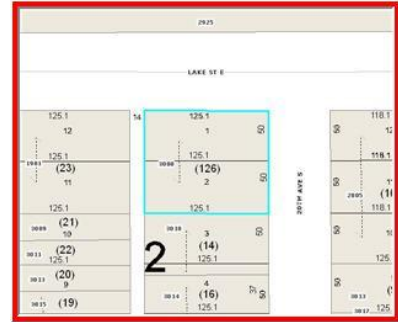


## For Sale – 5,040 Sq Ft

3000 South 20<sup>th</sup> Avenue  
(20<sup>th</sup> Avenue and East Lake Street)  
Minneapolis, MN 55407



**Price:** \$570,000.00

**Building Size:** 5,040 Square Feet  
( 70'X36'X2')

**Land Size:** 12, 510 Square Feet  
(100'X125.10')

**Zoning:** C-1, Neighborhood  
Commercial District  
With Pedestrian Oriented  
Overlay.

**Legal Description:** Lots 1&2, Block 2,  
Minnehaha Addition to  
Minneapolis.

**PID Number:** 01-028-24-22-0126

**Real Estate Taxes, 2007:** Exempt

**Land Assembly Potential:** Adjacent Westerly, 5 Lots.

### Notes:

This is a clean 5,040 square foot building on 12,510 square feet of land, just west of the Hiawatha Light Rail station, in a rapidly revitalizing neighborhood with parking for 25 cars.

For more information, please contact:  
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[gclark@garfieldclark.com](mailto:gclark@garfieldclark.com)

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