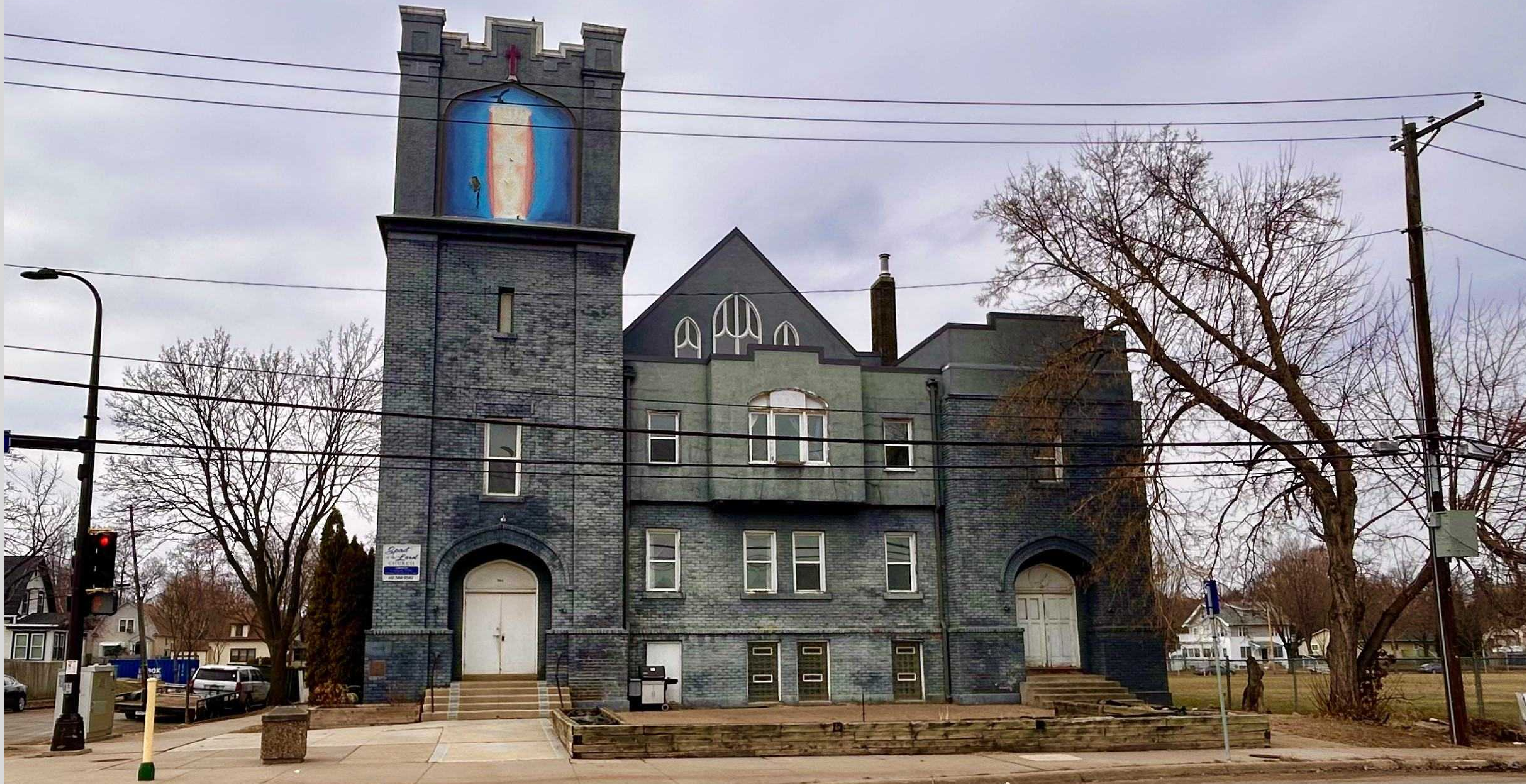


NAI Gateway
Commercial

KW
COMMERCIAL

1001 N Penn Ave, Minneapolis, MN 55411



SPECIAL PURPOSE FOR SALE

Sale Price: \$449,000

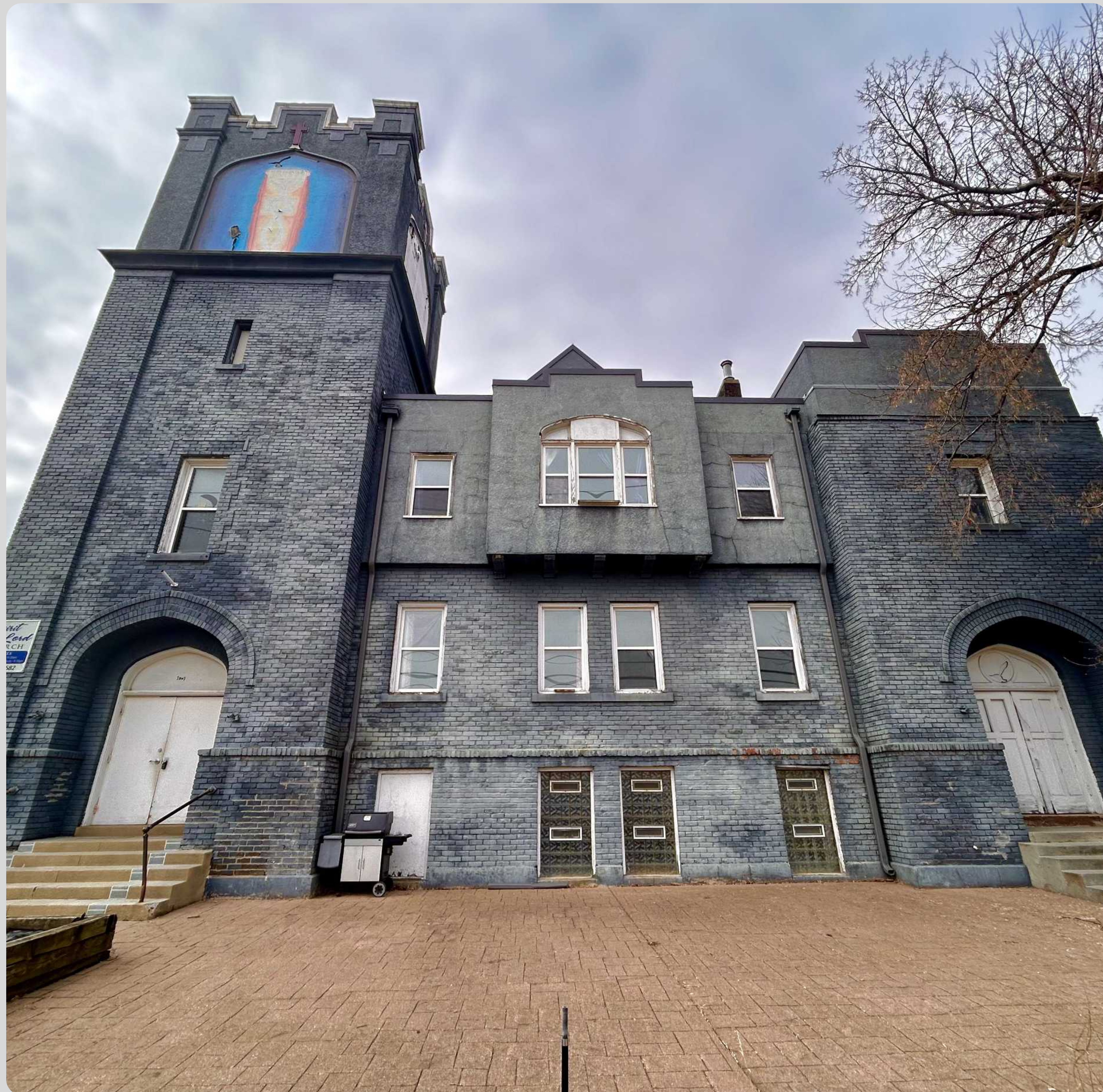
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612-701-7454

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leeblack321@outlook.com
818-657-6539

Key Highlights

- ✓ 11,606 SF special purpose (religious) facility
- ✓ Large sanctuary with additional office and meeting spaces
- ✓ Suitable for religious or community use
- ✓ Redevelopment potential



Property Overview

Offered for sale is this historic 11,606 square foot church building located in the heart of North Minneapolis. Originally built in 1900, this distinguished three-story Gothic masonry structure features a prominent corner tower, grand arched entryways, and intricate brickwork that has defined its presence in the community for over 125 years. The property sits on a 0.27-acre lot adjacent to a park with strong Penn Avenue N visibility and convenient access to public transit and Olson Memorial Hwy.

The crown jewel of the building is a stunning sanctuary featuring soaring vaulted ceilings with exposed wood trusses, abundant natural light from large windows, a breathtaking original stained glass window behind the raised stage, and a balcony overlooking the main floor. The lower level offers a large open fellowship hall, a commercial-style kitchen with gas range and full refrigeration, and flexible space well-suited for community programming and events. Multiple meeting and conference rooms are distributed across the main and lower level floors, providing ample space for offices, classrooms, and small group gatherings.

This property is being sold as-is and is priced to reflect its current condition, presenting a compelling opportunity for the right buyer to invest in improvements and fully restore this historic gem to its former glory. Zoned RM1 (Residence, Goods and Services District), this is a rare chance to acquire a property at an exceptional price point.

Sale Overview

| | |
|-----------------|---|
| For Sale Price | \$449,000 |
| Price/SF | \$38.69/SF |
| Total SF | 11,606 SF |
| Lot Size | 11,256 SF |
| No. of Stories | 3 |
| Property Type | Special Purpose Church/Religious Facility |
| Parcel ID # | 20-029-24-11-0126 |
| Year Built | 1900 |
| Zoning District | RM1 (Residence, Goods, & Services District) |
| Elevators | None |
| Parking | Street Parking Only |



EXTERIOR PHOTOS

FOR SALE



NAI Gateway Commercial

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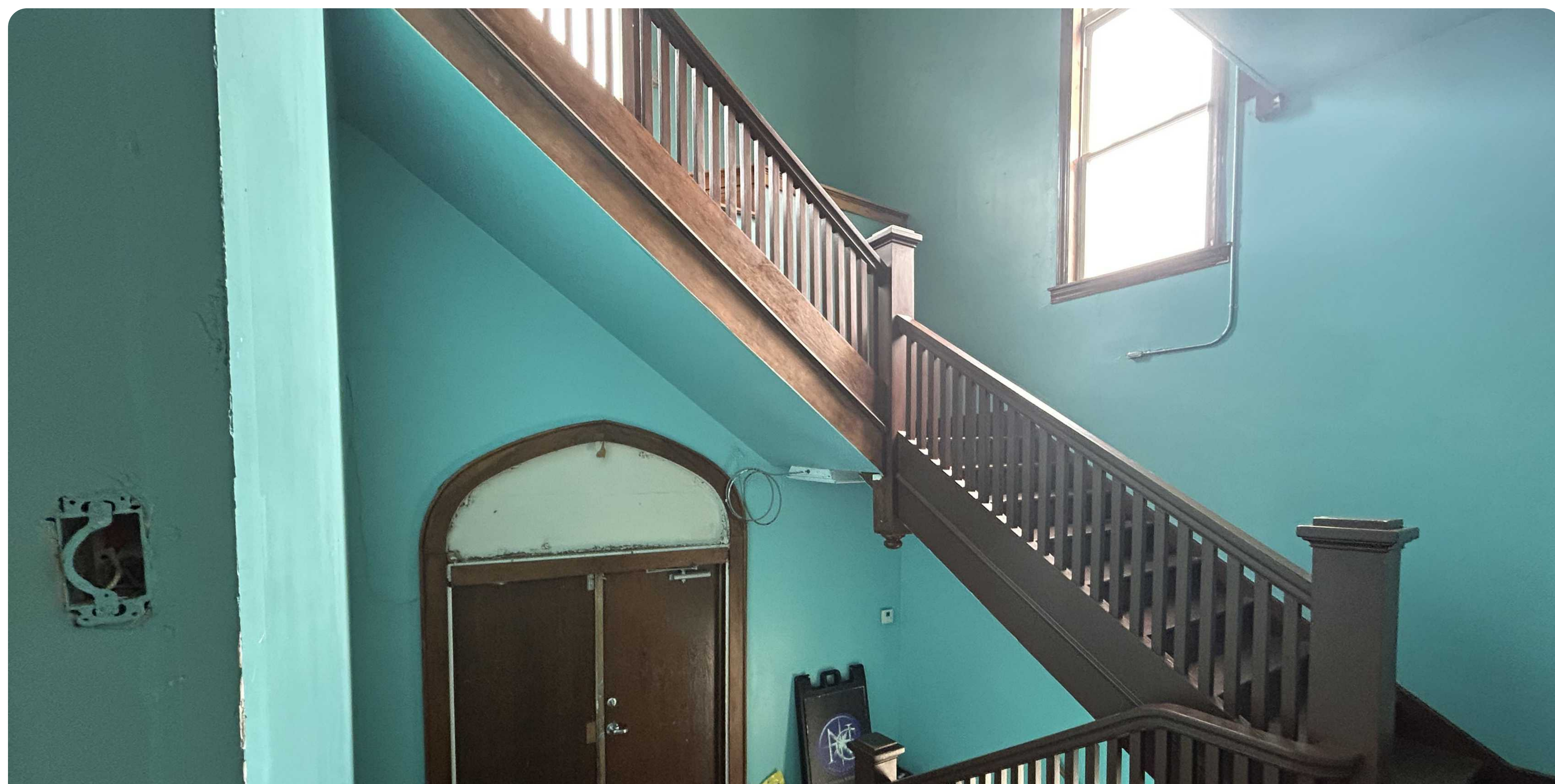
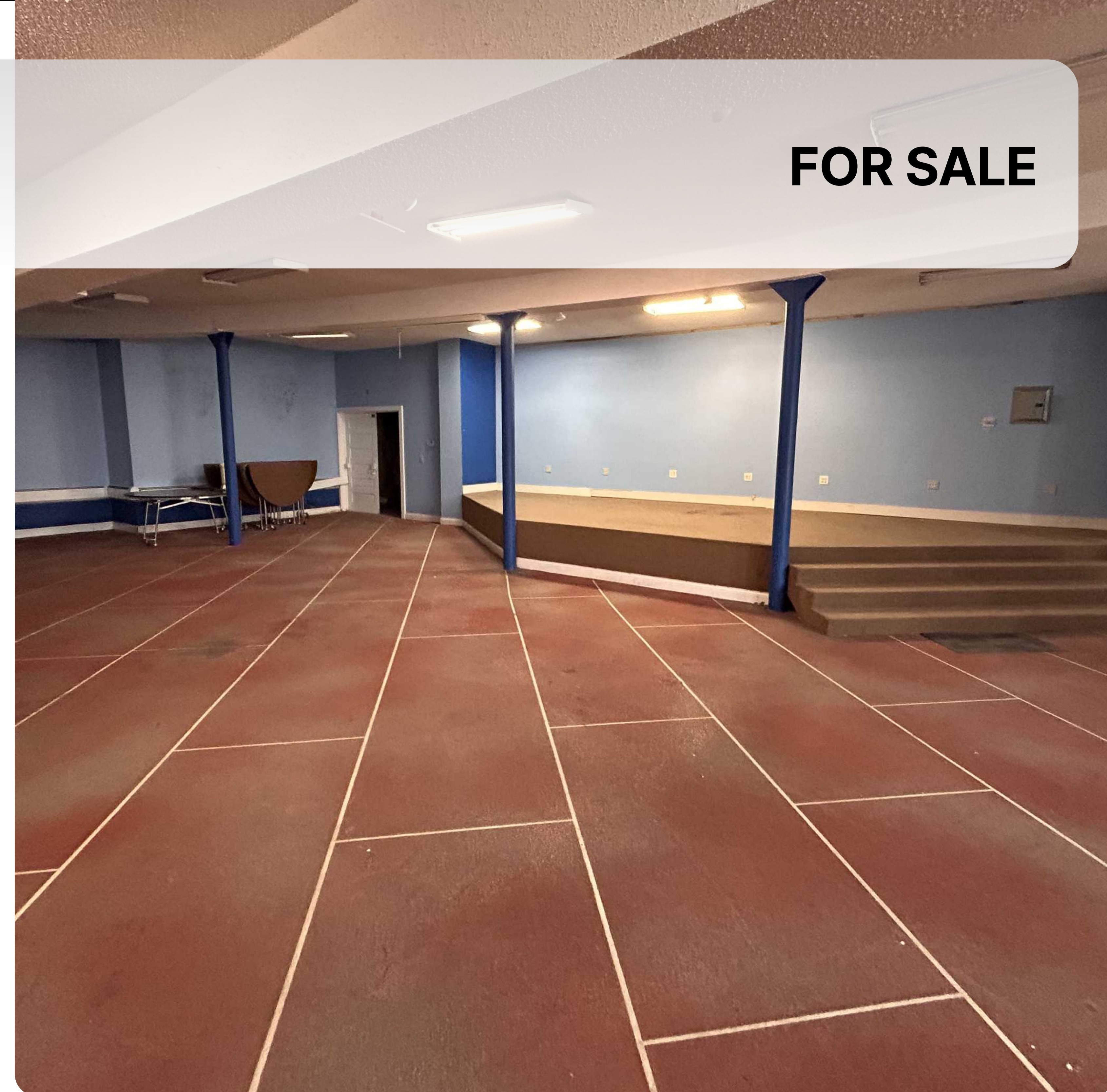
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INTERIOR PHOTOS



FOR SALE



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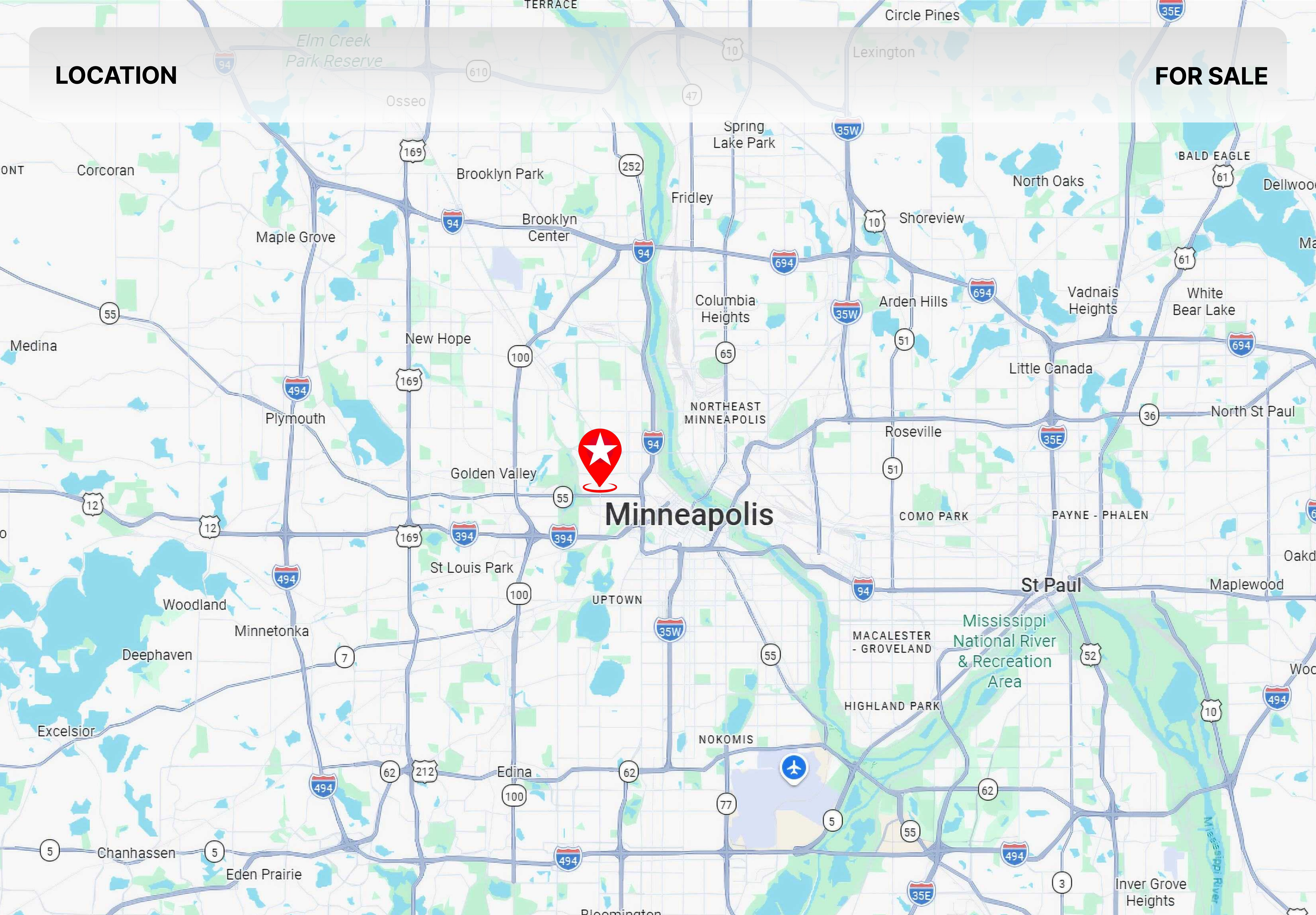
AERIAL OVERVIEW

FOR SALE



LOCATION

FOR SALE



Minneapolis



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DEMOGRAPHICS - 5-Mile Radius

FOR SALE

KEY FACTS

478,717

Population

33.7

Median Age



215,724

Households

\$62,602

Median Disposable Income

EDUCATION

7.2%

No High School Diploma



15.9%

High School Graduate



23.1%

Some College/
Associate's Degree



53.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$79,646

Median Household Income



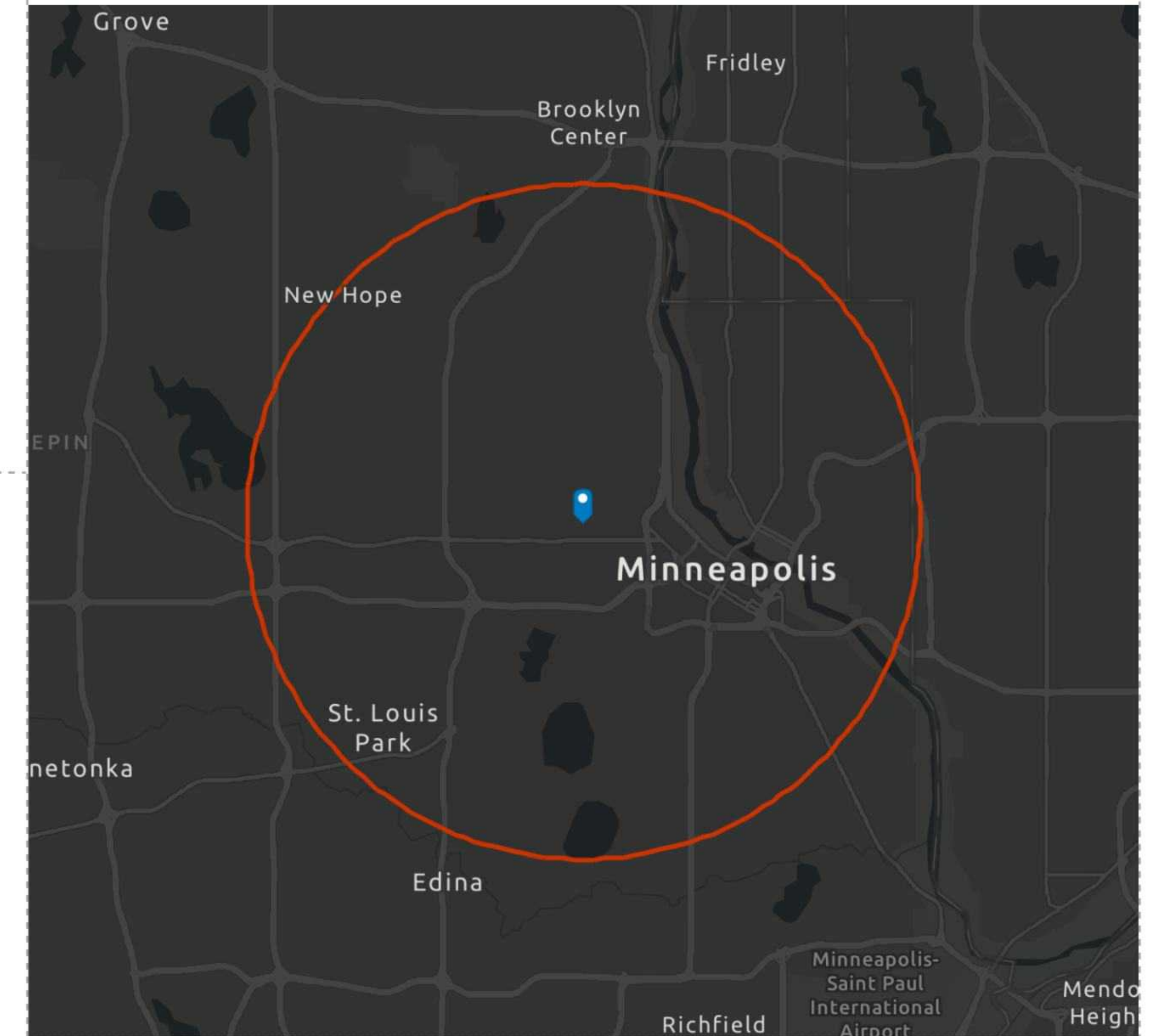
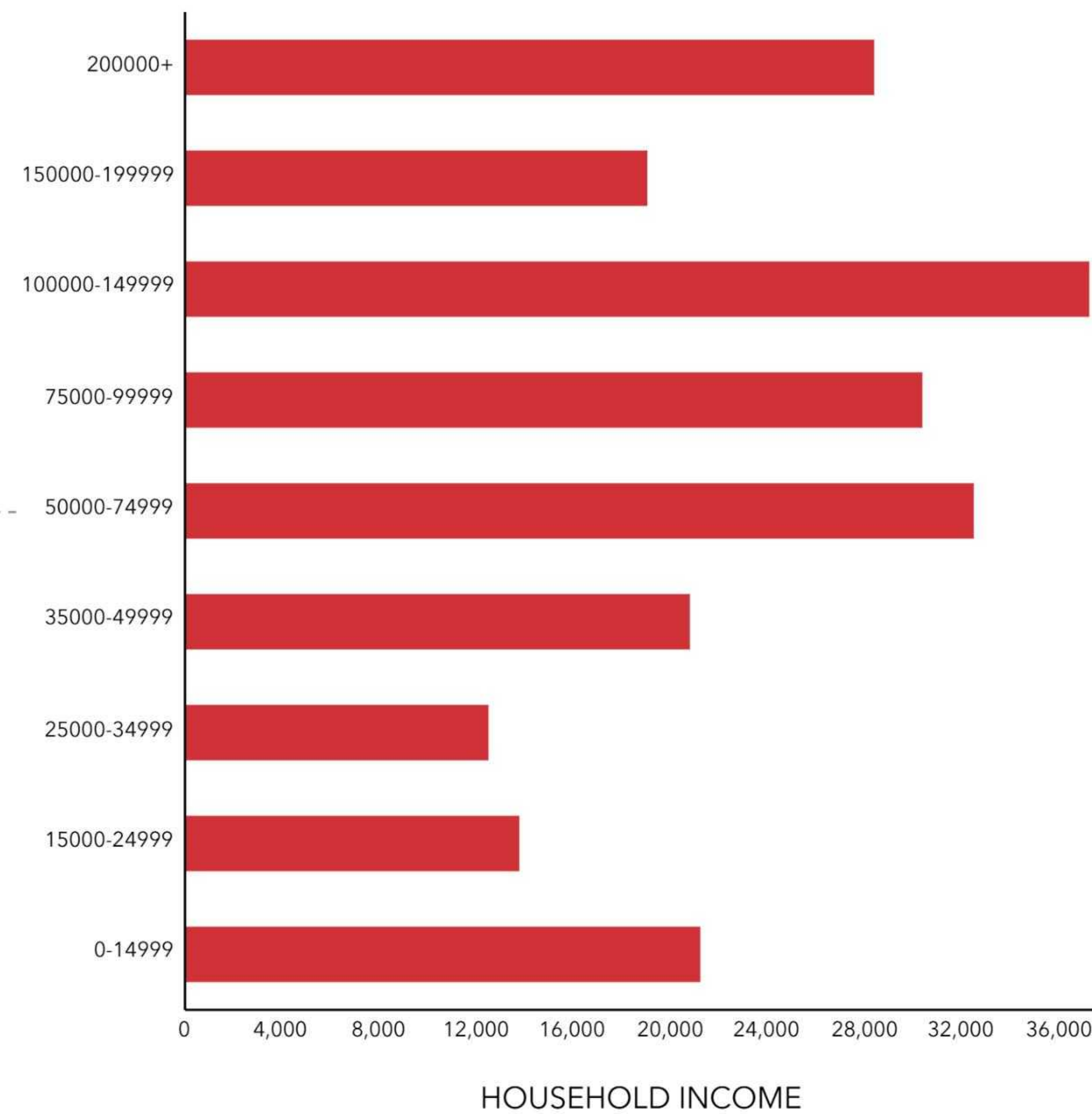
\$49,858

Per Capita Income



\$83,615

Median Net Worth



EMPLOYMENT



White Collar

75.3%



Blue Collar

12.8%



Services

15.7%

4.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Business Key Facts

1001-1093 Oliver Ave N | Rings: 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

20.9K

Total Businesses

384K

Total Employees

\$53.9B

Total Sales

4.7%

Unemployment Rate

Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol

Most Employees

Target Stores Inc

Headquarters

8,300

Highest sales volume

Pillsbury Center

Independent

\$3.16B

Daytime Population



478,717

Total Population



603,207

Total Daytime Population

Ratio of daytime to total population:

1.26

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



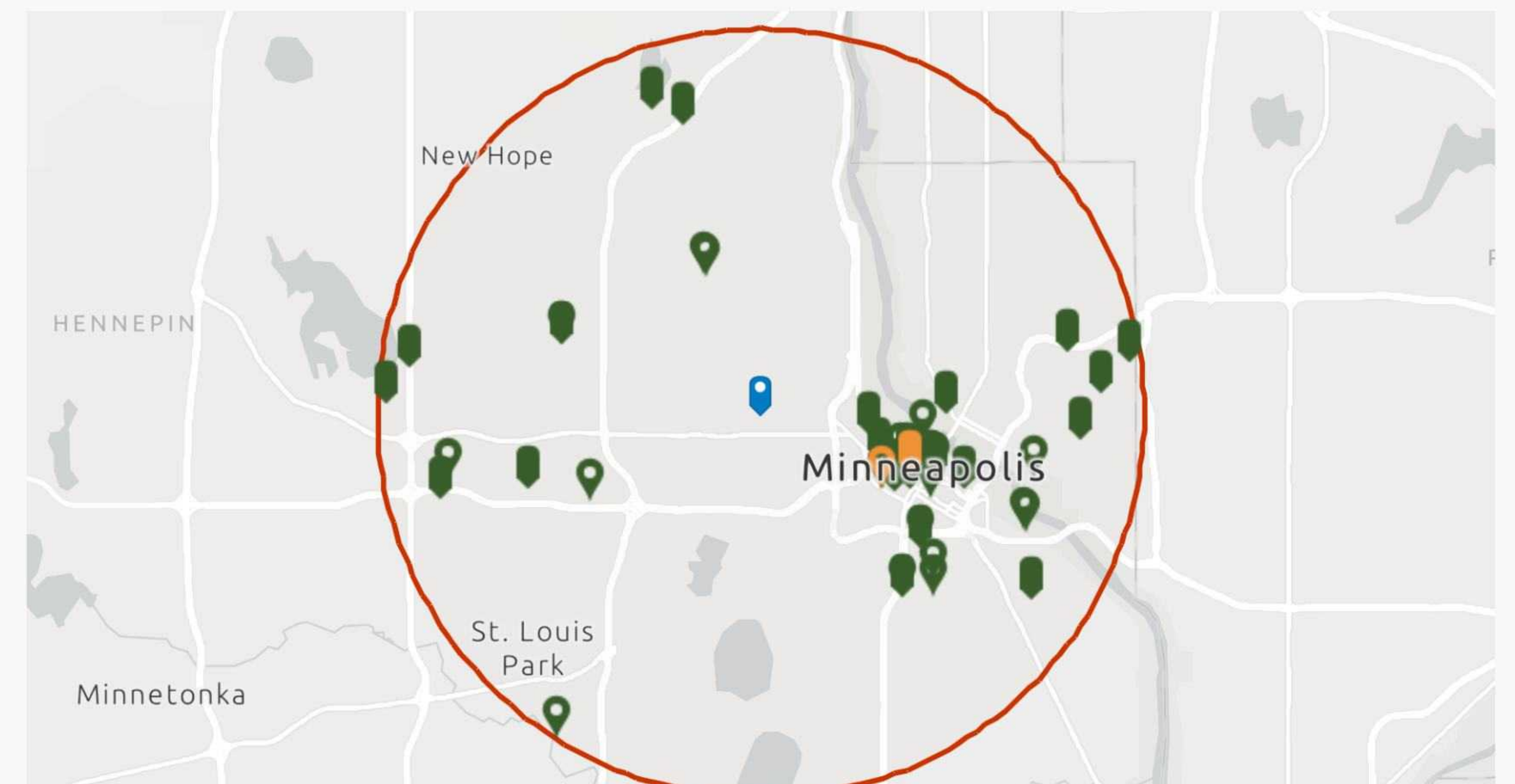
15.2

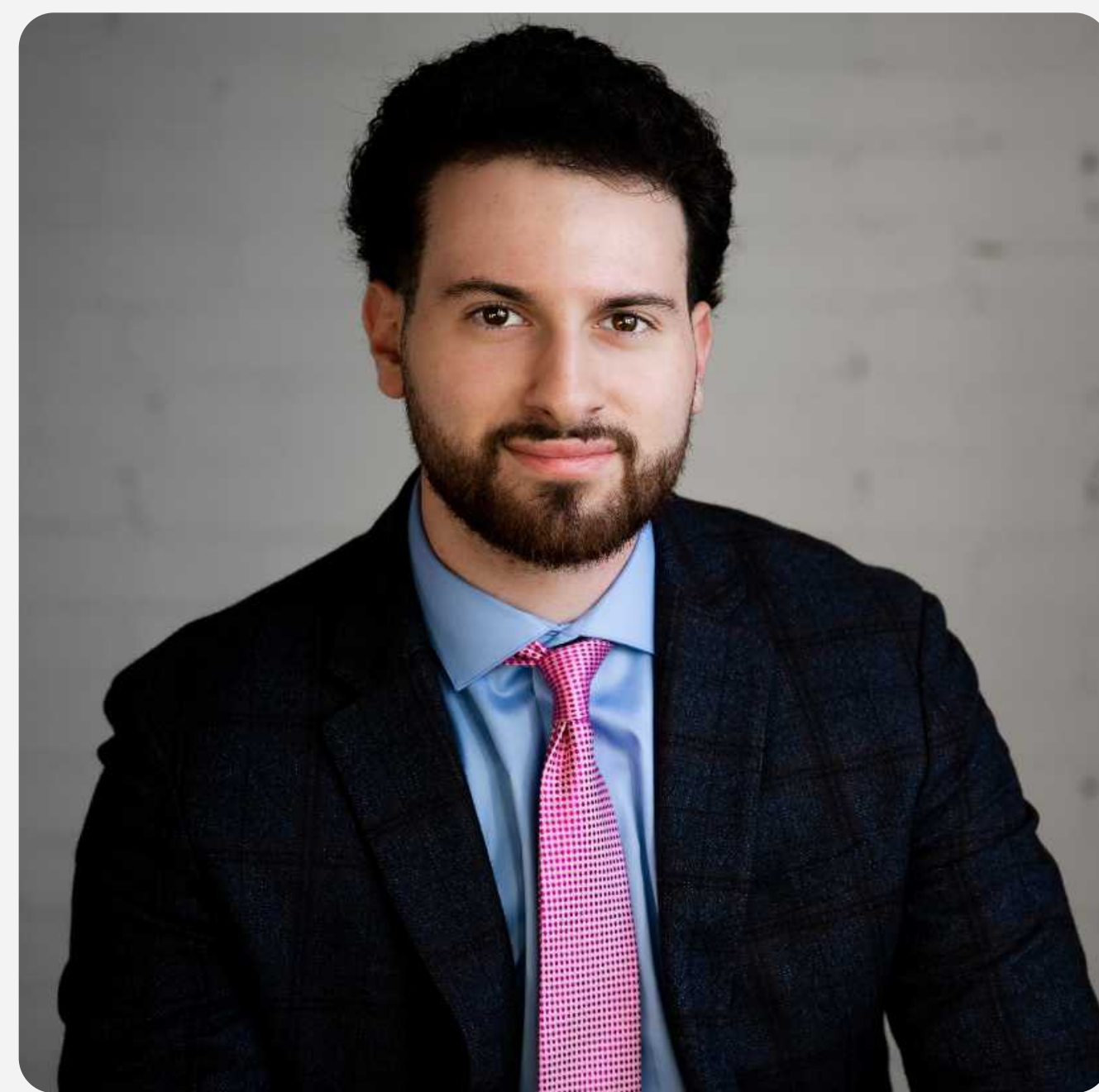
Avg Number of Employees



266

Total Businesses Per Square Mile





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At NAI Gateway Commercial, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose NAI Gateway Commercial, where your real estate goals become our mission.



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