

3809 42nd Ave S

MINNEAPOLIS, MN 55406



Brought to you by: Naj Abdu
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3809 42ND AVE S

PROPERTY HIGHLIGHTS

- Prime corner location at a busy, high-traffic intersection with excellent visibility.
- Approximately 27 on-site parking spaces for tenants and customers.
- 80% occupied with strong monthly rental income, including an established urgent care clinic tenant.
- Great opportunity for an owner-occupant or investor with remaining space available.
- Public transportation is located on the corner, providing easy access to the property.
- Recent building upgrades and improvements
- Well-maintained property with strong cash flow and future upside.



3809 42ND AVE S

PROPERTY HIGHLIGHTS



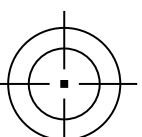
AVAILABLE SPACE : 19,706 SF



YEAR BUILT :1997



PID :07-028-23-11-0240 (BUILDING)
06-028-23-44-0015 (PARKING LOT)



PARCEL SIZE :25,239 SF OR 0.58 ACRES (BUILDING)
3,920 SF OR 0.09 ACRES (PARKING LOT)



ZONING:
COMMERCIAL DISTRICT



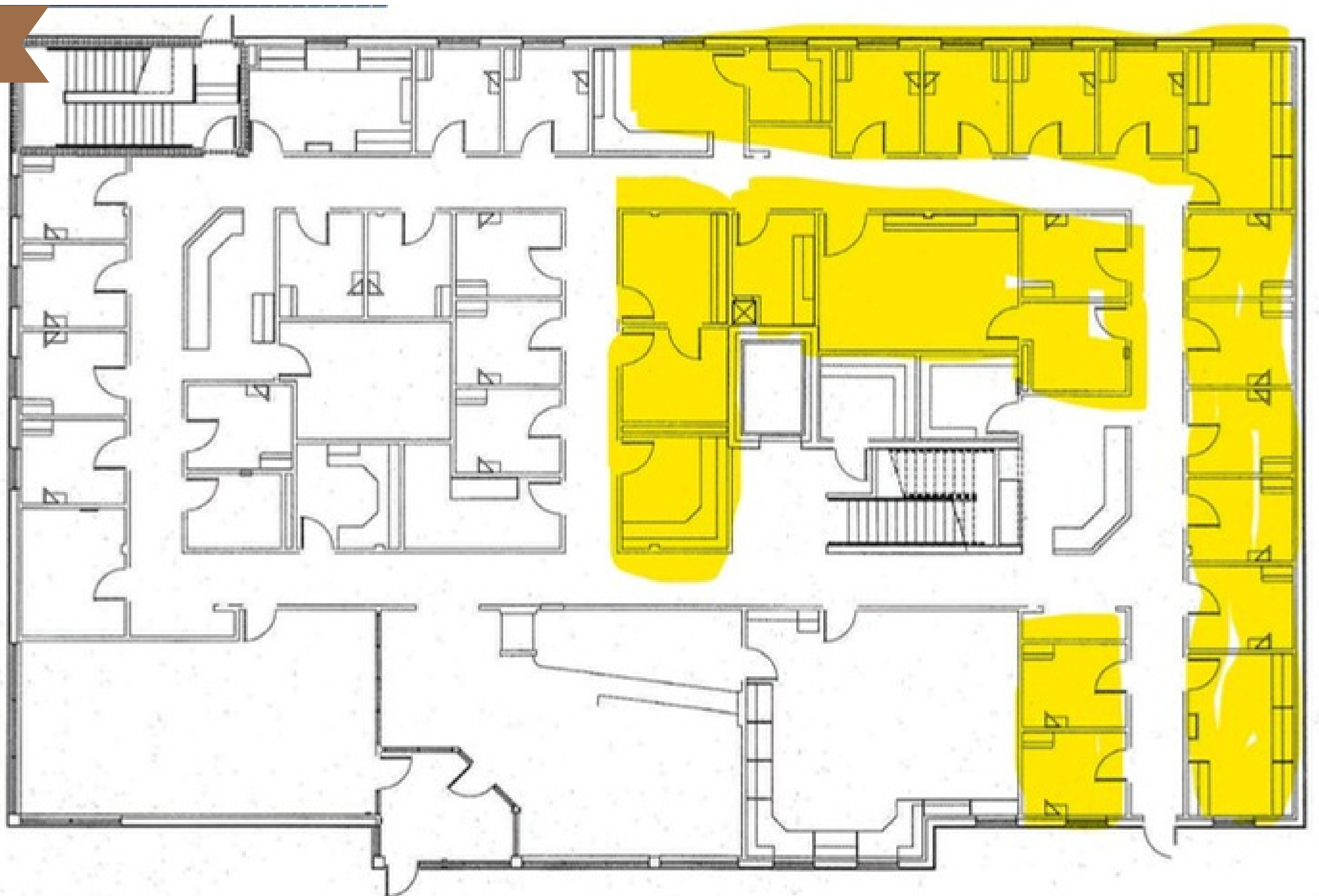
PARKING:
27 SURFACE SPACES



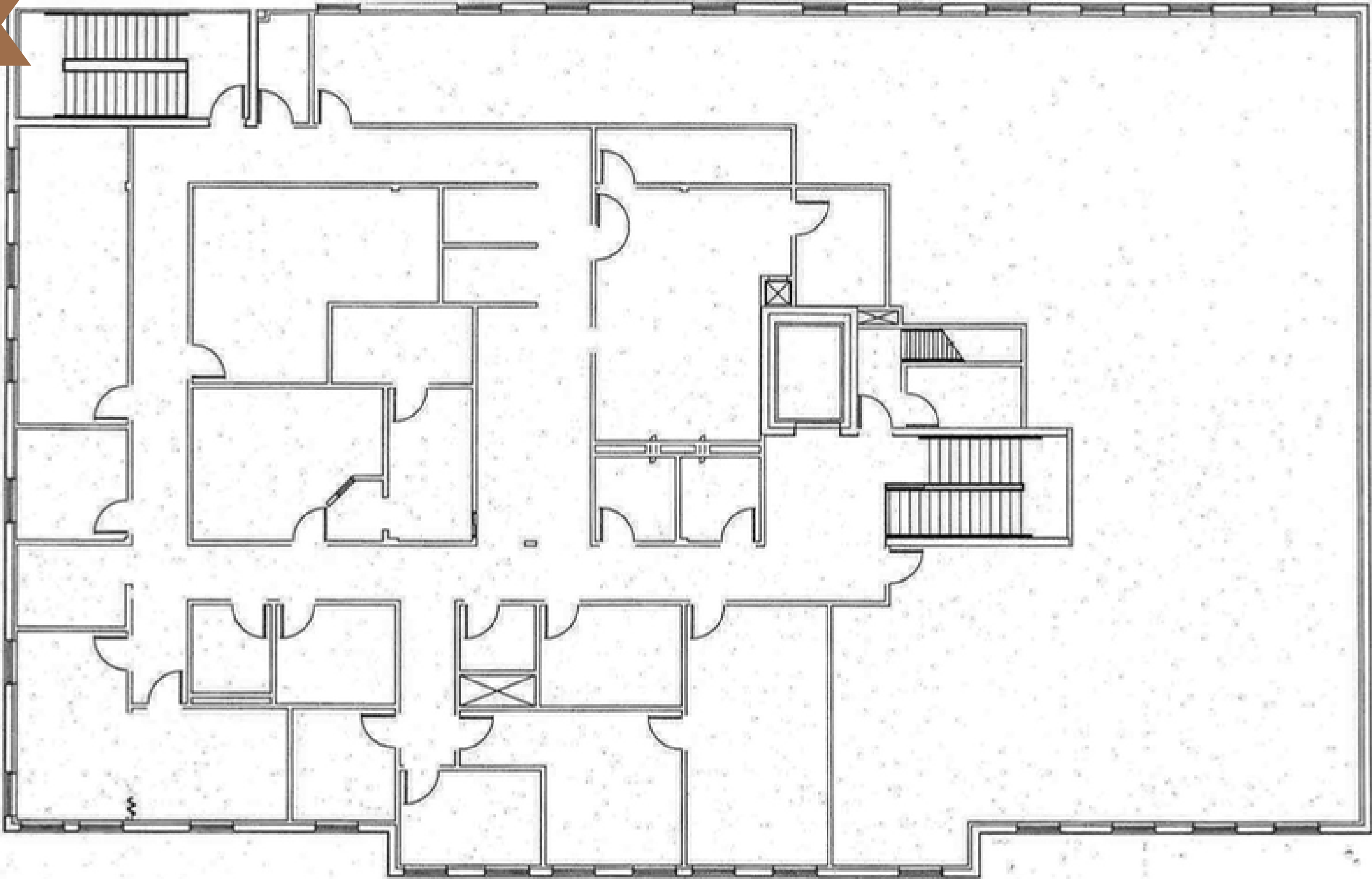
SALE PRICE:
\$3,000,000



1st Floor Plan



**2nd Floor
Plan**



PROPERTY AERIAL MAP



PROPERTY LOCATION MAP



Contact Info:

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