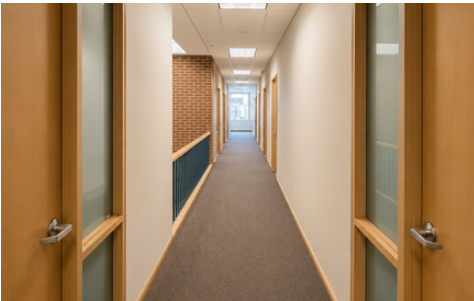


FOR SALE

13,544SF | Highly Flexible DT1 Zoning | Standalone Building

414 S 8th St, Minneapolis, MN 55404



OFFERING SUMMARY

County	Hennepin
Market	Minneapolis
Zoning	DT1
Building Size	13,544 SF
Available SF	13,544 SF
Price	\$850,000

PRICE

\$850,000



 victoria@vymgmt.com

 651-210-7800

PROPERTY OVERVIEW

414S.8Stth. | Minneapolis,MN55404

Summary

414S 8thSt is a two-level, standalone 13,544 SF commercial building located in downtown Minneapolis. Zoned DT1, the property offers exceptional flexibility for a wide range of office, institutional, medical, educational, and community-oriented users. The building features efficient floor plates, multiple restrooms on each level, and a shared elevator serving both floors. Open and adaptable layouts allow for single-user or multi-user configurations. Situated in a central, transit-rich downtown location near hospitals, government buildings, housing, and core amenities, 414 S 8th St presents a rare opportunity to lease a flexible, well-located building suitable for a variety of professional and institutional uses.

Key Features

- Approx.13,544 SF across two full levels
- DT1 Downtown Zoning allowing broad commercial and institutional uses
- Shared elevator serving both floors
- Multiple restrooms on each level
- Efficient, adaptable floor plates
- Suitable for single-tenant or multi-tenant occupancy
- Proximity to hospitals, government buildings, housing, and transit
- Adjacent contract parking available. Current rates range from approximately \$140–\$170 per stall per month

Permitted Uses

- Office and professional services
- Medical and wellness facilities
- Educational and training facilities
- Community and institutional uses
- Social, cultural, and assembly uses
- Lodging and residential uses (subject to approvals)
- Additional uses permitted under DT1 zoning. Tenant to verify specific use with the City of Minneapolis.

Building Systems

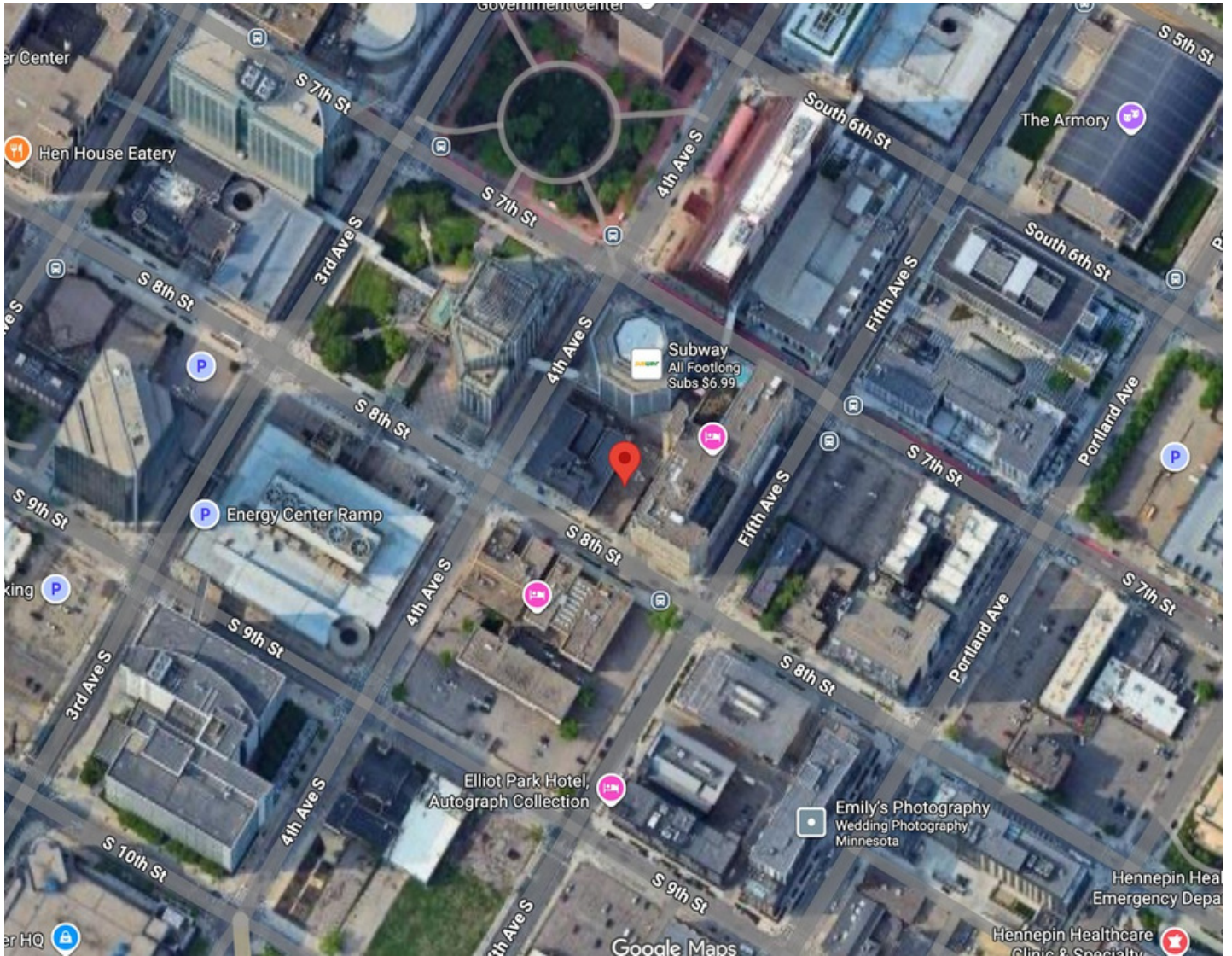
- Roof: Ballasted EPDM system
- Heating: 2,000,000 BTU hot water boiler (installed 2023)
- Fire-Life Safety: Fire alarm and sprinkler system
- Elevator: 3-stop hydraulic (KONE maintained, certified 2025)



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SITE MAP



Operating Expenses

Operating Expenses (Est.)

Category	Annual Cost
Utilities (Electric, Gas, Water)	\$20,431
Insurance	\$7,500
Repairs & Maintenance	\$2,331
HVAC Maintenance	\$2,420
Elevator Maintenance	\$1,196
Security & Fire Systems	\$1,683
Snow Removal	\$1,579
Licenses & Misc	\$100
Total Operating Expenses	\$37,240

Expenses are based on previous operations and may vary depending on ownership, management, and future use

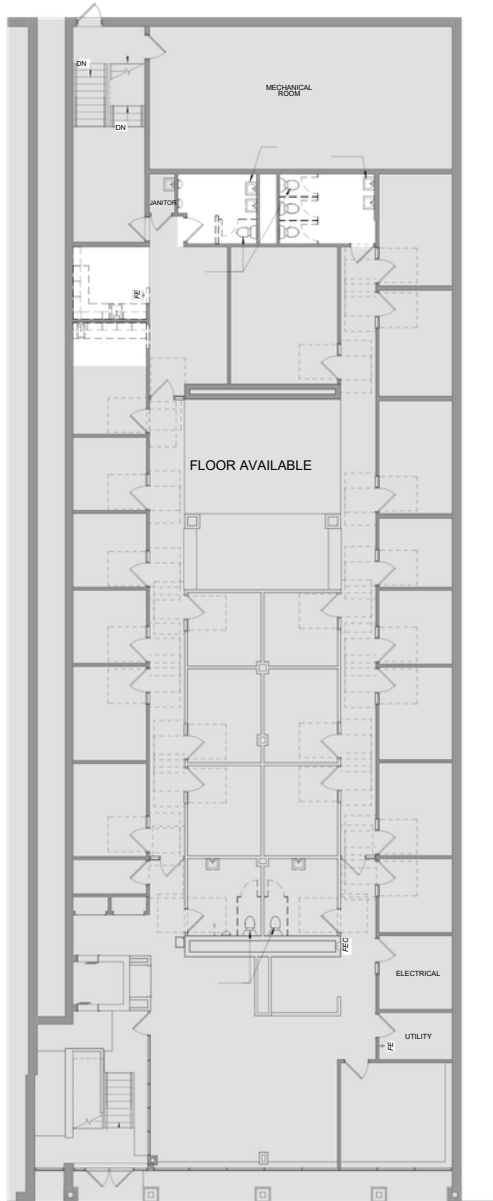
PHOTOS



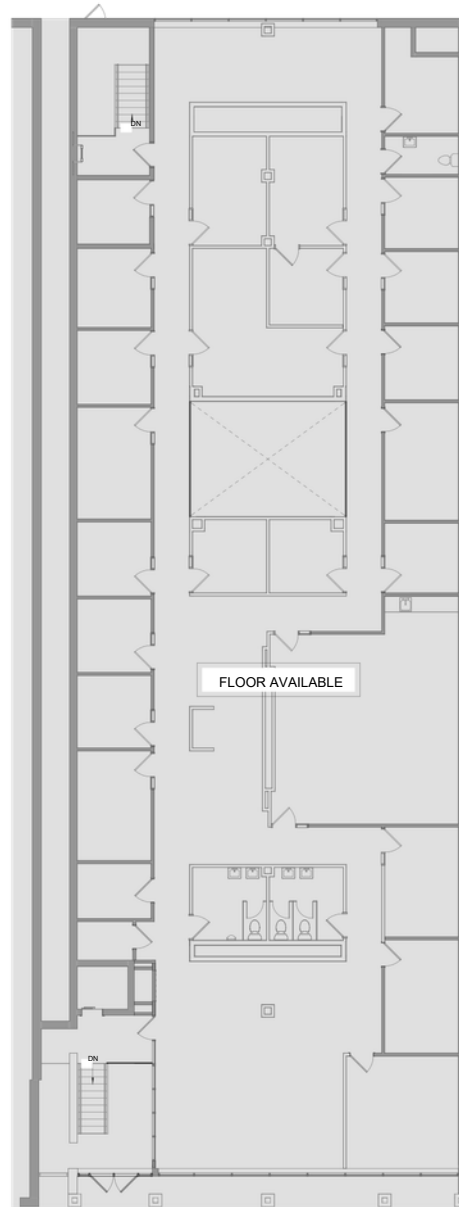
PHOTOS



FLOOR PLAN



1 LOWER LEVEL PLAN
1/8" = 1'-0"



2 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"