

PRIME DEVELOPMENT OPPORTUNITY

# 8<sup>TH</sup> & PARK

Minneapolis, MN 55404



New Multi-Family



Planned Multi-Family



TRANSWESTERN

REAL ESTATE  
SERVICES



# PROPERTY SPECIFICATIONS

**Addresses:** 610 1/2 South 8th Street  
Minneapolis, MN 55404

620 South 8th Street  
Minneapolis, MN 55415

**PID:** 26-029-24-23-0094  
26-029-24-23-0019

**Site Size:** **24,829 SF (.57 acres)**

**Zoning:** B4N - Downtown  
Neighborhood District

**Current Use:** Parking lot

**2020 Assessed Value:** \$1,331,200

**2020 Taxes:** \$55,986

**Listing Price:** **\$4,500,000**

## Property Features:

- Strategic location in Elliot Park
- Excellent access to I-94 and I-35W
- Unprecedented development activity nearby
- Parking revenue to mitigate carry costs
- Advantageous FAR



**TRANSWESTERN REAL ESTATE SERVICES**

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