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2104 4TH AVENUE S

OFFICE BUILDING FOR SALE OR LEASE

2104 4th Avenue South | Minneapolis, MN 55404

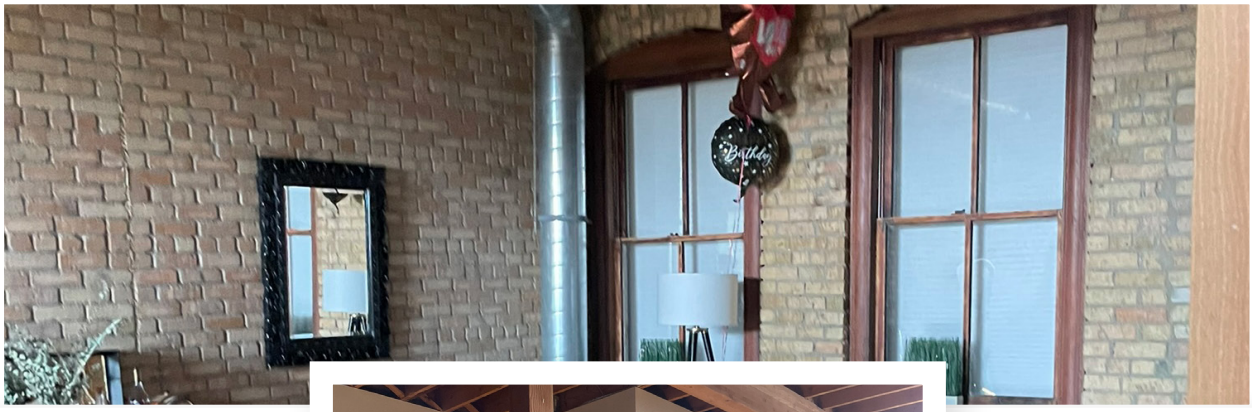
DETAILS

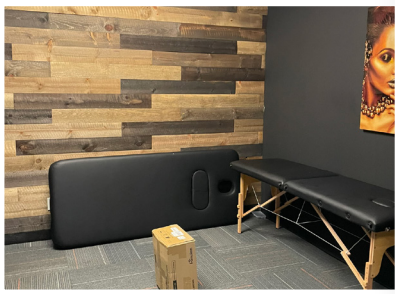
AVAILABLE	2104 4th Ave S: 0.29 acres, 5,136 RSF
FOR LEASE	Suite 1: 1,257 RSF Suite 2: 3,044 RSF
SALE PRICE	$700,000
YEAR BUILT	Built in 1910
PARKING	Surface Lot next door

AMENITIES

Located in close proximity to I-94 and I-35W
NE corner of Whittier Neighborhood, which is bounded by Franklin Avenue, I-35W, Lake Street, and Lyndale Avenue
Zoning: RM3 - Residence and Institutional

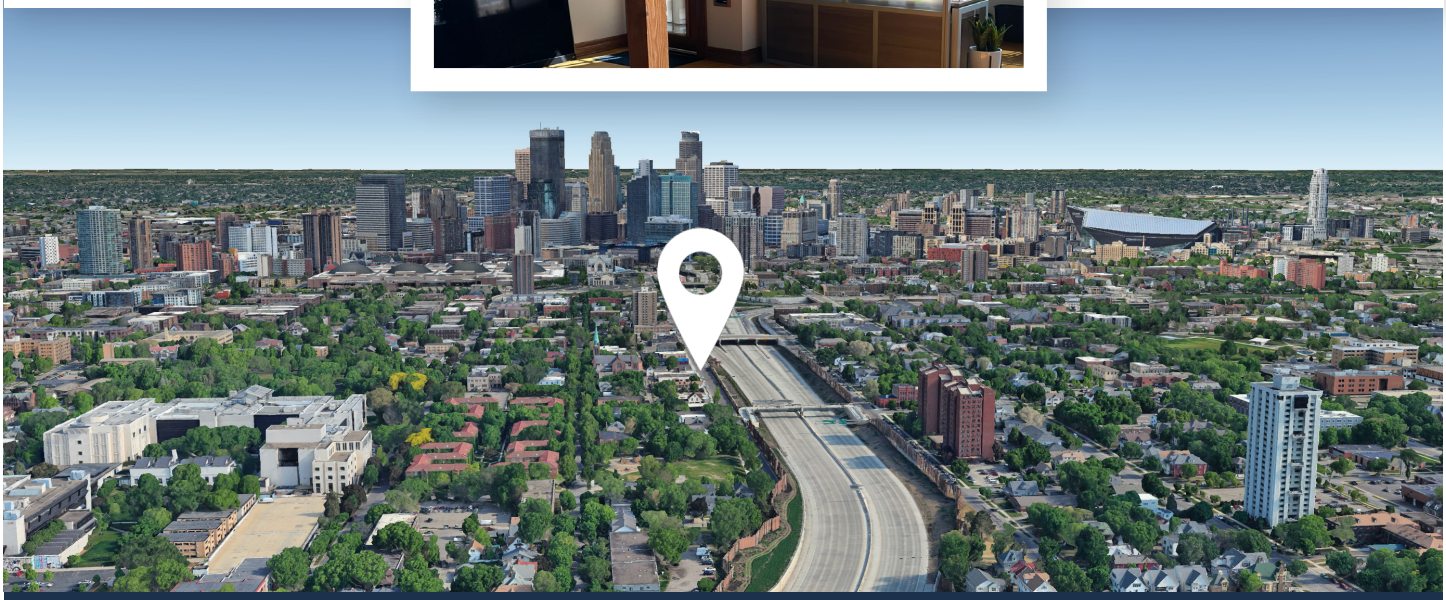
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Local Knowledge

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

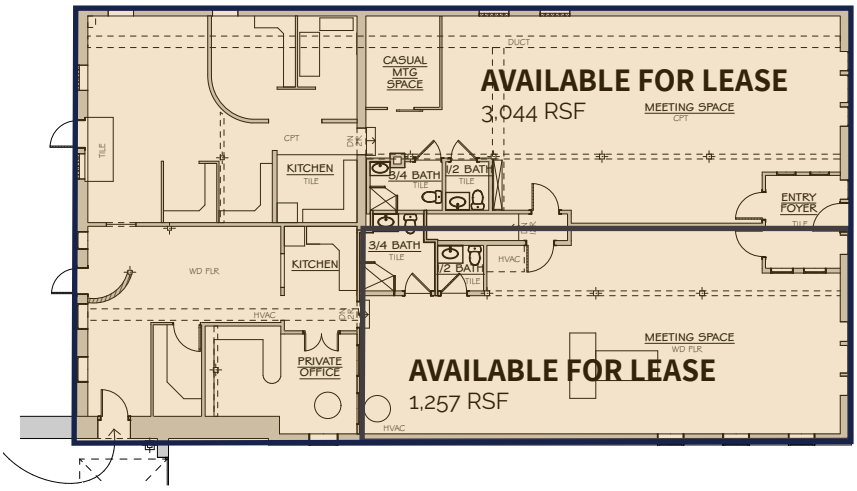
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nsnyder@kenwoodcommercial.com

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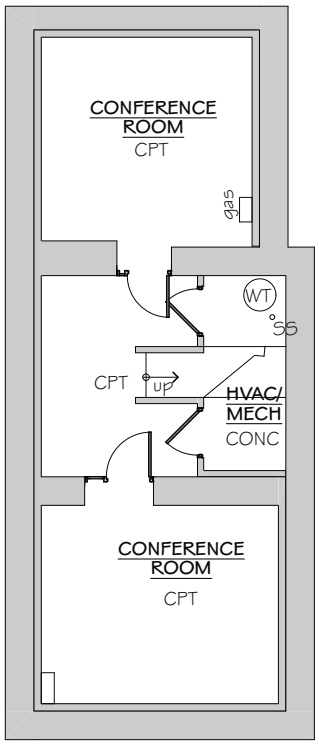
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Minneapolis, MN 55404

FLOOR PLAN	Main Level - Total 4,301 RSF



FLOOR PLAN	Lower Level - 693 RSF
	(not to scale vs. above plan)



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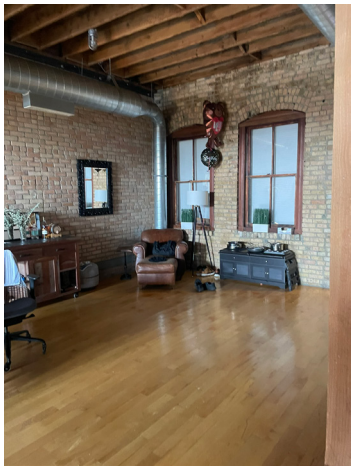
2104 4TH AVENUE S

Minneapolis, MN 55404

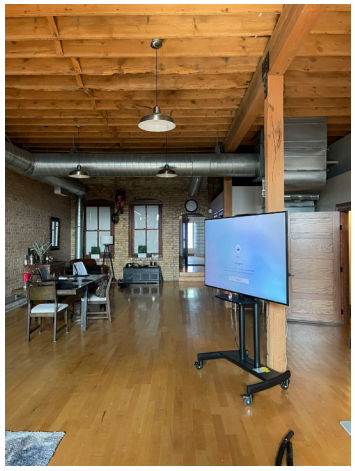
PHOTOS



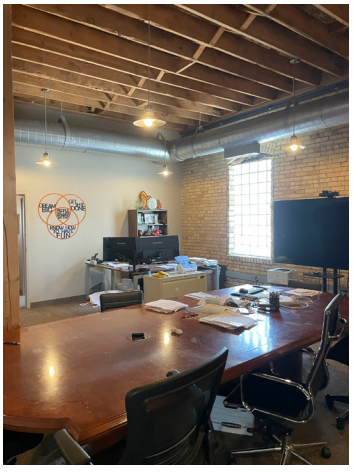
















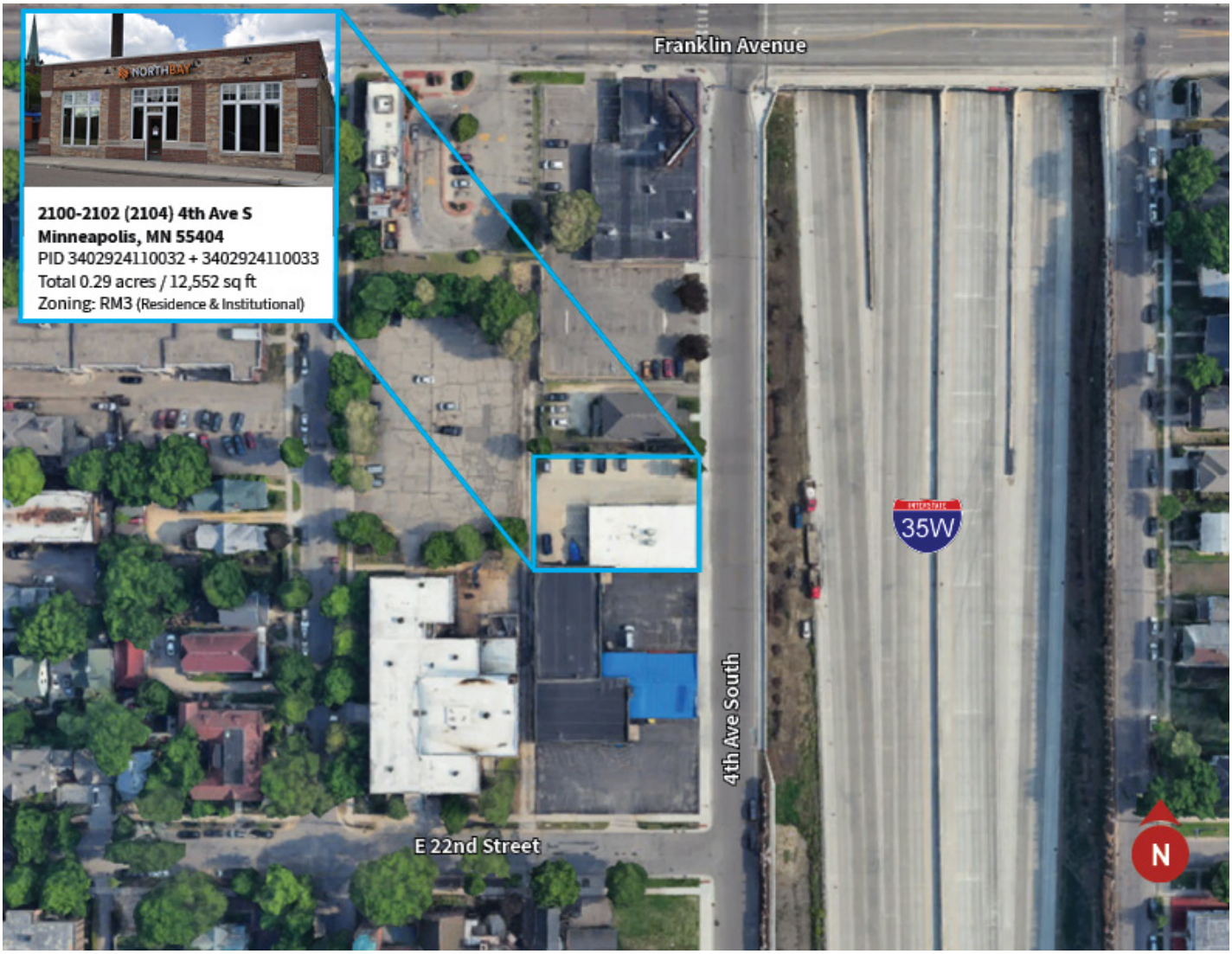


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Minneapolis, MN 55404

AERIAL VIEW



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2104 4TH AVENUE S

Minneapolis, MN 55404

TAX INFORMATION

2100 4TH AVE S

PARCEL ID: 3402924110032

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2100 4th Ave S,Minneapolis MN 55404

PARCEL AREA: 0.14 acres, 6,207 sq ft

A-T-B: Abstract

SALE PRICE: $750,000

SALE DATE: 10/2006

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Land-Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $111,500
TAX TOTAL: $3,712.52

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Land Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $111,500

2104 (A.K.A. 2102) 4TH AVE S

PARCEL ID: 3402924110033

OWNER NAME: 2218 Anchor Holdings Llc

PARCEL ADDRESS: 2102 4th Ave S,Minneapolis MN 55404

PARCEL AREA: 0.15 acres, 6,345 sq ft

A-T-B: Abstract

SALE PRICE: $415,000

SALE DATE: 11/2012

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $504,000
TAX TOTAL: $16,781.34

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $504,000

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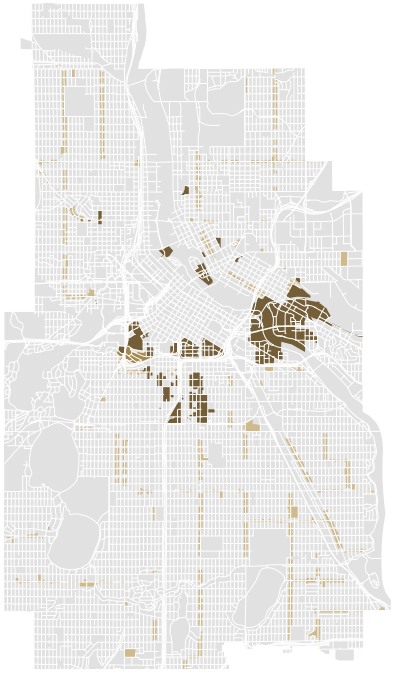
2104 4TH AVENUE S

Minneapolis, MN 55404

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 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.

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2104 4TH AVENUE S

Minneapolis, MN 55404

ZONING Built Form Overlay District - Interior 3

BUILT FORM OVERLAY DISTRICT

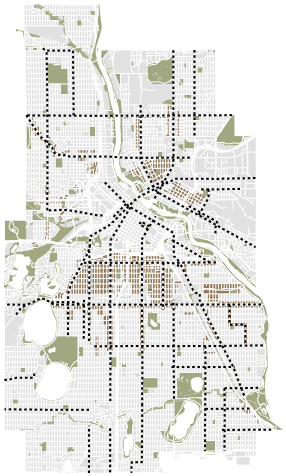
INTERIOR 3

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] *Administrative increases to maximum FAR for dwellings with 1-3 units may be allowed as authorized by sections 540.120 and 540.230.*

[3] *The max FAR for state credentialed 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 (except in the SH 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 triplex 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)
60%	100%

MAXIMUM IMPERVIOUS SURFACE

Surface (UN, RM)	Surface (other)
75%	100%



[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 clearance from residential windows on adjacent properties.*

[8] *Permitted obstructions are found in Chapter 540 – Article IX "Yards."*

[9] *A minimum 15 foot interior side yard may apply when a principal entrance faces an interior side lot line (540.870 b 3).*

[10] *Buildings that are 42 feet in height or greater require a larger setback as found in Table 540-19 and Table 540-20. For the purpose of calculating building height, authorized height exemptions in Chapter 540 - Article V. "Height of Principal Buildings" (540.410) are not included.*

[11] *Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 540 - Article IX. "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 structures (except dwellings with 1-3 units) in Interior 3 (Table 540-5).
- The Interior 3 built form district is the only Interior district that allows more floor area ratio for 2- and 3-unit dwellings than single-family dwellings as-of-right (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 residential uses is 2.5 stories, 28 feet. Further, the highest point of a gable, hip or gambrel 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).

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	40 feet	40 feet	40 feet	None	Refer to Table 540-15 for other specific use requirements
	All other districts	None	40 feet	40 feet		
Minimum lot area by primary zoning district	UN, RM	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
	All other districts	5,000 square feet	5,000 square feet	5,000 square feet		
Maximum lot area	UN, RM	8,999 square feet	18,000 square feet [12]	As determined by CUP for cluster developments. 18,000 square feet for common lot 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
	All other districts	18,000 square feet	18,000 square feet [12]			

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