



VALUE ADD MIXED-USE MULTI FAMILY AND RETAIL BUILDING FOR SALE

MINNEAPOLIS, MN



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KW COMMERCIAL
10402 73rd Ave N
Maple Grove, MN 55369

PRESENTED BY:

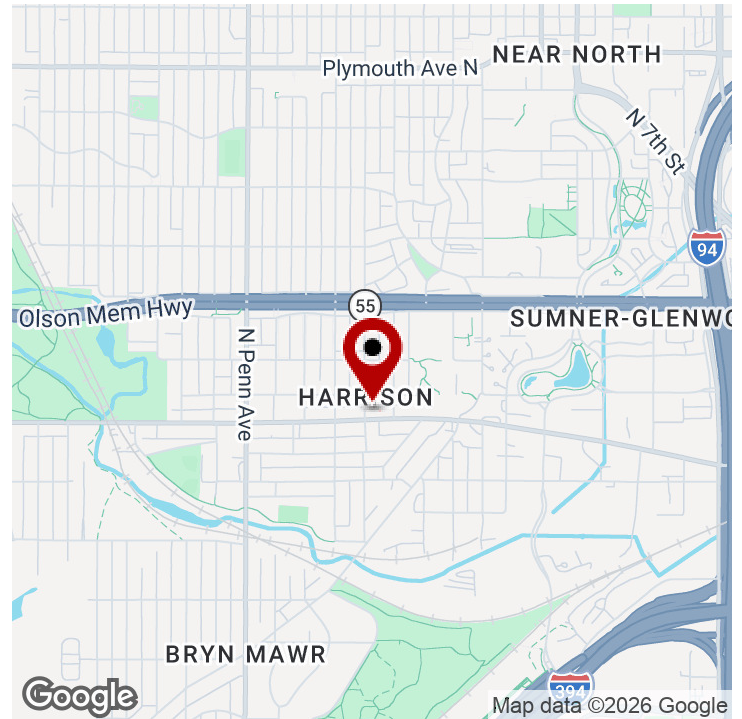
AMBER LANGE
Broker
O: 763.226.7911
C: 763.226.7911
alange@kwcommercial.com

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1720 Glenwood Ave, Minneapolis, MN 55405



PROPERTY DESCRIPTION

This property presents an opportunity for investors seeking a value add asset with both residential and commercial components. The residential units are naturally occurring affordable housing units with some vacancies, and can be renovated and rented with the potential of a fully stabilized cash flowing asset.

Located along the growing Glenwood Avenue corridor in Minneapolis, this mixed use investment opportunity offers long term upside in the evolving urban Harrison neighborhood adjacent to Bryn Mawr and near downtown Minneapolis. The property consists of 8 residential units, including seven 2-bedroom units and one 3-bedroom unit, along with two main level retail spaces - a restaurant and an open space with an overhead drive in door providing flexibility for a variety of commercial uses.

Commercial spaces include Milda's Cafe and an additional flexible space known as The Living Room, featuring an open layout, kitchenette, and an overhead drive-in door suitable for a variety of uses.

Additional features include separately metered gas and electric, central heating and air conditioning, shared laundry facilities on each residential level, rear off-street parking, and a lower level basement space with future potential for storage income.

Contact us today for additional information or to schedule a private tour.

LOCATION DESCRIPTION

1720 Glenwood Ave is located just west of downtown Minneapolis in the rapidly evolving Harrison neighborhood bordering Bryn Mawr. The property offers excellent connectivity with immediate access to I-94, I-394, and Highway 55, providing convenient routes to downtown Minneapolis, St. Louis Park, Golden Valley, and the greater Twin Cities metro.

Glenwood Avenue continues to see ongoing redevelopment and investment, with a mix of residential, commercial, and creative uses contributing to increased activity and long-term growth. The location benefits from proximity to downtown amenities, Target Field, and Theodore Wirth Park, along with access to public transportation routes.

OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	10
Building Size:	15,813 SF

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BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	3
Average Floor Size	3,953 SF
Year Built	2000
Lot Size	.14 Acres
Roof	Tar & Gravel
Gas	Seperate
Electrical	Seperate
HVAC	Each residential unit has it's own furnace.
Loading	1 Drive-In Door
Parking	7 Spaces + Street Parking
Zoning	RM1 - Residence Goods & Services

PROPERTY HIGHLIGHTS

- 15,813 SF freestanding mixed use building in Minneapolis
- 8 residential units including seven 2-bedroom units and one 3 bedroom unit
- Two commercial spaces including Milda's Cafe and flexible open concept space with overhead drive-in door
- Separately metered gas and electric with central heating and air conditioning
- Rear parking lot with 7 parking spaces plus street parking
- Value add opportunity located along the growing Glenwood Avenue corridor in the Harrison Neighborhood adjacent to Bryn Mawr and downtown Minneapolis

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ABOUT THE COMMUNITY

1720 Glenwood Avenue is positioned along one of Minneapolis' evolving urban corridors, surrounded by established neighborhoods, local businesses, and ongoing redevelopment activity. Glenwood Avenue serves as a major connection point between Downtown Minneapolis and the city's west side neighborhoods, creating strong visibility and consistent activity throughout the corridor.

Just south of the property is the sought after Bryn Mawr neighborhood, known for its strong residential character, trail systems, parks, and close knit community feel. Bryn Mawr has become one of the more desirable neighborhoods in Minneapolis due to its unique blend of urban accessibility and neighborhood charm.

The property also benefits from its location in the Harrison neighborhood, particularly the area south of Highway 55, where continued redevelopment, local investment, and community driven growth are helping reshape the corridor. The surrounding area features an eclectic mix of residential spaces, local businesses, industrial buildings, creative workspaces, breweries, and neighborhood gathering spots that contribute to the area's evolving identity. Glenwood Avenue itself has become a growing hub for small business activity, adaptive reuse projects, and creative redevelopment. The corridor offers a unique blend of historic industrial character and modern investment activity, attracting entrepreneurs, artists, developers, and investors seeking opportunities near downtown Minneapolis. The combination of accessibility, neighborhood connectivity, and ongoing growth continues to make the Glenwood Avenue corridor a highly watched area within the Minneapolis market.



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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF
2 Bedroom	2	1	7	70%	-
3 Bedroom	3	1	1	10%	-
The Living Room - Retail	-	1	1	10%	1,408 SF
Milda's Cafe - Retail	-	1	1	10%	2,800 SF
TOTALS/AVERAGES			10	100%	2,104 SF



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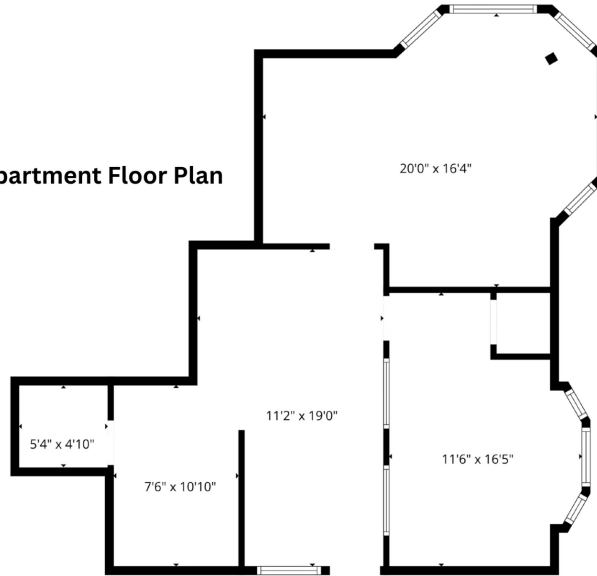
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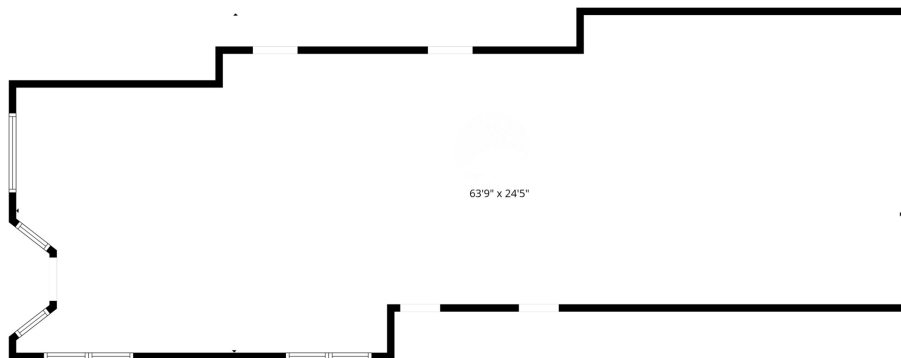


2 Bedroom Apartment Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

The Living Room Floor Plan - Retail



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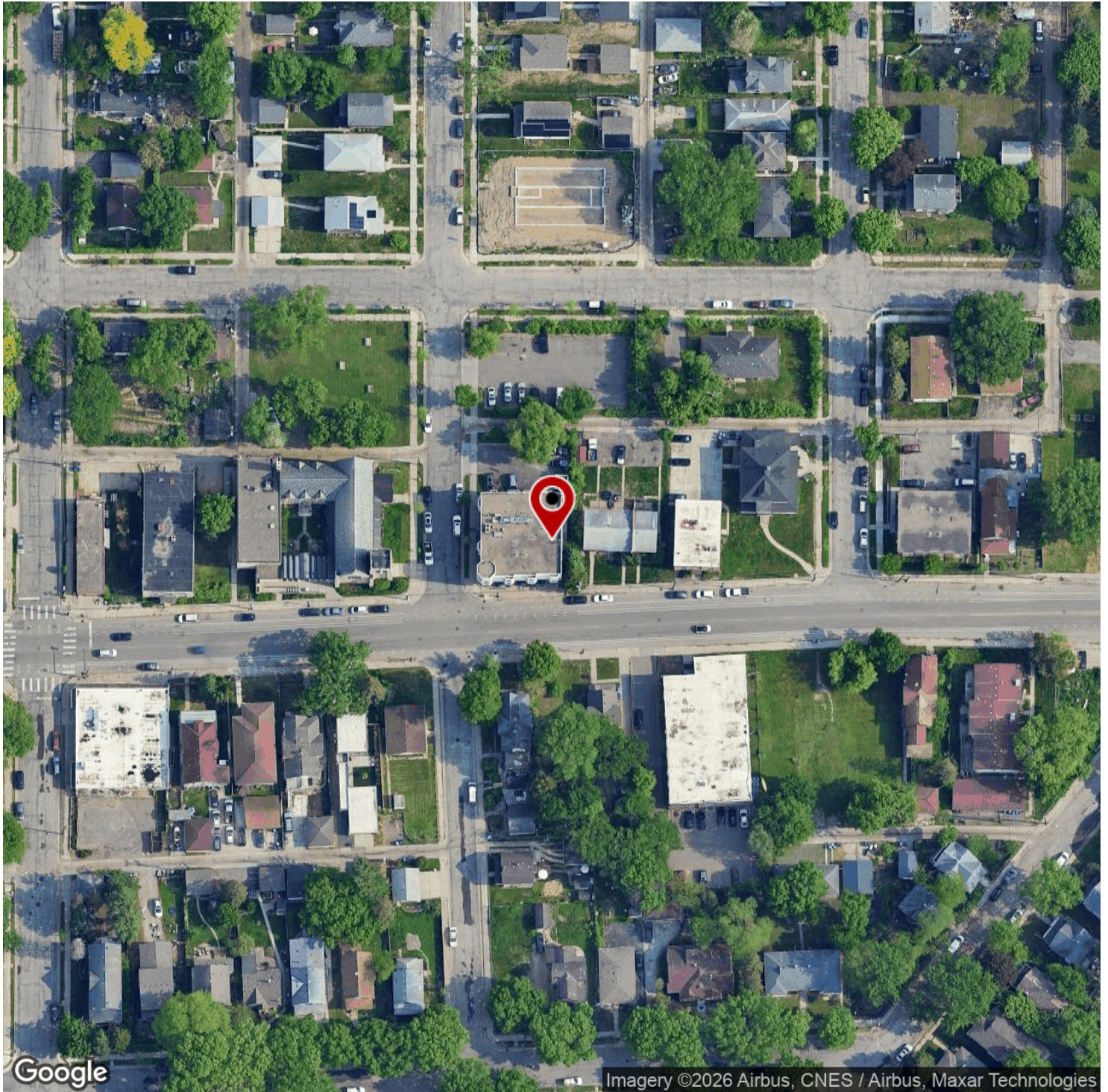
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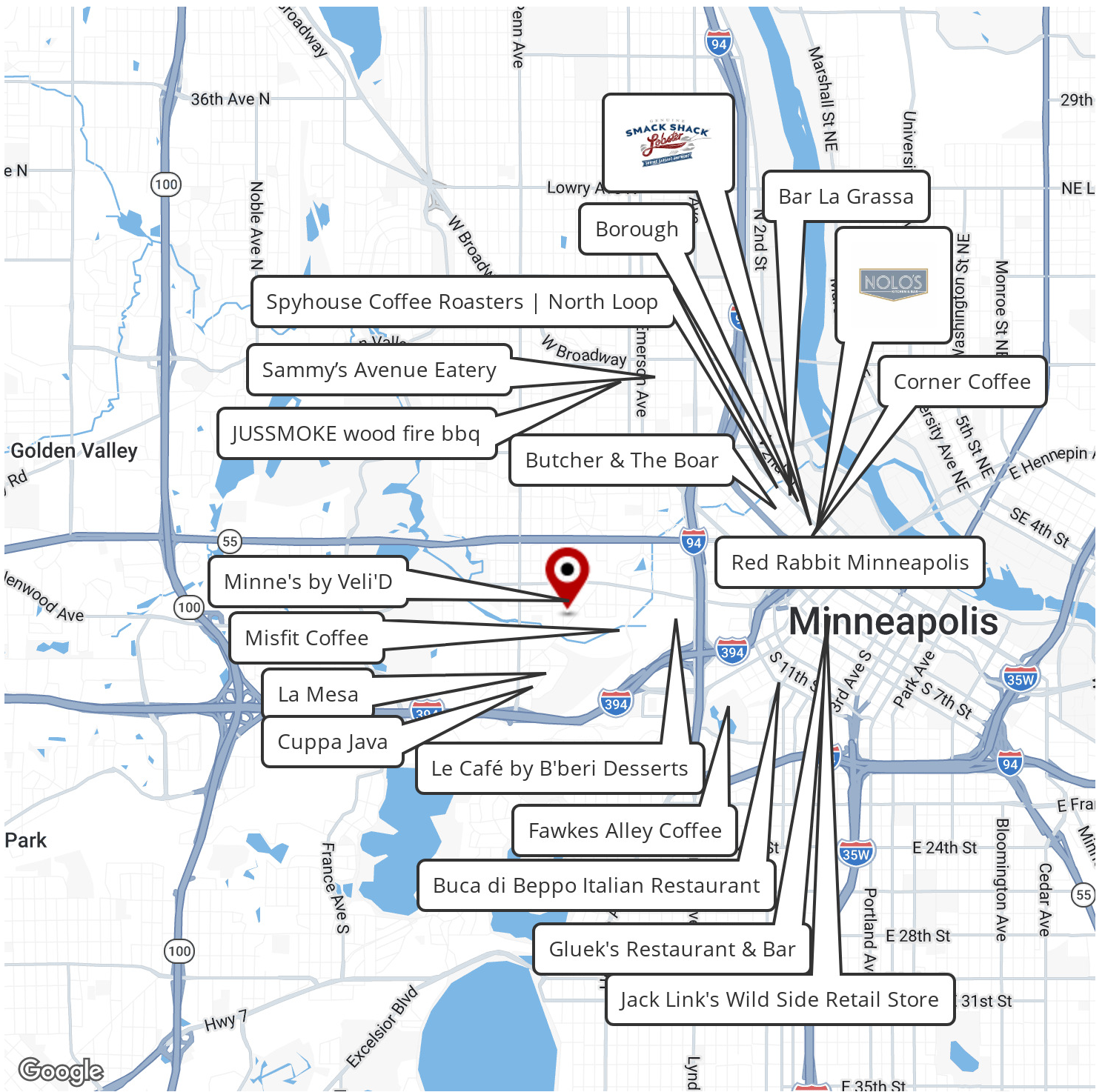
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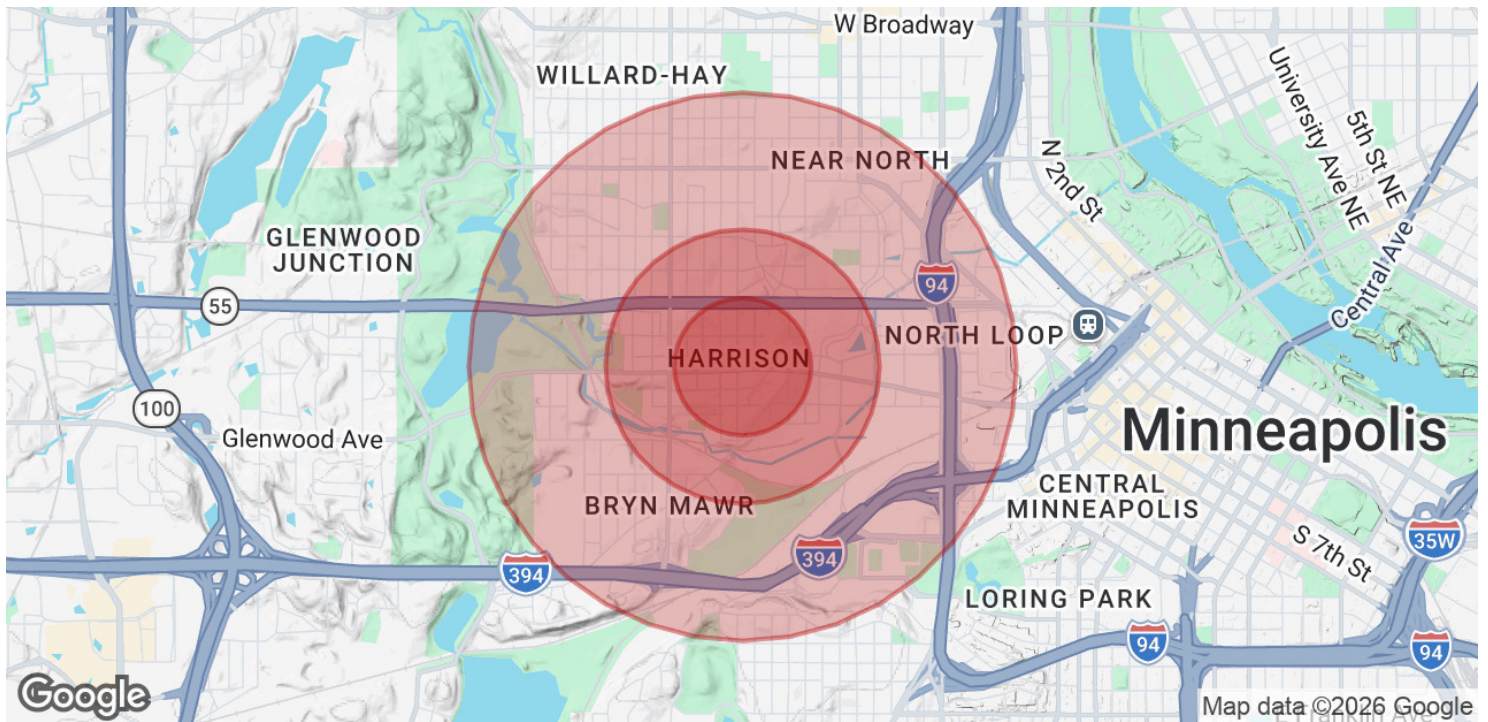
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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,689	5,577	18,062
Average Age	22.9	25.7	29.2
Average Age (Male)	14.1	21.1	27.6
Average Age (Female)	26.1	27.6	30.8
HOUSEHOLDS & INCOME			
Total Households	577	1,911	6,626
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$57,512	\$76,287	\$96,441
Average House Value	\$288,138	\$298,459	\$391,245

2023 American Community Survey (ACS)

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