



2316 4TH AVENUE S

INDUSTRIAL BUILDING FOR SALE

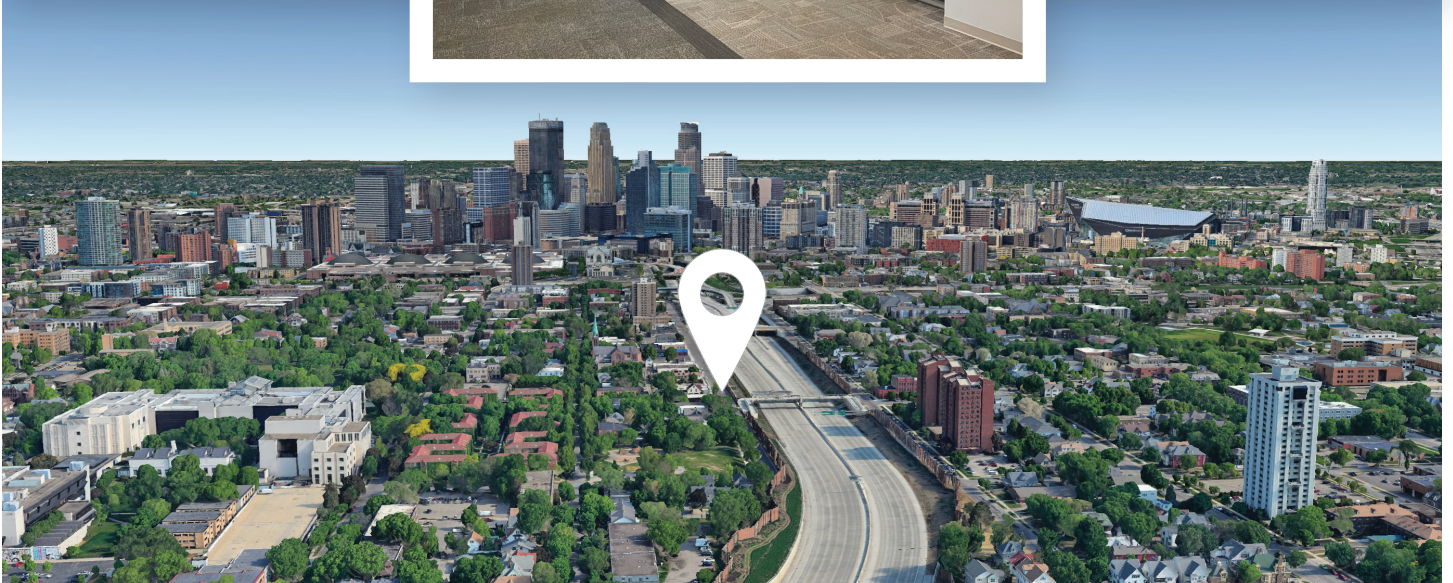
2316 4th Avenue South | Minneapolis, MN 55404

DETAILS

AVAILABLE	5,500 SF Building and 20,780 SF (.48 acre) lot
SALE PRICE	\$1,150,000
STORIES	1 story
YEAR BUILT	1948
OFFICE/ INDUSTRIAL SPACE	1,000 SF Industrial 4,500 SF Office

AMENITIES

Located in close proximity to I-94 and I-35W
Brightly lit entry with plenty of space for reception, kitchenette/ break room area, several small offices, 1 conference room
Large area for building signage above entryway
Fenced-in area adjacent to parking lot, including storage buildings, approximately 15,409 SF
NE corner of Whittier Neighborhood, which is bounded by Franklin Avenue, I-35W, Lake Street, and Lyndale Avenue
Zoning: RM3 - Residence and Institutional



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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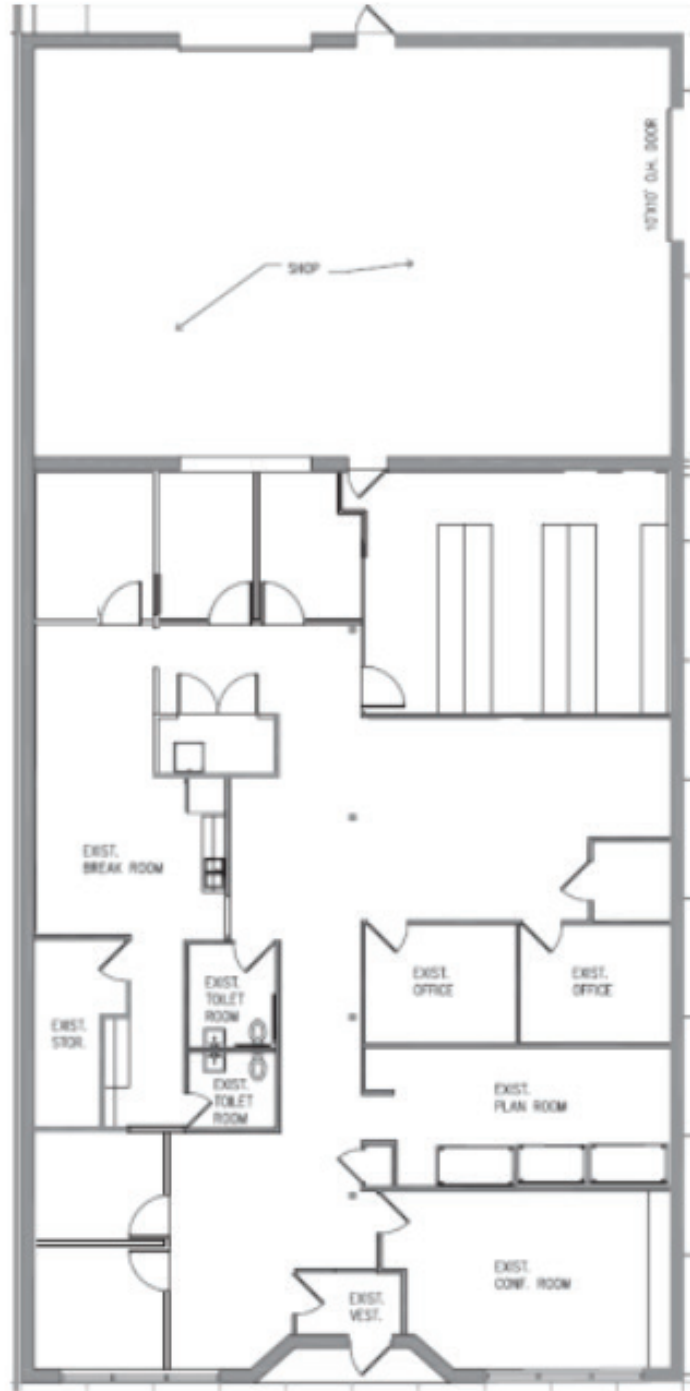
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FLOOR PLAN

5,500 SF



TENANT INFORMATION

2118 4th Avenue South Rent Roll

Tenant	Status	SF	Rent	Net/Gross	Lease From	Lease To	Move-In
Cedar Adult Care, Inc	Current	5,500	7,281.25 3% annual increases	Net	12/11/2024	5/31/2031	12/17/2024
Total 1 Unit	100% occupied	5,500	7,281.25				

AERIAL VIEW



TAX INFORMATION

2316 4TH AVE S

PARCEL ID: 3402924110149

OWNER NAME: North Bay Holdings Llc

PARCEL ADDRESS: 2316 4th Ave S, Minneapolis MN 55404

PARCEL AREA: 0.48 acres, 20,780 sq ft

A-T-B: Abstract

SALE PRICE: \$1,150,000

SALE DATE: 04/2022

SALE CODE: Warranty Deed

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$707,000

TAX TOTAL: \$24,787.94

ASSESSED 2025, PAYABLE 2026

PROPERTY TYPE: Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$707,000

ZONING

Built Form Overlay District - Interior 3

BUILT FORM OVERLAY DISTRICT

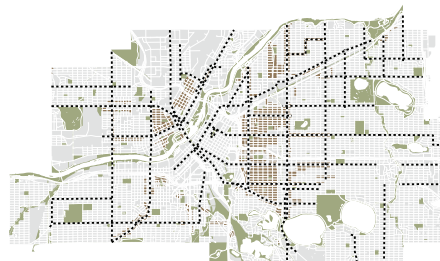
INTERIOR 3

DESCRIPTION

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

BUILT FORM MAP



Interior 3
Parks
Goods & Services Corridor

FLOOR AREA RATIO (FAR) ¹

Use	1-3 Unit Dwellings ²	4+ Unit Dwellings	Cluster Developments	All Other Uses ³
Maximum FAR	Single-family: 0.5 Two-family: 0.6 Three-family: 0.7	UN, RM: 1.4 All other districts: 1.6	0.7	UN, RM: 1.4 All other districts: 1.6

¹ Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings.

² FAR increases to maximum FAR for dwellings with 2-3 units may be allowed as authorized by sections 540.120 and 540.210.

³ The max FAR for state-certificated care facilities serving 6 or fewer persons in all districts is 0.5.

MAXIMUM HEIGHT ⁴

1-2 Unit Dwellings	3 Unit Dwellings and Cluster	Institutional and Civic Uses	All Other Principal Uses
2.5 stories, 28 feet ⁵	3 stories, 42 feet ⁶	3 stories, 42 feet	3 stories, 42 feet

⁴ Allowed height exemptions (located in the S14 Overlay District and when not allowed in the MR Overlay District) are located in Chapter 540 - Article V, "Height of Principal Buildings" (540.410).

⁵ The maximum height of 1-3 unit dwellings may increase to 35 feet when the established height of a minimum of 50% of the 1-3 unit dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed 40 feet.

⁶ Reference the height table compatibility design standards in Table 540.7 for 3rd story triple additions and cluster developments.

MINIMUM YARD SETBACKS ^{7, 8}

Interior Side and Rear Yard ^{9, 10}	Front Yard ¹¹	Corner Side Yard ¹⁰
5 feet min.	20 feet min.	8 feet min.

MAXIMUM LOT COVERAGE

Lot Coverage (UN, RM)	Lot Coverage (other)	Surface (UN, RM)	Surface (other)
60%	100%	75%	100%

LOT DIMENSIONS ¹²

Regulation	District	1-3 Unit Dwellings	4+ Unit Dwellings	Cluster & Common Lot Developments	Institutional and Civic Uses	All Other Uses
Minimum lot width by primary zoning district	UN, RM All other districts	40 feet	40 feet	40 feet	None	Refer to Table 540.15 for other specific use requirements
Minimum lot area by primary zoning district	UN, RM All other districts	5,000 square feet	5,000 square feet	5,000 square feet	Refer to Table 540.15 for specific use requirements	Refer to Table 540.15 for other specific use requirements
Maximum lot area	UN, RM All other districts	5,000 square feet	18,000 square feet	As determined by CUP for cluster developments, except the maximum shall be 8,999 sq. ft. when no more than 3 dwelling units are proposed	Not applicable	Refer to Table 540.15 for other specific use requirements

¹² PUD (cluster/common) lot requirement for 4+ unit developments that exceed the maximum lot size requirement (540.740 d).



⁷ Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN, RM zoning or to maintain minimum residential window on adjacent properties.

⁸ A minimum 15 foot interior side yard may apply in Article X "Yards".

⁹ Required setbacks are found in Chapter 540 - Article X "Yards".

¹⁰ Buildings that are 42 feet in height or greater may be exempt from the setback requirements in Table 540.20. For the purpose of calculating building height, authorized height exemptions in Chapter 540 - Article X, "Height of Principal Buildings" (540.410) are not included.

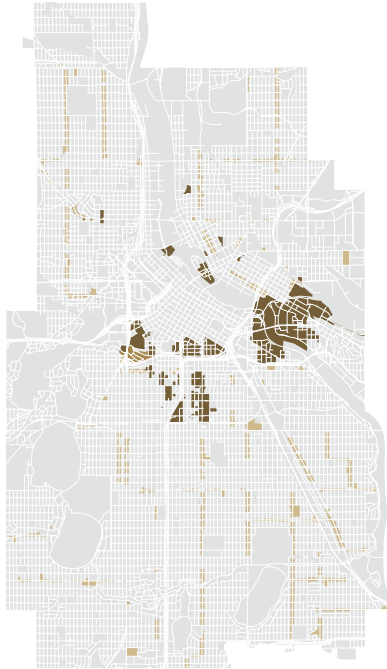
¹¹ Front yard setback requirements can also vary based on building type. Setbacks of the subject lot and adjacent lots are required in Chapter 540 - Article X, "Yards" (540.850 a, b & c).

KEY PROVISIONS OF INTERIOR 3

- The enclosed parking premium is the only incentive authorized for increasing floor area of principal structure except dwellings with 1-3 units in the UN (Table 540.5).
- The Interior 3 built form district is the only incentive that allows a maximum FAR of 1.6 for 2- and 3-unit dwellings (Table 540.2).
- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (540.120).
- The maximum height requirement for 1-2 unit dwellings is 28 feet, 3 stories. For other principal uses, the maximum height is 42 feet, 3 stories. The highest lot side setback for the roof cannot exceed 33 feet (Table 540.7).
- Third story additions to 3-unit dwellings and cluster developments are subject to compatibility design standards (Table 540.7).
- The maximum height of any principal structure can only be increased by variance (540.510).
- Maximum lot size requirements apply to most uses except institutional and civic uses (Chapter 540, Article VIII).
- A planned unit development, cluster or common lot development is required when the maximum lot size is exceeded (540.740).

ZONING

Land Use Zoning District - Residential Mixed-Use

RESIDENTIAL MIXED-USE**PRIMARY ZONING DISTRICT MAP****DESCRIPTION**

The residential mixed-use districts are established to provide an environment of mixed residential, office, and institutional and civic uses, with small-scale, lower-impact commercial uses intended to serve a local market.

LEGEND **RM1 Goods and Services District**

Allows predominantly small to moderate-scale residential uses adjacent to goods and services corridors. In addition to uses allowed in the urban neighborhood districts, commercial uses are allowed in mixed-use buildings that include a residential use.

 RM2 Neighborhood Office and Services District

Allows residential uses at a range of scales and low impact, small-scale commercial activity.

 RM3 Residence and Major Institutional District

Allows large-scale dwellings, large office uses, and major institutions.

