



BUILDING FOR SALE

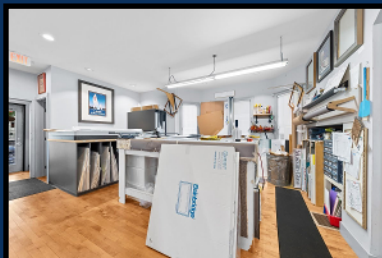
1517 W. Lake Street, Minneapolis

Mixed-Use Commercial Property

Located in the heart of Minneapolis' vibrant Uptown area, this mixed-use building offers a rare opportunity to combine street-level retail visibility with spacious upper-level residential income potential. Positioned along West Lake Street, the property benefits from a dense urban trade area, strong nearby household incomes, and proximity to one of Minneapolis' most recognizable commercial corridors.

Property Highlights

- Mixed-use building with main-level retail and upper-level apartment space
- Prime Uptown Minneapolis location at 1517 W. Lake Street
- Approximately 1,065 square feet of main-level retail space
- Approximately 1,541 total square feet across the second- and third-floor apartment
- Building originally constructed in 1900
- Roof is approximately 2 years old
- Nearly 500,000 residents within 5 miles of the property
- Average household income within the area exceeds \$100,000 per year



Building Overview

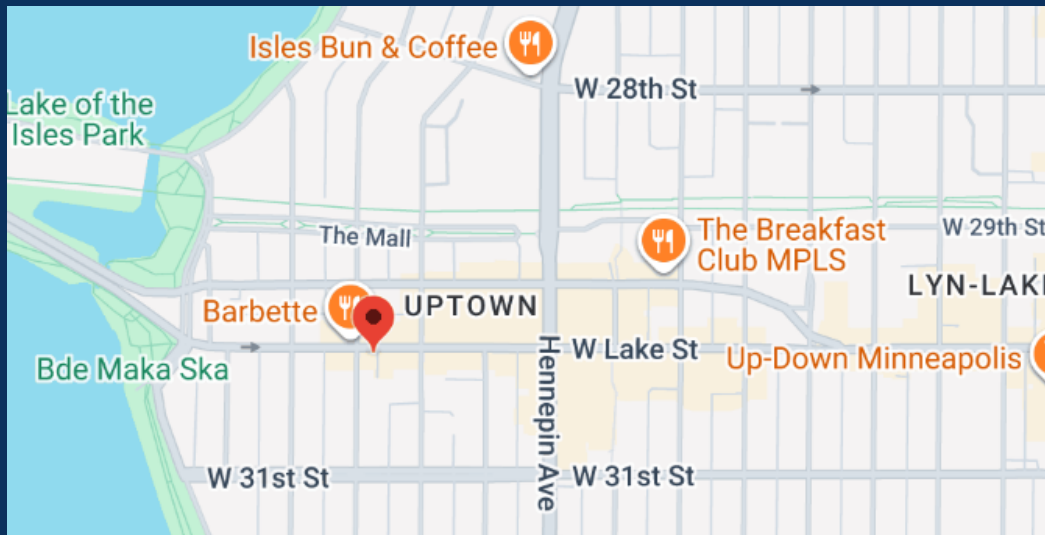
Property Type	Mixed-use retail and residential
Address	1517 W. Lake Street, Minneapolis, MN
Neighborhood	Uptown Minneapolis
Year Built	1900
Main-Level Retail	Approximately 1,065 SF
Upper-Level Apartment	Approximately 1,541 SF across second and third floors
Roof	Approximately 2 years old

Location and Market Strength

The property is situated in Uptown Minneapolis, a walkable and highly visible urban district known for retail, dining, entertainment, nearby lakes, and residential density. With nearly 500,000 residents within a 5-mile radius and area household incomes averaging more than \$100,000 per year, the location offers a compelling customer base for retail, service, or boutique commercial use.

Investment Appeal

This property offers flexibility for an owner-user, investor, or small business operator seeking a recognizable Uptown address with both commercial frontage and residential space above. The combination of retail square footage, upper-level apartment area, historic character, and recent roof improvement creates a versatile opportunity in one of Minneapolis' established urban neighborhoods.



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