

L.A. ROCKLER FUR CO.

BUILDING FOR SALE

16-18 N 4th Street | Minneapolis, MN | 55401



\$500,000 Price Reduction

Downtown Minneapolis Value Add Opportunity

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PROPERTY INFORMATION

ADDRESS	16-18 N 4th Street
CITY, STATE	Minneapolis, MN
BUILDING SIZE	38,305 SF
LOT SIZE	0.12 Acres
FLOORS	7
SALE PRICE	\$2,750,000 \$2,250,000
2018 TAXES	\$55,294.16
ZONING	B4S-2
COUNTY	Hennepin
YEAR BUILT	1915



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	8,876	94,981	353,868
MEDIAN HH INCOME	\$62,995	\$69,150	\$59,193
AVERAGE HH INCOME	\$88,653	\$97,563	\$88,370
MEDIAN AGE	37.1	38.5	35.5

NEARBY ATTRACTIONS (WALKING DISTANCE)

- Target Field (0.3 miles)
- Target Center (0.3 miles)
- Hennepin County Library (400 ft)
- Nicollet Mall (0.3 miles)
- US Bank Stadium (0.7 miles)



TRAFFIC COUNTS

4TH STREET	16,689 +/- VPD
HENNEPIN AVE	19,875 +/- VPD

COMMENTS

- Convenient location on the edge of the Warehouse District.
- Value add opportunity with use conversion potential.
- Street located on direct exit from I-394.

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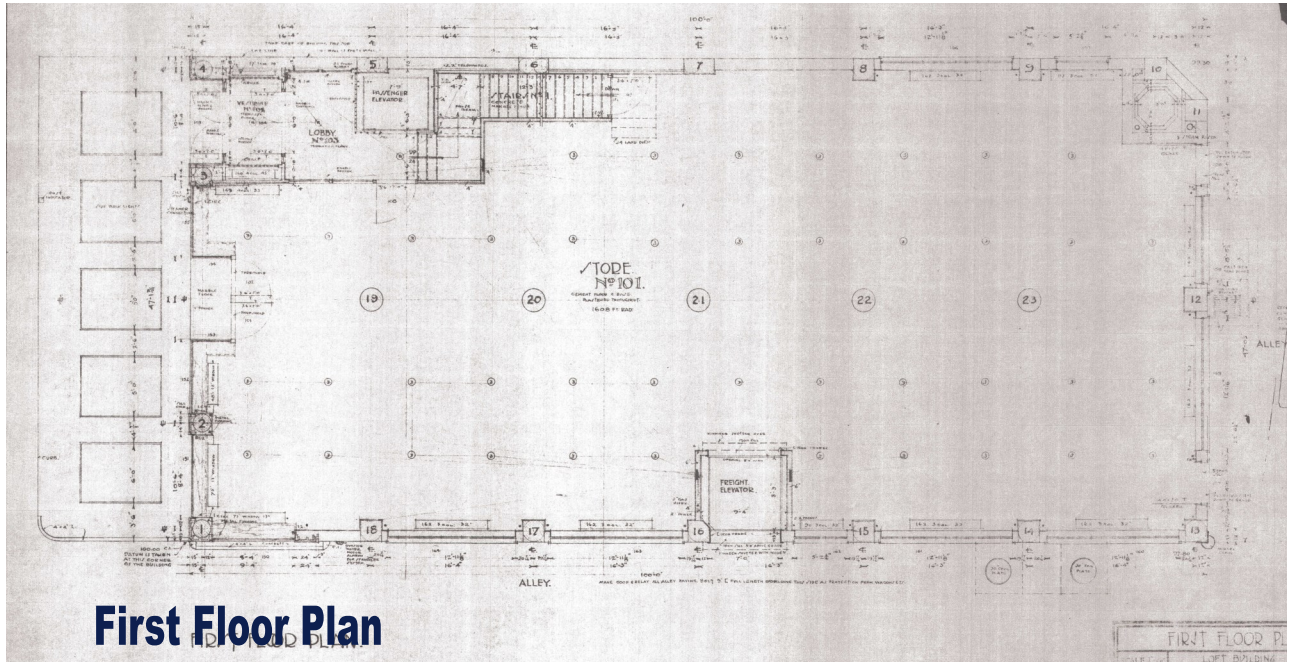
LOCATION:

The property is located in Minneapolis and offers an accessible, central location within the inner ring of the downtown area. Located in the growing North Loop neighborhood of Minneapolis, the site is less than fifteen miles from downtown St. Paul and 10 miles from the Minneapolis/St. Park International Airport (MSP). Businesses and residents alike enjoy convenient, direct access to I-394 and Hennepin Avenue. The site is located less than five blocks from the Target Center and Target Field. 4th Street is a direct exit into Minneapolis from Interstate 94 and roughly averages 16,689 vehicles per day offering the site plenty of visibility.

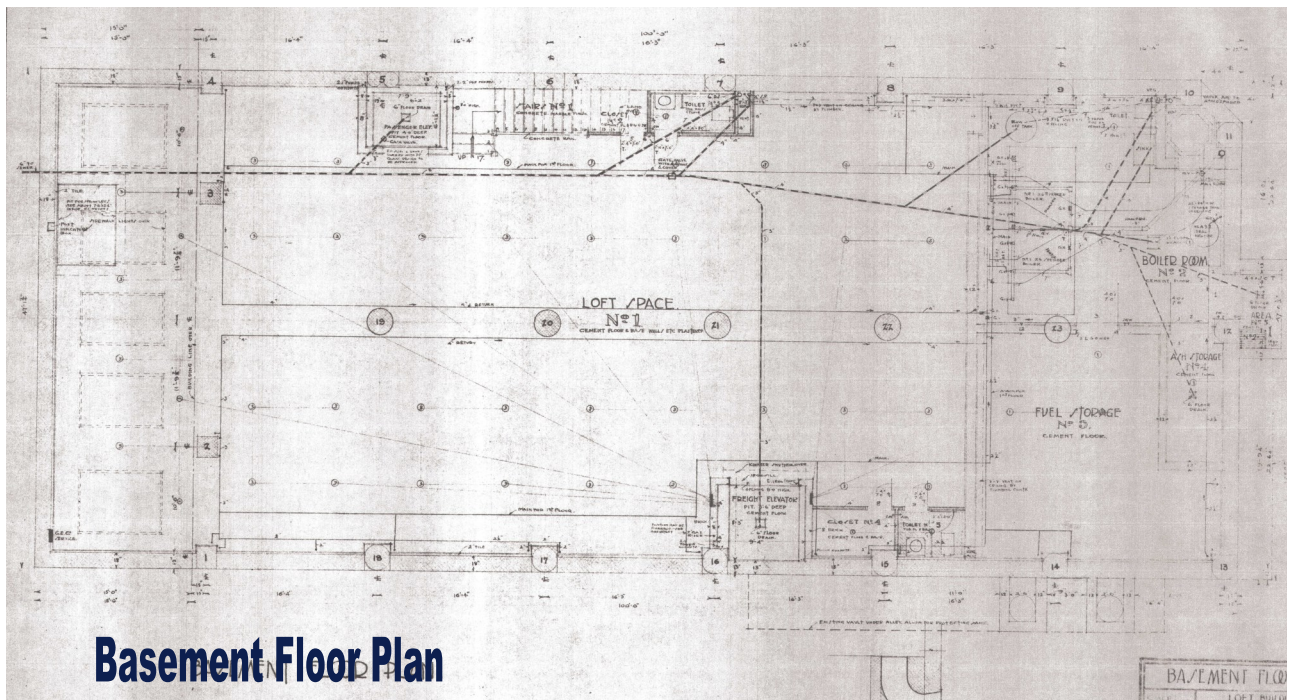


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First Floor Plan



Basement Floor Plan

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