

# ASSEMBLY

Development • Brokerage • Consulting

**3453 Penn Ave N  
Minneapolis, MN**

**FOR SALE**



# 3453 Penn Ave N

**LIST PRICE:** \$317,500

3453 Penn Ave N, Minneapolis, MN  
Parcel ID: 08-029-24-11-0001 | 2025 Tax: \$8,075.06

**Year Built:** 1921

**Building Area:** 4,246 SF

**Land Area:** 5,461 SF

Northside Ownership Opportunity! This is an excellent opportunity to launch or expand your real estate portfolio with this affordable northside property. Building currently has one long-term tenant plus an additional space to lease and build still more equity. Located on high visibility Penn Avenue in close proximity to public transit, freeway access, downtown Minneapolis, and more.



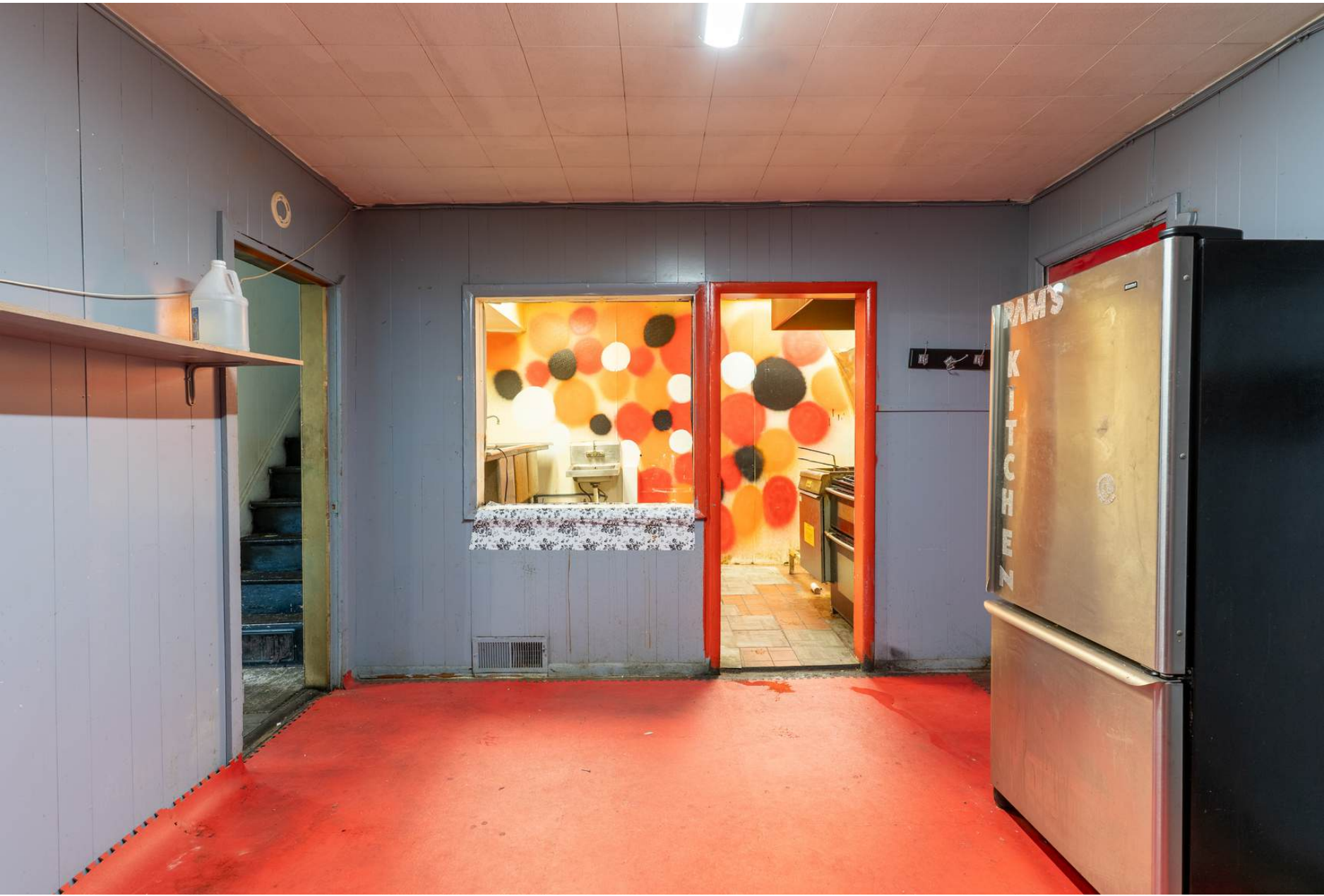
**Me Me Nails**  
612-529-3663  
Walk-ins WELCOME • BY APPOINTMENT

Pam's Sweet Salvages Furniture 4 less  
612-356-9567

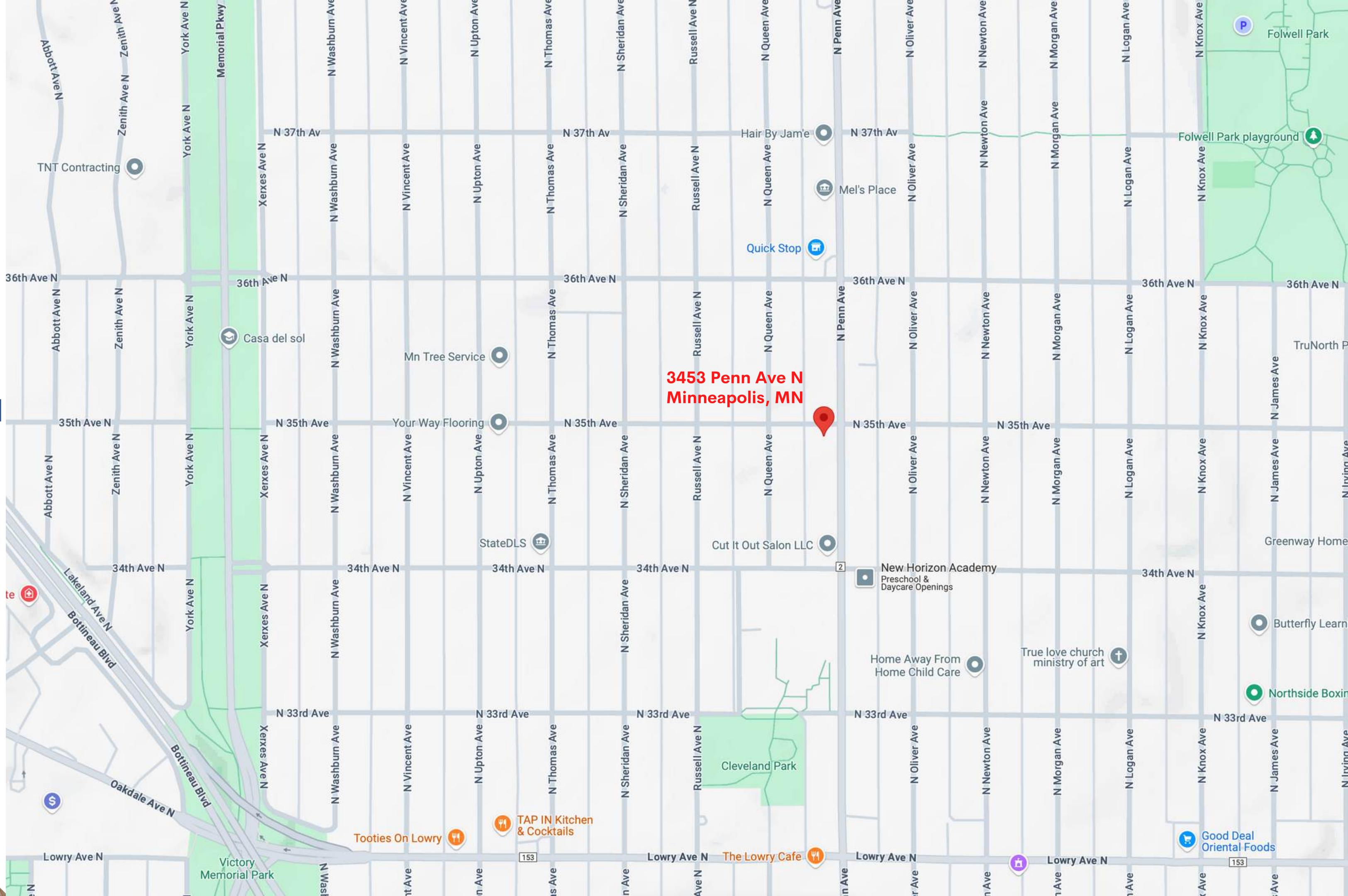
OPEN  
w. Eyelash  
Nails  
PEDICURE  
MEMENAILS  
WELCOME  
WALK-IN  
NO PUBLIC RESTROOM







# Cleveland/Folwell Neighborhood Minneapolis



# Contact

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DANIELLE@ASSEMBLYMN.COM

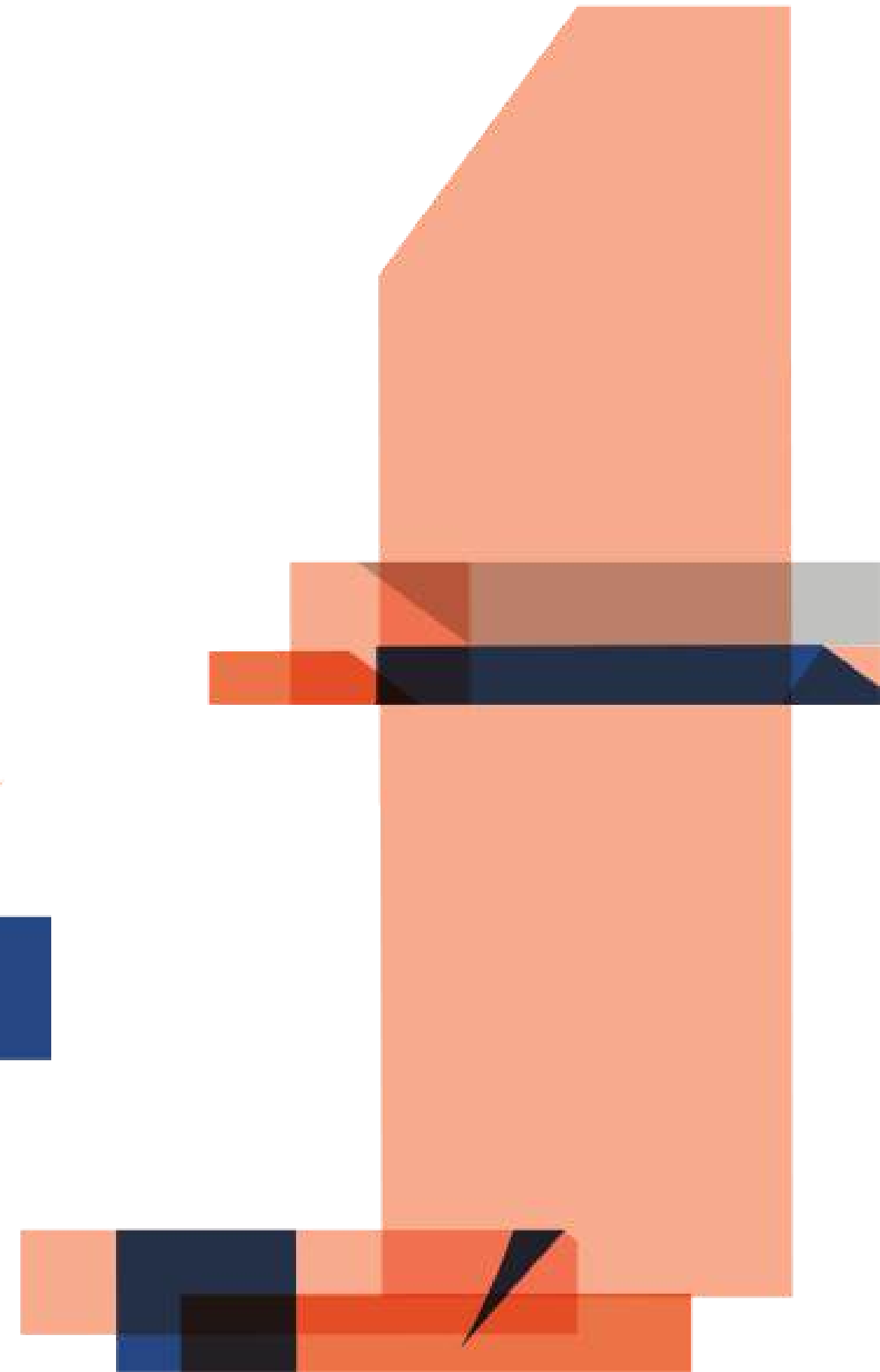
612.598.6027

*¡Se habla español!*

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