

# FOR SALE or LEASE 3517 Hennepin Ave S.



## CONTACT

Tony Kriha - 612.986.2511  
tony@landergroup.com

## OVERVIEW

Attractive retail/office building with storefront

Historical character and charm

In vibrant yet quiet south Uptown neighborhood

Adjacent to Bde Maka Ska; Lakewood Cemetery; Uptown shopping, bars & restaurants

Multi-modal site: on bus route and bike lane

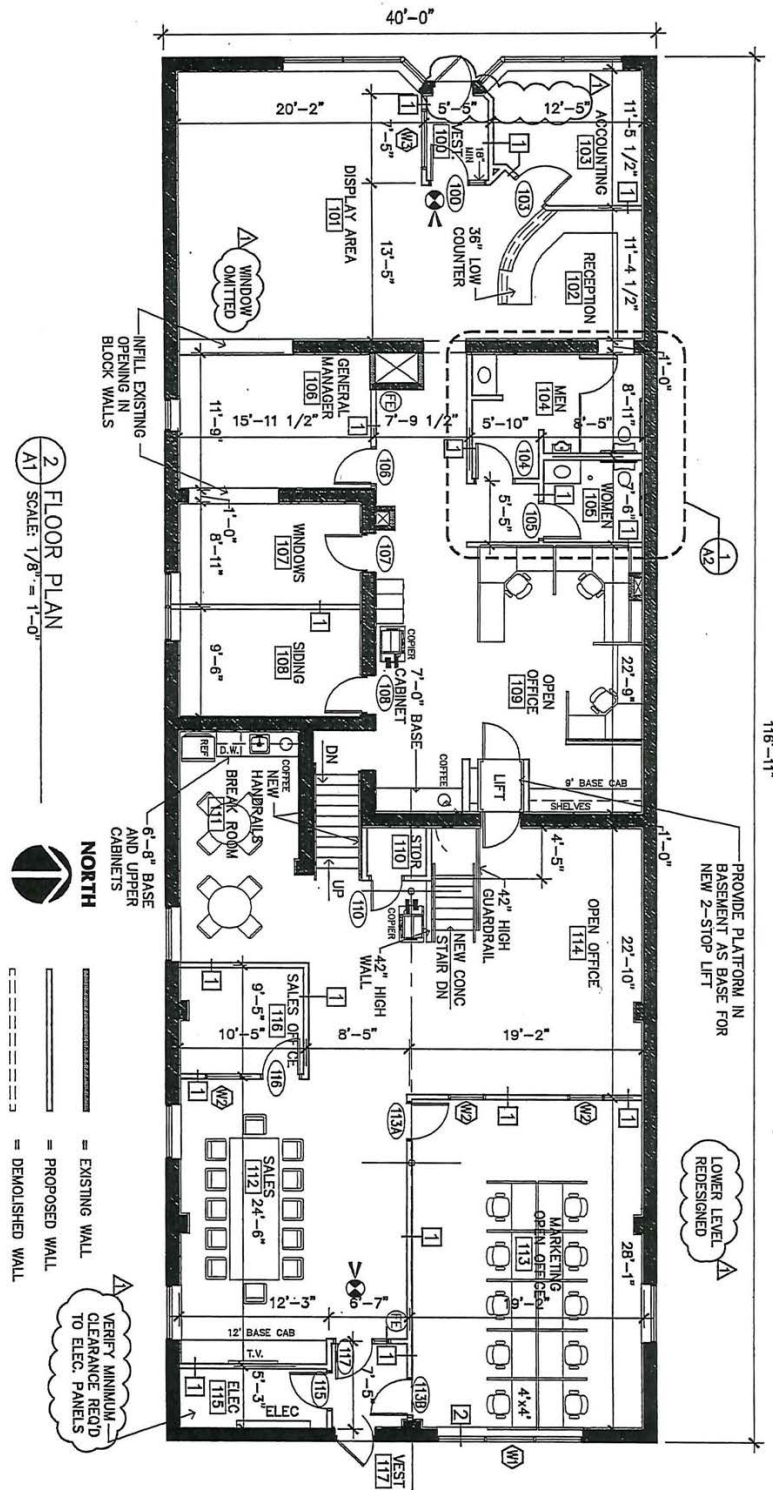
## BUILDING INFORMATION

<b>Offering at:</b>	\$1,200,000 Building and lot
<b>PID:</b>	04-028-24-42-0051
<b>Zoning:</b>	C1
<b>2021 Property Taxes:</b>	\$23,646
<b>Year Built:</b>	1932
<b>Gross Area:</b>	4,860 Sq. Ft. including basement
<b>Land Area:</b>	5,100 Sq. Ft. (40' x 127.5')
<b>Levels:</b>	One story step down plus basement
<b>Ceiling height:</b>	14' 1 <sup>st</sup> floor; 18' walkout level
<b>Parking:</b>	2 spaces behind building
<b>Construction Type:</b>	Wood Frame with brick facade
<b>Roof:</b>	(3) Front, middle (2011), rear (2006)
<b>Fire Protection:</b>	NA
<b>HVAC:</b>	Forced air—new in 2010
<b>2010 Remodel:</b>	Remodeled in 2010 to include office layout, ADA restrooms, HVAC, handicap lift, windows, flooring, partial roof.
<b>Traffic counts:</b>	7,700 vehicles on Hennepin Avenue 10,700 on 36 <sup>th</sup> Street

If this communication concerns negotiation of a contract or agreement, UTEA does not apply to this communication. Contract formation in this matter shall occur only with the mutually affixed original signatures on original documents.

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## FLOOR PLAN



If this communication concerns negotiation of a contract or agreement, UTEA does not apply to this communication. Contract formation in this matter shall occur only with the mutually agreed original signatures on original documents.



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## PROPERTY PHOTOS



*Parking and rear entry*



*Open floor plan at street level with three private offices*



*Front entry desk*



*Lower-level offices with efficiency kitchen*



*Entry and showroom*



*Kitchen area*

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