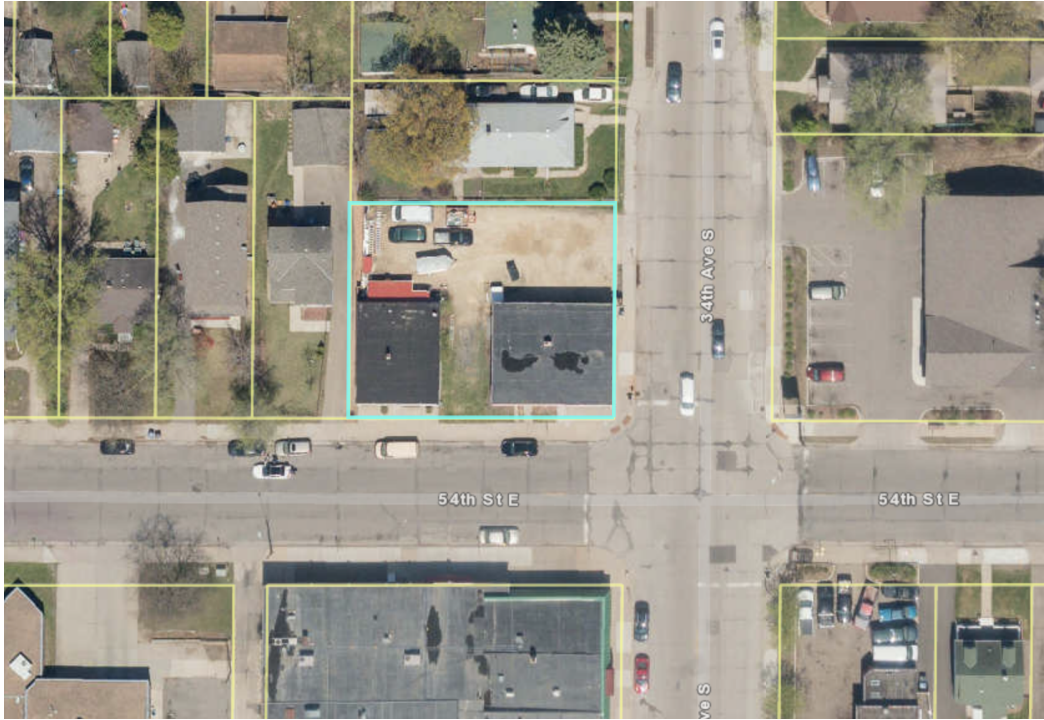


REDEVELOPMENT OPPORTUNITY FOR SALE

GREAT REDEVELOPMENT OPPORTUNITY FOR SALE IN SOUTH MINNEAPOLIS!

3320 E 54th Street, Minneapolis, MN 55417



OFFERING SUMMARY

SALE PRICE:	\$349,900
LOT SIZE:	0.22 Acres
YEAR BUILT:	1932
BUILDING SIZE:	3,480 SF
ZONING:	C1 - Neighborhood Commercial Districts

PROPERTY OVERVIEW

Prime redevelopment opportunity on this corner lot in South Minneapolis! Great location off of E 54th Street and S 34th Avenue, just blocks from Lake Nokomis! This property is zoned C1, Neighborhood Commercial District, and currently has two buildings on a .22 acre lot. Great location for mixed use, multifamily, retail, office, and other commercial uses!

PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity
- Corner lot
- Blocks from Lake Nokomis
- Zoned C1 - Neighborhood Commercial District
- Two buildings on .22 acre lot
- Great location for Mixed Use - Apartments/Retail
- Great opportunity for many commercial uses

KW COMMERCIAL
7365 Kirkwood Court N
Maple Grove, MN 55369

AMBER LANGE
Broker
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alange@kwcommercial.com

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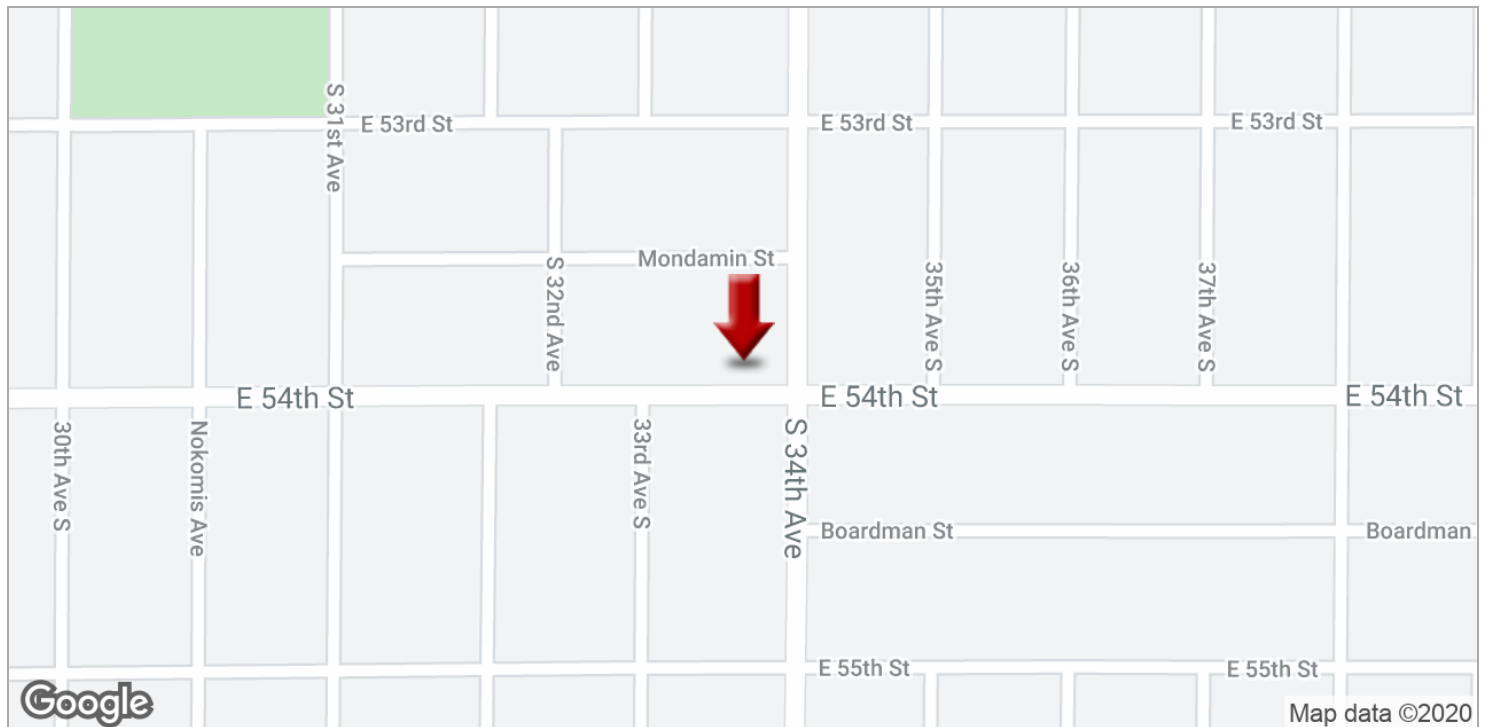
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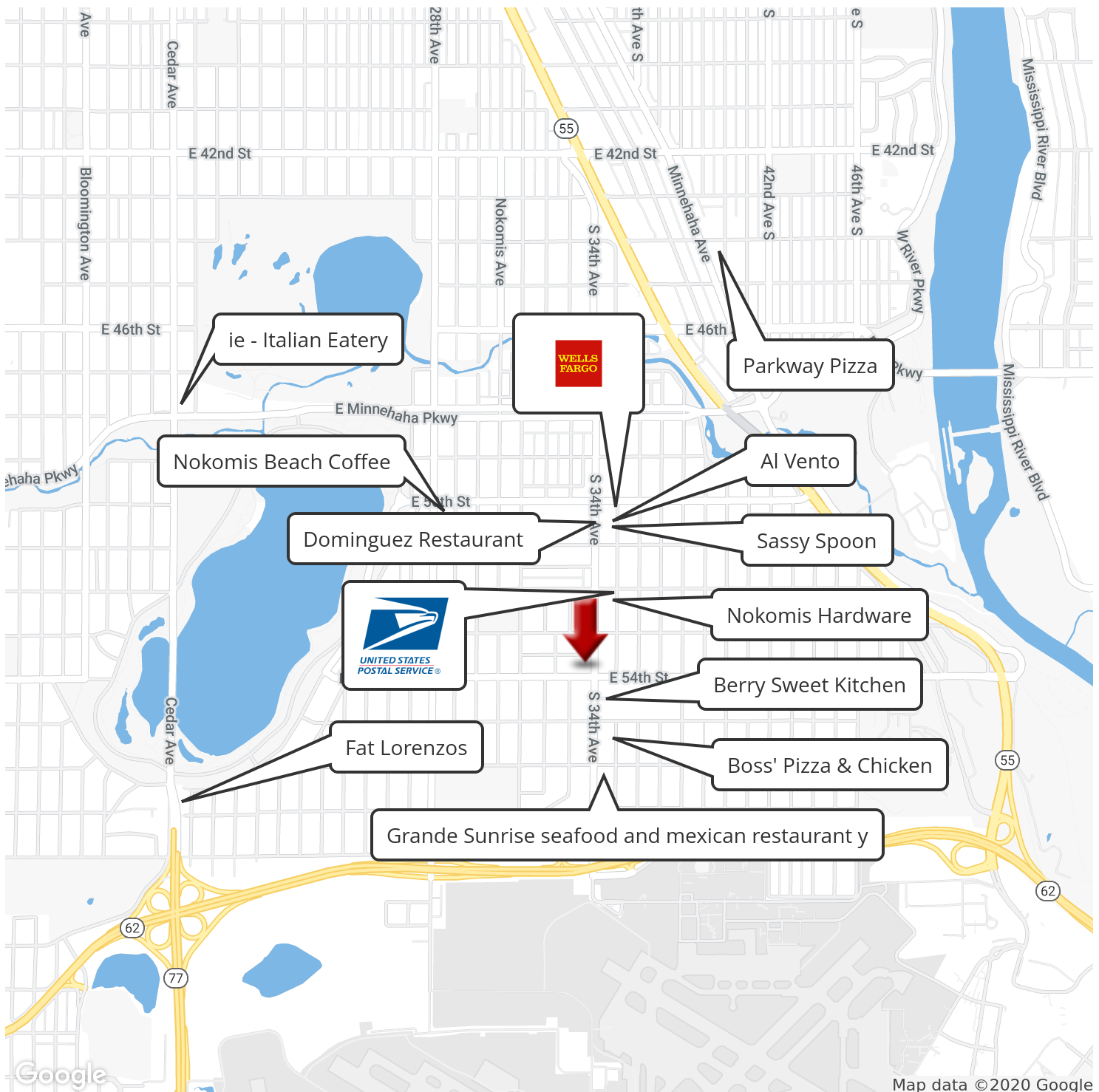
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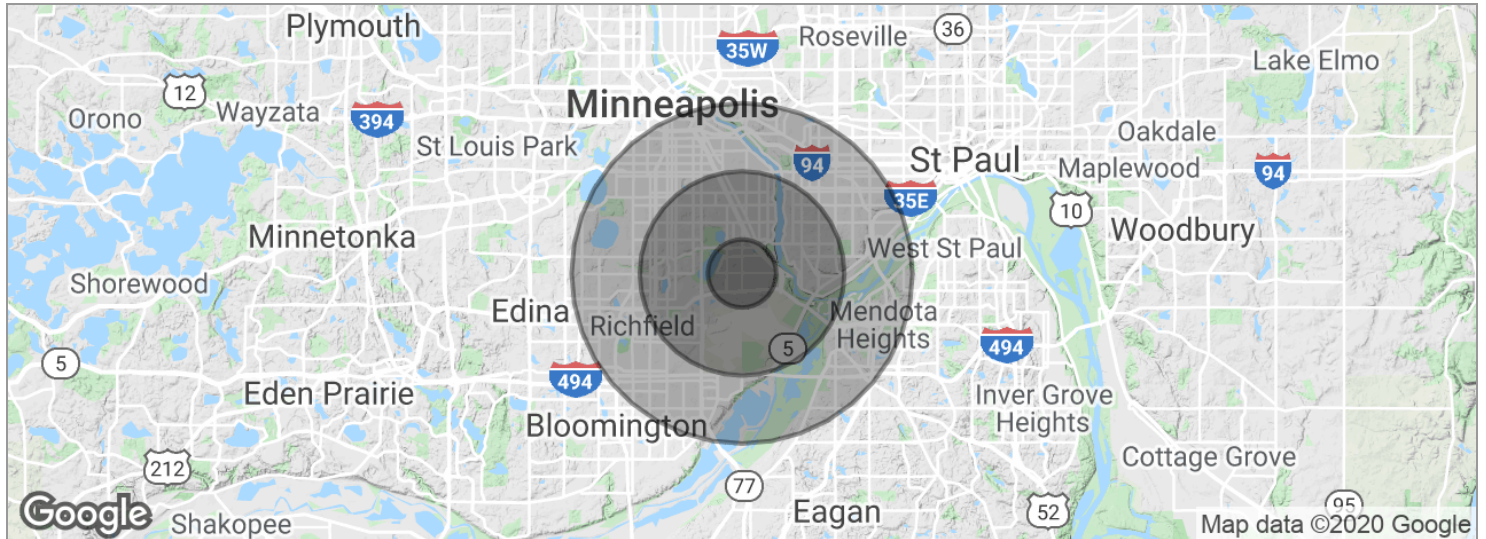
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,334	101,749	355,430
Median age	39.0	37.7	33.8
Median age (male)	36.6	36.5	33.0
Median age (Female)	41.2	38.9	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,338	45,383	146,285
# of persons per HH	2.1	2.2	2.4
Average HH income	\$66,200	\$73,184	\$67,721
Average house value	\$252,527	\$235,157	\$267,758

* Demographic data derived from 2010 US Census

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