

# COMMERCIAL BUILDING *FOR SALE*

807 13<sup>th</sup> Ave S, Minneapolis, MN



**N**ORTH CENTRAL  
COMMERCIAL REAL ESTATE, INC.

**CBRE**

# SITE INFO

## ADDRESS

807 13<sup>th</sup> Ave S  
Minneapolis, MN 55404

## AVAILABILITY

**Building: 24,500 SF**

- Studio: 8,000 SF
- First Floor Office: 8,250 SF
- Second Floor: 8,250 SF

**Land Area: 1.25 acres**

## PRICE

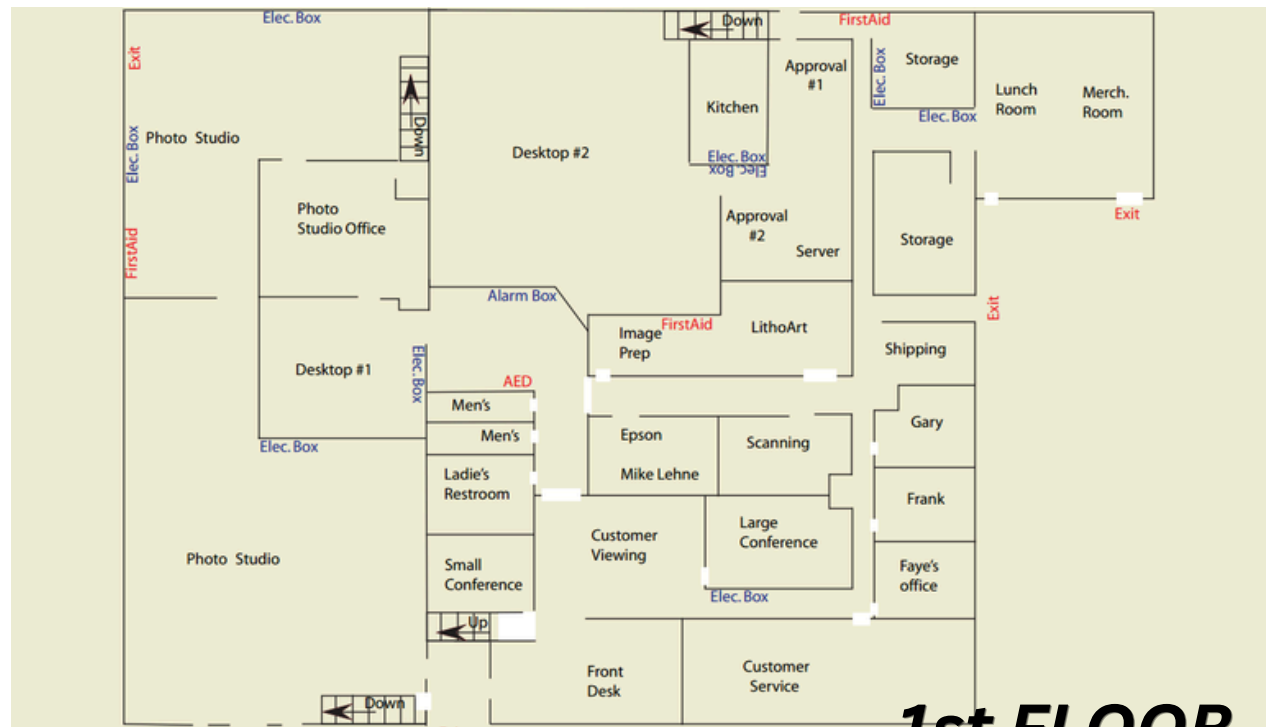
**\$ 1,975,000 (REDUCED PRICE!)**

## PARKING

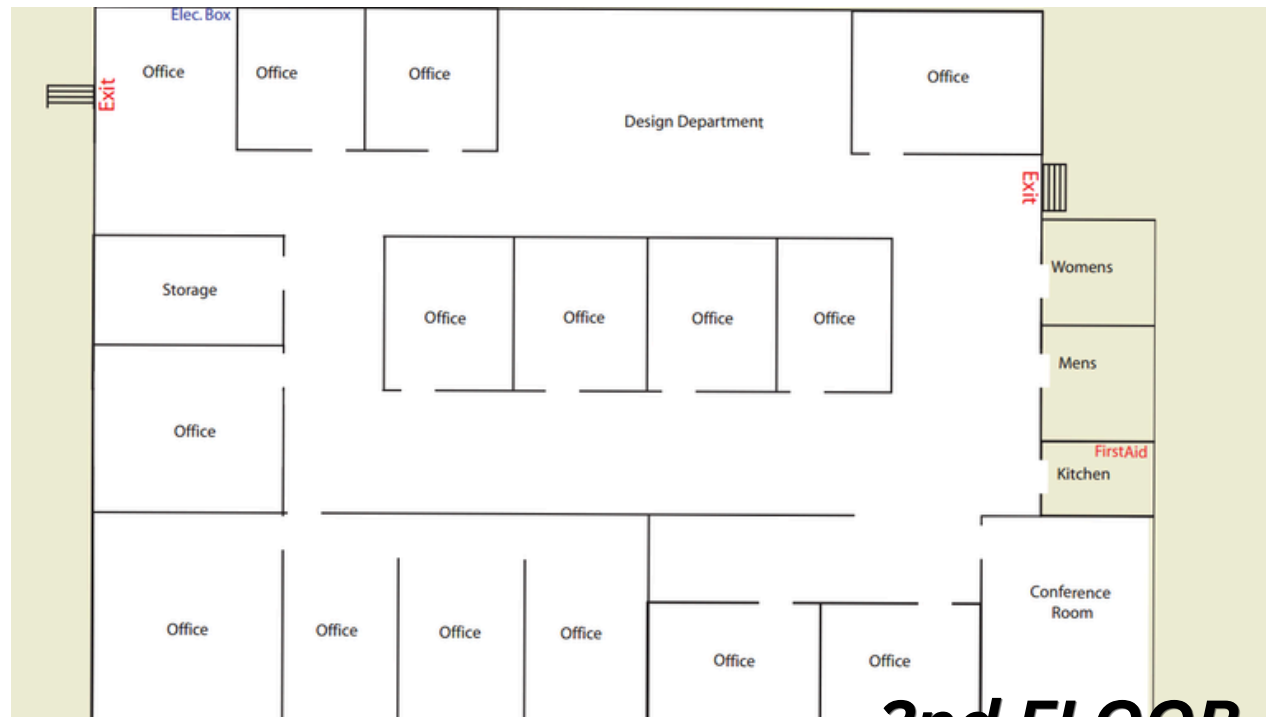
- 60 parking spaces
- Street parking available

## VISIBILITY & ACCESS

**Visibility:** Excellent to 35W & 94  
**Access:** 11<sup>th</sup> Ave S from 35W, 7<sup>th</sup> St from 94W, 8<sup>th</sup> St from Downtown



**1st FLOOR**

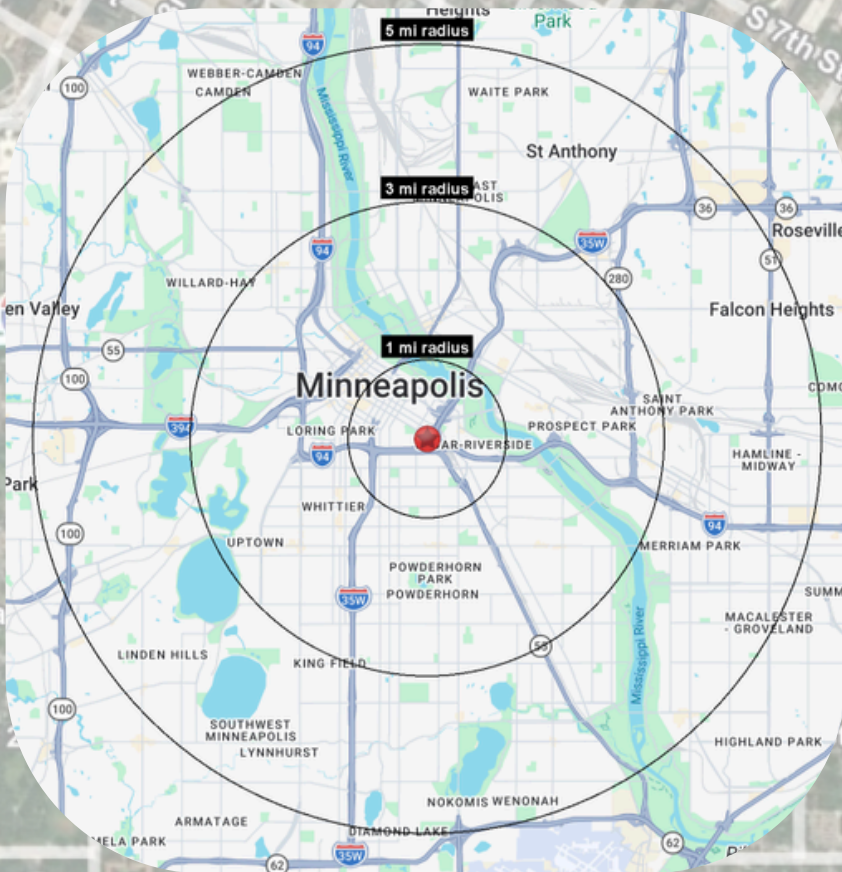


**2nd FLOOR**

# MARKET

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	45,849	276,708	513,875
Daytime Employees	64,002	218,682	333,574
Avg. Income	\$ 103,024	\$ 108,027	\$ 123,797



## TRAFFIC COUNTS (VPD)

Interstate 35W	74,194
US 94	55,220
S 8th St	3,973
S 7th St	9,814



# SPACE



# CONTACT US

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