

FOR SALE

BY OWNER

1501 Johnson Street NE

Minneapolis, Minnesota 55413

\$4,500,000

Asking Price

2.26 Acres

Total Land

8,140 SF

Building Area

220,000+

Daily Traffic (I-35W)



Premier Light Industrial Site with Unmatched I-35W Visibility

Adjacent to Northeast Minneapolis Arts District | Minutes from Downtown

ZONING

Light Industrial with
Industrial Living Overlay

BUILDINGS

Offices, Lounge, Bathrooms
& Secure Storage

ACCESS

Fully Fenced Yard with
Dual Gated Entry

OPPORTUNITY

Adjoining MnDOT Parcel
Potentially Available

AVAILABLE APRIL 1, 2026

For Sale By Owner | Brokers Protected

Subject to Prior Sale or Lease | All Information Deemed Reliable But Not Guaranteed

Prepared March 2026 | www.1501johnson.com

1501 Johnson Street NE presents a rare opportunity to acquire 2.26 acres of prime light industrial land with exceptional Interstate 35W visibility in one of Minneapolis's most dynamic neighborhoods. The property features 8,140 square feet of existing building area with functional office space, a lounge, bathrooms, and secure storage, all within a fully fenced yard with dual gated access. Zoned Light Industrial with an approved Industrial Living Overlay, this site offers significant flexibility for owner-occupiers, investors, or developers seeking to capitalize on Northeast Minneapolis's continued growth trajectory.

Property Details

Address:	1501 Johnson Street NE	Clear Height:	16 Feet
City/State:	Minneapolis, MN 55413	Parking:	314 Spaces
County:	Hennepin County	Zoning:	Light Industrial / ILO
Parcel ID:	13-029-24-12-0007	Building Features:	Offices, Lounge, Baths, Storage
Total Acreage:	2.26 Acres (approx. 98,446 SF)	Site Features:	Fenced Yard, Dual Gated Access
Building Area:	8,140 Square Feet	Asking Price:	\$4,500,000
Stories:	2	Available:	April 1, 2026

I-35W Traffic Exposure & Visibility

Interstate 35W is one of the Twin Cities' most heavily traveled corridors, carrying over 220,000 vehicles per day past the property according to available traffic data. Northbound I-35W traffic has full and clear visibility of the site due to the property's elevated position and unobstructed frontage along the highway corridor.

MnDOT reports that I-35W traffic volumes have returned to and exceeded pre-pandemic levels, with commute periods starting earlier and lasting longer throughout AM and PM peaks — translating to sustained, high-frequency brand exposure for any signage or development on the property.

220,000+

Vehicles/Day on I-35W

Full Visibility

Northbound Frontage

Post-Pandemic Growth

Volumes Exceed 2019 Levels

Location Advantages

- Adjacent to the nationally acclaimed NE Minneapolis Arts District (#1 Arts District, USA Today)
- Less than 10 minutes from downtown Minneapolis CBD via I-35W
- Thriving restaurant, brewery, and retail scene (Hai Hai, Centro, Anchor Fish & Chips)
- Proximate to Northrup King Building — Minnesota's largest artist studio complex
- Strong residential growth and demand in the NE Minneapolis corridor

Property Photos

1501 Johnson Street NE



Aerial View — 2.26 Acre Site



Building Exterior — Bay Doors & Frontage



Main Shop — 16' Clear Height, Drive-In Bays



Upper Level — Lounge / Kitchen Area



Secure Fenced Yard — I-35W Frontage



Reception & Office Area

1 PRIME LOCATION & VISIBILITY

With over 220,000 daily vehicles on I-35W and full northbound visibility, this property offers unmatched brand exposure. Located minutes from downtown Minneapolis and adjacent to the award-winning NE Arts District, the site benefits from one of the metro's strongest demand corridors for commercial and mixed-use development.

2 FLEXIBLE ZONING & DEVELOPMENT UPSIDE

The Light Industrial zoning with an approved Industrial Living Overlay provides rare flexibility for a wide range of uses including warehouse/distribution, creative office, mixed-use residential, brewery/taproom, manufacturing, or adaptive reuse projects. The 2.26-acre footprint supports substantial ground-up development.

3 VALUE-ADD OPPORTUNITY

The existing 8,140 SF of building improvements provide immediate functional utility with offices, lounge space, and secure storage. The fully fenced, dual-gated 2.26-acre yard can support equipment storage, fleet parking, or staging operations during redevelopment planning — generating interim income while maximizing long-term value.

4 EXPANSION POTENTIAL

An adjoining parcel currently held by MnDOT may become available for purchase, potentially allowing an acquirer to assemble a significantly larger site for major development. Combined with the existing 2.26 acres, this represents a rare opportunity to control a sizable land position with highway frontage in an infill Minneapolis location.

Pricing & Terms

\$4,500,000

Asking Price | For Sale By Owner | Brokers Protected

PURCHASE

\$4,500,000 Cash Sale
Immediate Ownership & Flexibility

LEASE

\$22,000/Month Triple Net
+ Property Taxes (Long-Term)

PARTNERSHIP

Negotiated Revenue Share
on Redevelopment Projects

Key Metrics

Price / Acre:	\$1,991,150
Price / SF (Land):	\$45.71
Price / SF (Building):	\$552.83
NNN Lease Rate:	\$22,000/mo + Taxes
Parking Ratio:	38.6 Spaces / 1,000 SF

Northeast Minneapolis — A Market in Motion

Northeast Minneapolis has emerged as one of the Twin Cities' most sought-after neighborhoods, blending its historic industrial character with a thriving arts, dining, and craft beverage scene. The Northeast Arts District has been named the #1 Arts District in the nation by USA Today's 10Best Readers' Choice Awards in 2015, 2022, and 2023. The area hosts Art-A-Whirl, the largest open studio tour in the country, drawing tens of thousands of visitors each May. Major landmarks include the Northrup King Building (Minnesota's largest artist studio complex), along with dozens of galleries, breweries, and acclaimed restaurants such as Hai Hai, Centro, and Anchor Fish & Chips.

Nearby Amenities & Points of Interest

DINING & NIGHTLIFE

- Hai Hai — SE Asian Street Food & Cocktails
- Centro — Fast-Casual Mexican & Margaritas
- Anchor Fish & Chips — Alaskan Cod, Irish Pub
- Bina's — Elevated Bar Food & Cocktails
- Chimborazo — Ecuadorian Cuisine

ARTS & CULTURE

- Northrup King Building — 101-Year-Old Studio Complex
- Northeast Minneapolis Arts District
- Art-A-Whirl — Nation's Largest Open Studio Tour
- Dozens of Independent Galleries & Studios
- Quincy Hall — Events & Community Space

TRANSPORTATION

- I-35W — Direct Downtown Access (<10 min)
- I-35W — 220,000+ Vehicles/Day Visibility
- Metro Transit Bus Routes
- Minneapolis-St. Paul Intl Airport (~20 min)
- Easy Access to I-94, Hwy 280, Hwy 88

DEVELOPMENT CONTEXT

- Rapid Residential & Mixed-Use Growth in NE
- Strong Demand for Creative/Industrial Space
- Industrial Living Overlay Approved
- MnDOT Adjoining Parcel Available
- Proximity to University of Minnesota

Potential Uses Under Current Zoning

- Warehouse / Distribution Center
- Brewery / Taproom / Restaurant
- Light Manufacturing / Fabrication
- Fleet / Equipment Yard
- Creative Office / Co-Working Space
- Mixed-Use Residential (ILO)
- Self-Storage Facility
- Adaptive Reuse / Artist Studios

Schedule a Tour or Request Additional Information

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