

# FOR SALE

# KENDALL COMMERCIAL

8900 Queen Avenue S  
Bloomington, MN 55431

6.66 acres / 290,149 sf



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SALES / LEASING / PROPERTY MANAGEMENT / DEVELOPMENT

# 8900 Queen Avenue S Bloomington, MN 55431

## BUILDING INFORMATION

- Large commercial land site opportunity near Penn Ave S and 90th St in Bloomington
- Flexible redevelopment options
- Great access and visibility

TOTAL LAND AVAILABLE	6.66 acres / 290,149 sf Source: Hennepin County GIS
ADDRESS	8900 Queen Avenue S Bloomington, MN 55431
SALE PRICE	NEGOTIABLE
CURRENT LAND USE/ZONING	PUBLIC USE (PU) Source: Google AI/City of Bloomington



## KEY CHARACTERISTICS & REGULATIONS

**DESCRIPTION:** Public Use (PU) - This district covers land owned or used by public agencies and institutions that serve the community.

The current zoning would need to be changed to fit the intended use of the Subject Property. The City of Bloomington is enthusiastically looking forward to what the development community determines as the site's highest and best use. (Source: Google AI/City of Bloomington)

**Alternative Zoning Classifications viewed as generally acceptable include:**

1. **Commercial B-2** is a flexible, mid-intensity commercial zoning category intended for retail, service and office uses that serve both nearby neighborhoods and the broader community. It sits within the city's Neighborhood Commercial Zoning Districts and allows a wide range of everyday commercial activities.
2. **High Density Residential - RN 24** governs high-density apartment and multifamily development and is part of the city's Residential Zoning Districts. This aligns with what most cities call "R-24." (24 dwelling units per acre)
3. **High Density Residential - RN 50** is Bloomington's high-intensity multifamily residential district, intended for large apartment buildings, mixed-density residential campuses and housing located near major transportation corridors or commercial centers. It is one step below the city's highest density district. (RM-100)

The prospective buyer/user of the site should suggest their intended use and bring any and all proposals.

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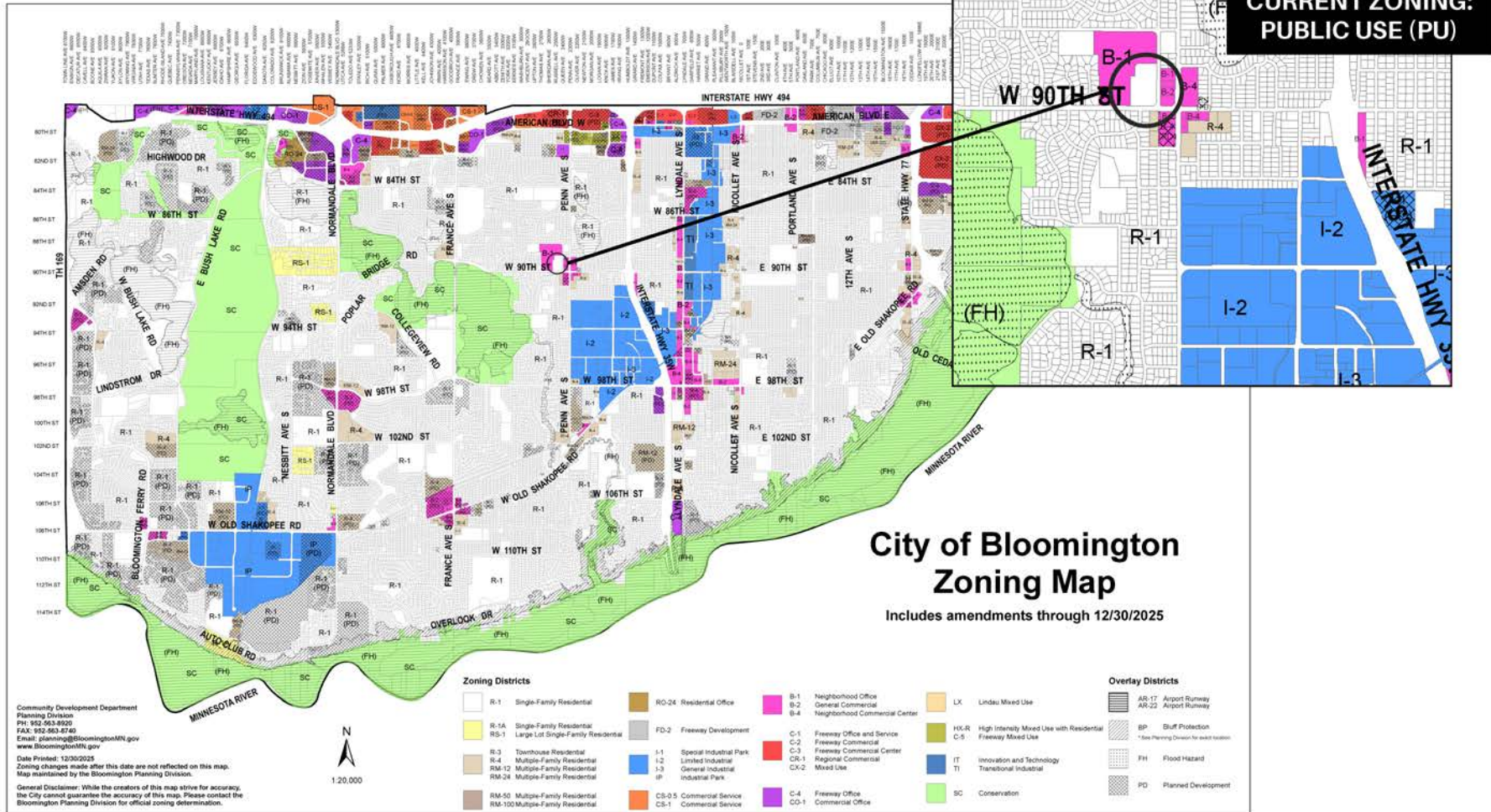
## SITE PLAN



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## ZONING INFORMATION



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## BUILDING LOCATION

