

3553 HENNEPIN AVE

3553 Hennepin Ave. S, Minneapolis, MN 55408

Triple Net Investment / Future Development Site



Tenant: Keplr Vision, www.KeplrVision.com



Annual Average NOI: \$49,019 (year 3 net rent) +5% mgmt fee = \$51,467

Tenant pays virtually all expenses, lease available for review.

100% Leased through July 31, 2029. Tenant has 5 Year option to renew

Future Multi-Family Development Capable of approximately 29 units, 1,500 sf commercial, 18 parking stalls, or more*

Aprx. Land Size: 10,350 square feet

Aprx. Gross Building SF: 1,347 square feet

Parking: Approximately 11 spaces

Real Estate Taxes: \$21,886.16 (Tenant pays)

Assessed Value: \$709,000

Asking Price: \$740,000

Features:

- Fantastic corner urban infill site
- On the #6 Bus Line
- Close proximity and direct access to Bde Mka Ska
- New Roof installed in Spring of 2024
- Potential for assemblage of neighboring properties for large scale development
- Renderings for larger scale development available upon request



Jim Kenney

2550 University Ave. W. #305-S, St. Paul, MN 55114
612-749-4233 | JimKenney@Suntide.com

*Buyer to verify

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Site Plan



Jim Kenney

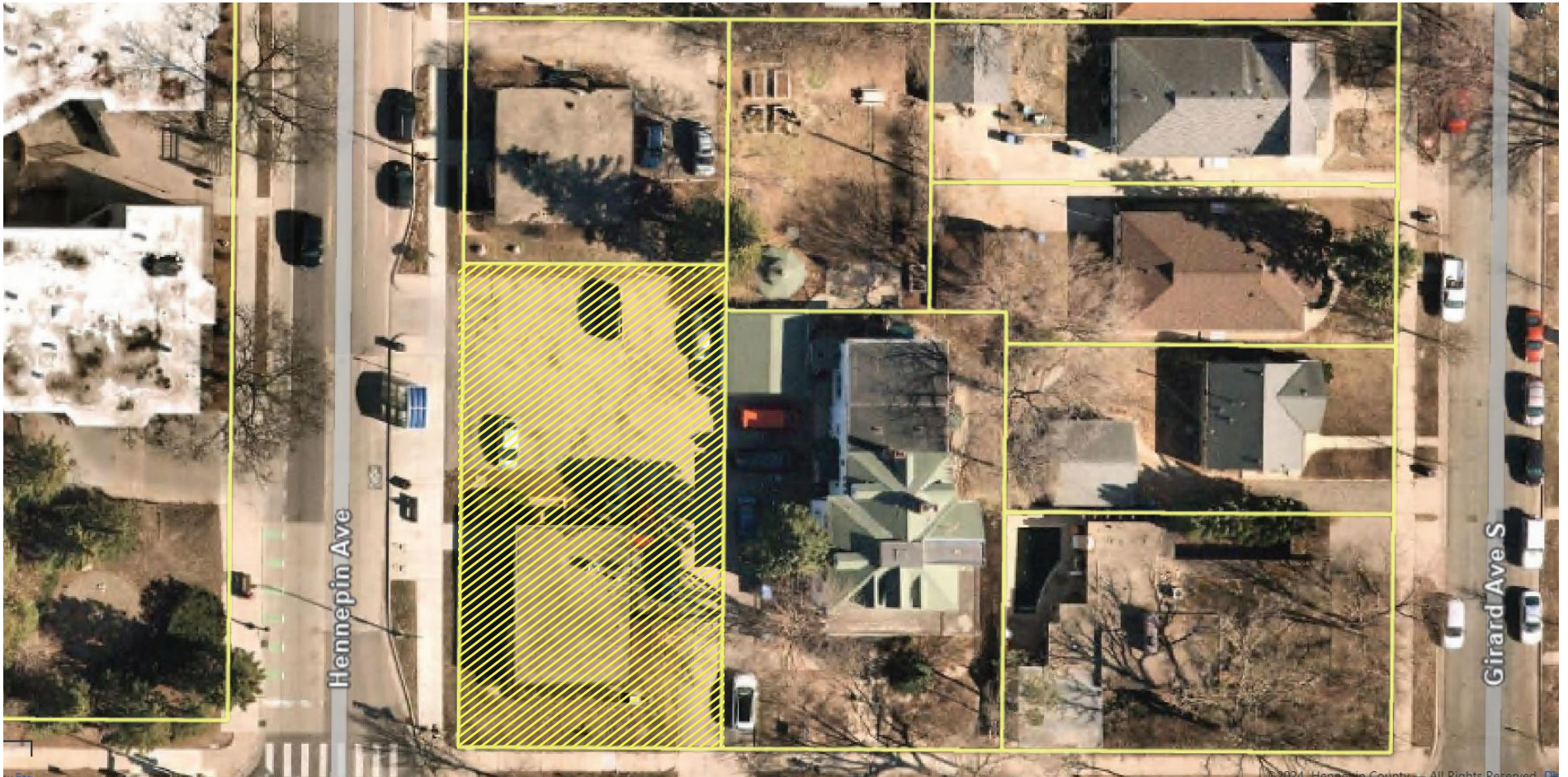
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Parcel Map



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Potential Multi-Family Development



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