Snyder**

612.240.7967

[nsnyder@kenwoodcommercial.com](mailto:nsnyder@kenwoodcommercial.com)

**FLOOR PLAN**

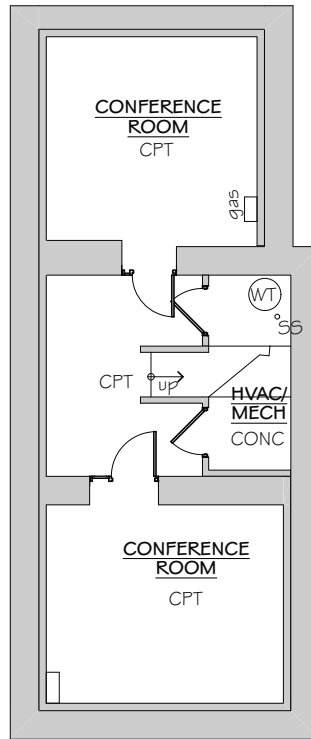
Main Level - Total 15,906 RSF



**FLOOR PLAN**

Lower Level - 693 RSF

(2x scale of previous page plan)

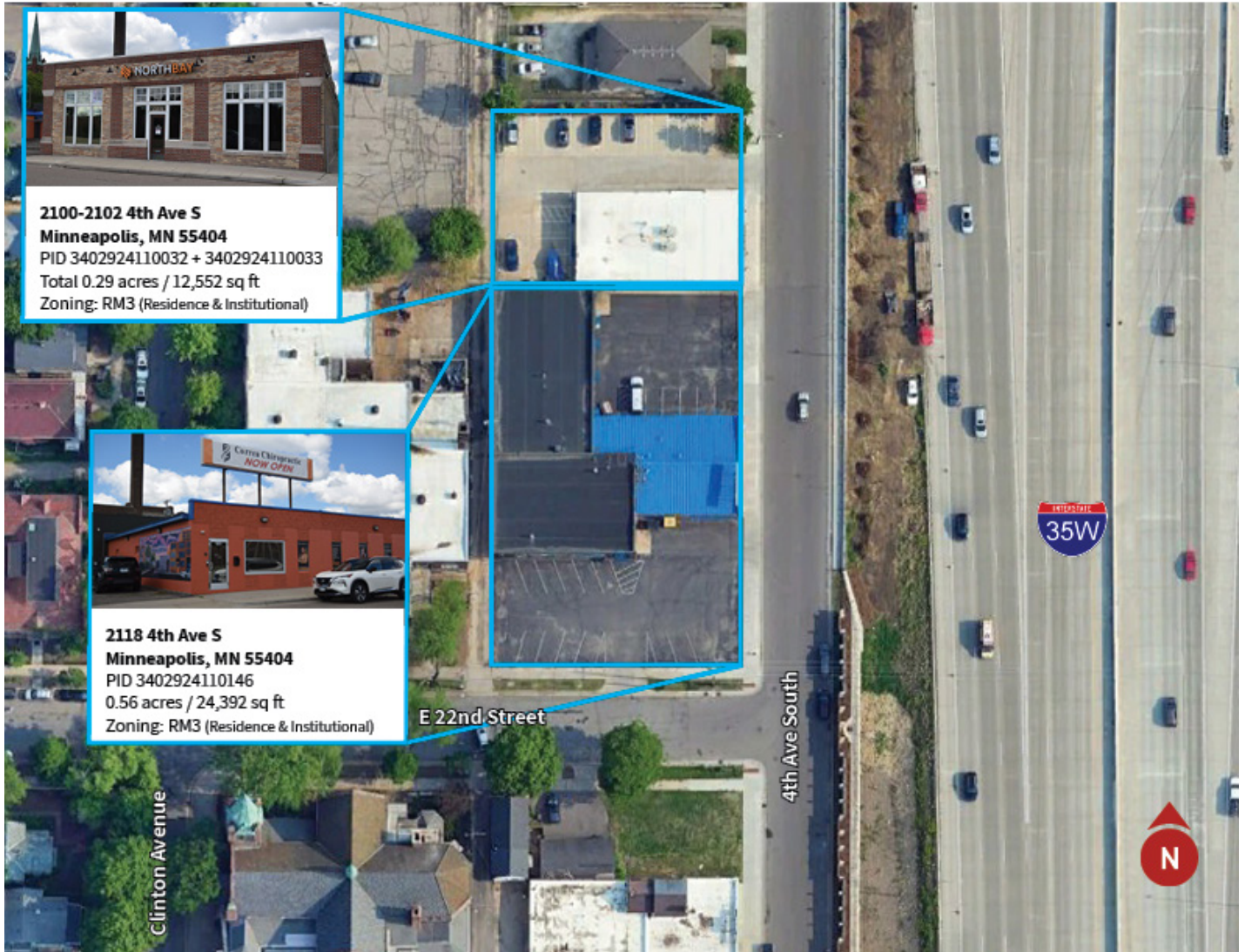


**TENANT INFORMATION**

2104-2118 4th Avenue South Rent Roll

<b>Tenant</b>	<b>Status</b>	<b>SF</b>	<b>Rent</b>	<b>Lease From</b>	<b>Lease To</b>	<b>Move-In</b>
John Barlow	Current	1,800	1,800.00	1/1/2024	MTM	1/1/2024
North Bay Development, LLC	Current	1,800	3,500.00	7/1/2021	MTM	7/1/2021
VACANT	VACANT					
Marilyn Correa	Current	4,320	4,464.00	5/1/2024	4/30/2029	5/1/2024
<b>4 Units</b>	<b>71% occupied</b>	<b>7,920</b>	<b>9,764.00</b>			
<b>Total 4 Units</b>	<b>71% occupied</b>	<b>7,920</b>	<b>9,764.00</b>			

AERIAL VIEW



---

**TAX INFORMATION**

---

**2100 4TH AVE S**

---

PARCEL ID: 3402924110032  
OWNER NAME: 2218 Anchor Holdings Llc  
PARCEL ADDRESS: 2100 4th Ave S,Minneapolis MN 55404  
PARCEL AREA: 0.14 acres, 6,207 sq ft  
A-T-B: Abstract  
SALE PRICE: \$750,000  
SALE DATE: 10/2006  
SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025  
PROPERTY TYPE: Land-Commercial  
HOMESTEAD: Non-Homestead  
MARKET VALUE: \$111,500  
TAX TOTAL: \$3,712.52

ASSESSED 2025, PAYABLE 2026  
PROPERTY TYPE: Land Commercial  
HOMESTEAD: Non-Homestead  
MARKET VALUE: \$111,500

---

**2104 (A.K.A. 2102) 4TH AVE S**

---

PARCEL ID: 3402924110033  
OWNER NAME: 2218 Anchor Holdings Llc  
PARCEL ADDRESS: 2102 4th Ave S,Minneapolis MN 55404  
PARCEL AREA: 0.15 acres, 6,345 sq ft  
A-T-B: Abstract  
SALE PRICE: \$415,000  
SALE DATE: 11/2012  
SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025  
PROPERTY TYPE: Commercial-Preferred  
HOMESTEAD: Non-Homestead  
MARKET VALUE: \$504,000  
TAX TOTAL: \$16,781.34

ASSESSED 2025, PAYABLE 2026  
PROPERTY TYPE: Commercial  
HOMESTEAD: Non-Homestead  
MARKET VALUE: \$504,000

---

**2118 4TH AVE S**

---

PARCEL ID: 3402924110032  
OWNER NAME: 2218 Anchor Holdings Llc  
PARCEL ADDRESS: 2100 4th Ave S,Minneapolis MN 55404  
PARCEL AREA: 0.14 acres, 6,207 sq ft  
A-T-B: Abstract  
SALE PRICE: \$750,000  
SALE DATE: 10/2006  
SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025  
PROPERTY TYPE: Land-Commercial  
HOMESTEAD: Non-Homestead  
MARKET VALUE: \$111,500  
TAX TOTAL: \$3,712.52

ASSESSED 2025, PAYABLE 2026  
PROPERTY TYPE: Land Commercial  
HOMESTEAD: Non-Homestead  
MARKET VALUE: \$111,500

**ZONING**

**Built Form Overlay District - Interior 3**

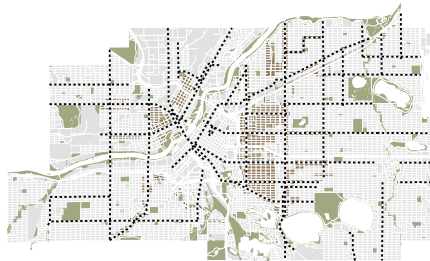
**BUILT FORM OVERLAY DISTRICT  
INTERIOR 3**

**DESCRIPTION**

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

**Built Form Guidance:** New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

**BUILT FORM MAP**



■ Interior 3  
■ Parks  
--- Goods & Services Corridor

**FLOOR AREA RATIO (FAR)<sup>1</sup>**

Use	1-3 Unit Dwellings <sup>2</sup>	4+ Unit Dwellings	Cluster Developments	All Other Uses <sup>3</sup>
Maximum FAR	Single-family: 0.5 Two-family: 0.6 Three-family: 0.7	UN, RM: 1.4 All other districts: 1.6	0.7 All other districts: 1.6	UN, RM: 1.4 All other districts: 1.6

<sup>1</sup> Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings. Additional increases to maximum FAR for dwellings with 1-3 units may be allowed as outlined by sections 540.120 and 540.230.

<sup>2</sup> The max FAR for static residential care facilities serving six or fewer persons in all districts is 0.5.

**MAXIMUM HEIGHT<sup>4</sup>**

1-2 Unit Dwellings	3 Unit Dwellings and Cluster	Institutional and Civic Uses	All Other Principal Uses
2.5 stories, 28 feet <sup>5</sup>	3 stories, 42 feet <sup>6</sup>	3 stories, 42 feet	3 stories, 42 feet

<sup>4</sup> Allowed height exemptions (except in the SR Overlay District and when not allowed in the MR Overlay District) are located in Chapter 540 - Article V, "Height of Principal Buildings" (540.410).

<sup>5</sup> The maximum height of 1-3 unit dwellings may increase to 3.5 feet when the established height of a minimum of 60% of the 1-3 unit dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a public, tap, or gas meter roof shall not exceed 40 feet.

<sup>6</sup> Reference the height table compatibility design standards in Table 540.7 for 2nd story height additions and cluster developments.

**MINIMUM YARD SETBACKS<sup>7, 8</sup>**

Interior Side and Rear Yard <sup>9, 10</sup>	Front Yard <sup>11</sup>	Corner Side Yard <sup>10</sup>
5 feet min.	20 feet min.	8 feet min.

**MAXIMUM IMPERVIOUS SURFACE**

Lot Coverage (UN, RM)	Lot Coverage (other)	Surface (UN, RM)	Surface (other)
60%	100%	75%	100%

**LOT DIMENSIONS<sup>12</sup>**

Regulation	District	1-3 Unit Dwellings	4+ Unit Dwellings	Cluster & Common Lot Developments	Institutional and Civic Uses	All Other Uses
Minimum lot width by primary zoning district	UN, RM	40 feet	40 feet	40 feet	None	Refer to Table 540.15 for other specific use requirements
	All other districts	None	40 feet	40 feet		
Minimum lot area by primary zoning district	UN, RM	5,000 square feet	5,000 square feet	5,000 square feet	Refer to Table 540.15 for specific use requirements	Refer to Table 540.15 for other specific use requirements
	All other districts	5,000 square feet	5,000 square feet	5,000 square feet		
Maximum lot area	UN, RM	8,999 square feet	18,000 square feet <sup>13</sup>	As determined by CLUP for cluster developments, 18,000 square feet for common lot developments, except the maximum shall be 8,999 sq. ft. when no more than 3 dwelling units are proposed	Not applicable	Refer to Table 540.15 for other specific use requirements
	All other districts	18,000 square feet	18,000 square feet			

<sup>13</sup> PUD/cluster/common lot requirement for 4+ unit developments that exceed the maximum lot size requirement (540.740 d)

Built Form vignette from Minneapolis 2040 Comprehensive Plan



<sup>7</sup> Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN, RM zoning or to maintain minimum residential window set-back properties.

<sup>8</sup> The setback adjustments are found in Chapter 540 - Article IV, "Yards."

<sup>9</sup> A minimum 15-foot interior side yard may apply in the CM, DT, PR and TR zoning districts (540.820 b, 3).

<sup>10</sup> Buildings that are 42 feet in height or greater may be subject to additional setbacks for the building height, authorized height exemptions in Chapter 540 - Article V, "Height of Principal Buildings" (540.410) or not included.

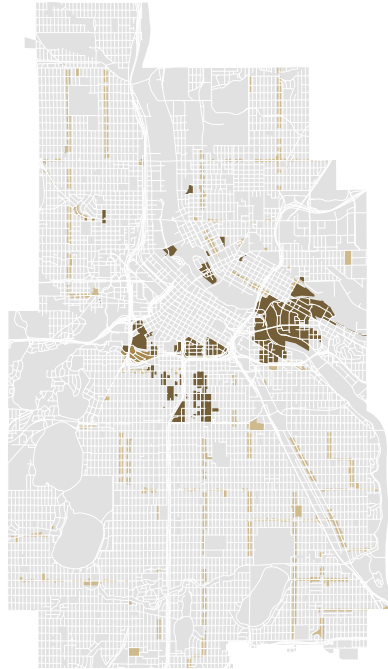
<sup>11</sup> Front yard setback requirements can also vary based on building setbacks of the adjacent lots. See Chapter 540 - Article IX, "Yards" (540.850 a, b, & c).

**KEY PROVISIONS OF INTERIOR 3**

- The enclosed parking premium is the only incentive structure for increasing floor area of principal structures except dwellings with 1-3 units in the CM, DT, PR and TR zoning districts (Table 540.5).
- The Interior 3 built form district allows only one principal structure per lot. The floor area ratio for 2- and 3-unit dwellings than single-family dwellings as-of-right (Table 540.2).
- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (540.120).
- The maximum height requirement for 1-2 unit uses is 28 feet, 3 stories, or 2.5 stories, whichever is the highest (540.410). For 3-unit dwellings, the maximum height requirement is 42 feet, 3 stories, or 3.5 stories, whichever is the highest (540.7).
- Third story additions to 3-unit dwellings and cluster developments are subject to compatibility design standards (Table 540.7).
- The maximum height of any principal structure can only be increased by variance (540.510).
- Maximum lot size requirements apply to most uses except institutional and civic uses (Chapter 540, Article VIII).
- A planned unit development, cluster or common lot development is required when the maximum lot size is exceeded (540.740).

## RESIDENTIAL MIXED-USE

### PRIMARY ZONING DISTRICT MAP



### DESCRIPTION

The residential mixed-use districts are established to provide an environment of mixed residential, office, and institutional and civic uses, with small-scale, lower-impact commercial uses intended to serve a local market.

### LEGEND

**RM1 Goods and Services District**

Allows predominantly small to moderate-scale residential uses adjacent to goods and services corridors. In addition to uses allowed in the urban neighborhood districts, commercial uses are allowed in mixed-use buildings that include a residential use.

**RM2 Neighborhood Office and Services District**

Allows residential uses at a range of scales and low impact, small-scale commercial activity.

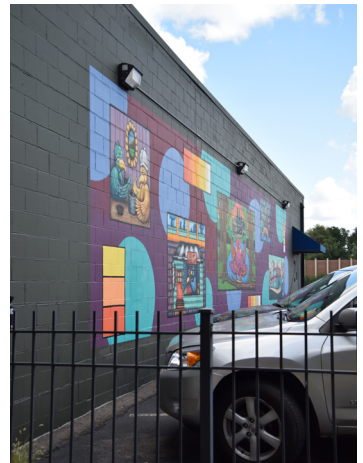
**RM3 Residence and Major Institutional District**

Allows large-scale dwellings, large office uses, and major institutions.



PHOTOS

2118 4th Avenue S



PHOTOS

2104 4th Avenue S

