



Minneapolis, MN 55411

## Centrally Located Industrial Building For Sale In Minneapolis

554 8th Avenue North is a highly desirable North Loop location within proximity to retail and restaurants as well as I-94 and the Floyd B. Olson Memorial Highway. This offering has excellent potential for an owner/user looking to maximize the central location. The building is currently used as a food bank, which will be vacated once the property is sold.



### Highlights and Features:

- Building: 4,002 SF
- Land: .23 acres/10,019 sf
- 22-029-24-23-0082
- Year Built: 1950
- 6 dedicated and secured parking spots
- Zoning: I2 allows for a variety of uses
- 2 dock doors
- 1-walk in Freezer and 1-walk in Cooler

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 9,995, 3 miles - 126,845, 5 miles - 301,628
- Average Household Income: 1 mile - \$50,146, 3 miles - \$51,760, 5 miles - \$55,983
- I94 - 84,620 vpd, 4th St N Ramp - 18,000 vpd, 8th Ave N - 7,739 vpd, 10th Ave N - 8,400 vpd

Sale Price: Negotiable



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
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## Interior Images



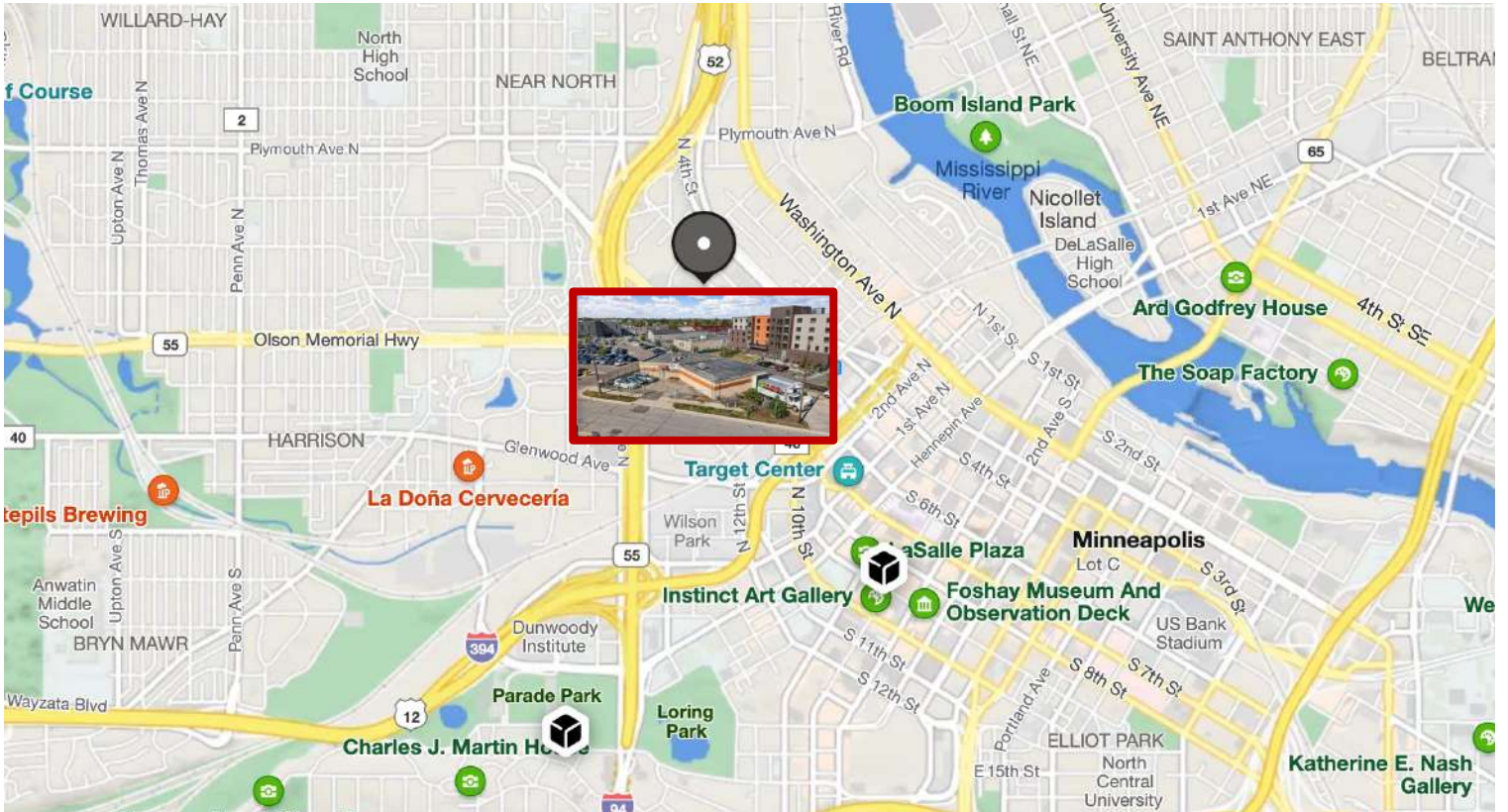
Building Plan



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## Map



## Aerial



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