



FOR SALE

**17 E. 38TH ST
MINNEAPOLIS, MN 55409**

**RE/MAX RESULTS
COMMERCIAL GROUP**

ResultsCommercial.com

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MINNEAPOLIS, MN 55409

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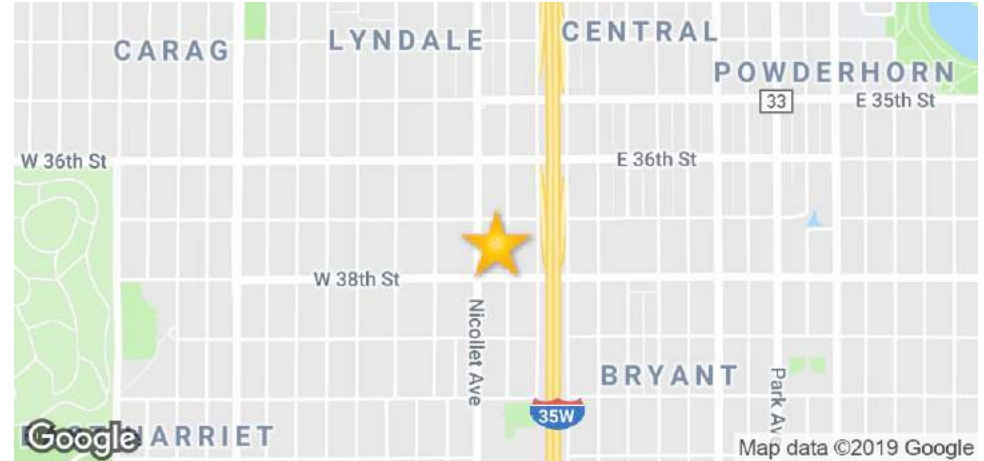


PROPERTY INFORMATION

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price: \$450,000

Lot Size: 0.09 Acres

Year Built: 1949

Building Size: 1,536 SF

Zoning: C1 - Neighborhood
Commercial District

Price / SF: \$292.97

PROPERTY OVERVIEW

KingField Family Dental: Excellent South Minneapolis location. Turn-key dental office for sale including all furnishings, fixtures & equipment, FF&E. Longtime established, over 20 years, dental clinic location on East 38th Street with easy access on bus line with high visibility, street storefront exposure.

Fabulous curb appeal on this cute, stand-alone 1,536 SF building with 2 parking spots immediately adjacent to building. Additional street parking is available. Property zoned C1 - Neighborhood Commercial District, with permitted uses including medical clinic or lab, general retail sales and much more. This single-level building is well-maintained by the dentist / owner occupant who will vacate with sale. See picture gallery and floorplan in Offering Memorandum for details and interior finishes. Well-designed space for small dental practice or perfect satellite dental office looking for an affordably priced South Minneapolis location.

PROPERTY HIGHLIGHTS

- Turn-key dental clinic with strong curb appeal
- All dental FF&E included with building sale
- Excellent South Minneapolis urban location
- Very nice building interior finish
- Great storefront curb appeal
- Off-street parking available

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PROPERTY DETAILS

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SALE PRICE \$450,000

LOCATION INFORMATION

Building Name	17 E. 38th St.
Street Address	17 E. 38th St
City, State, Zip	Minneapolis, MN 55409
County/Township	Hennepin
Nearest Highway	I-35W

BUILDING INFORMATION

Building Size	1,536 SF
Building Class	C
Number Of Floors	1
Year Built	1949
Load Factor	Yes
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	C1 - Neighborhood Commercial District
Lot Size	0.09 Acres
Lot Frontage	50
Lot Depth	77.7

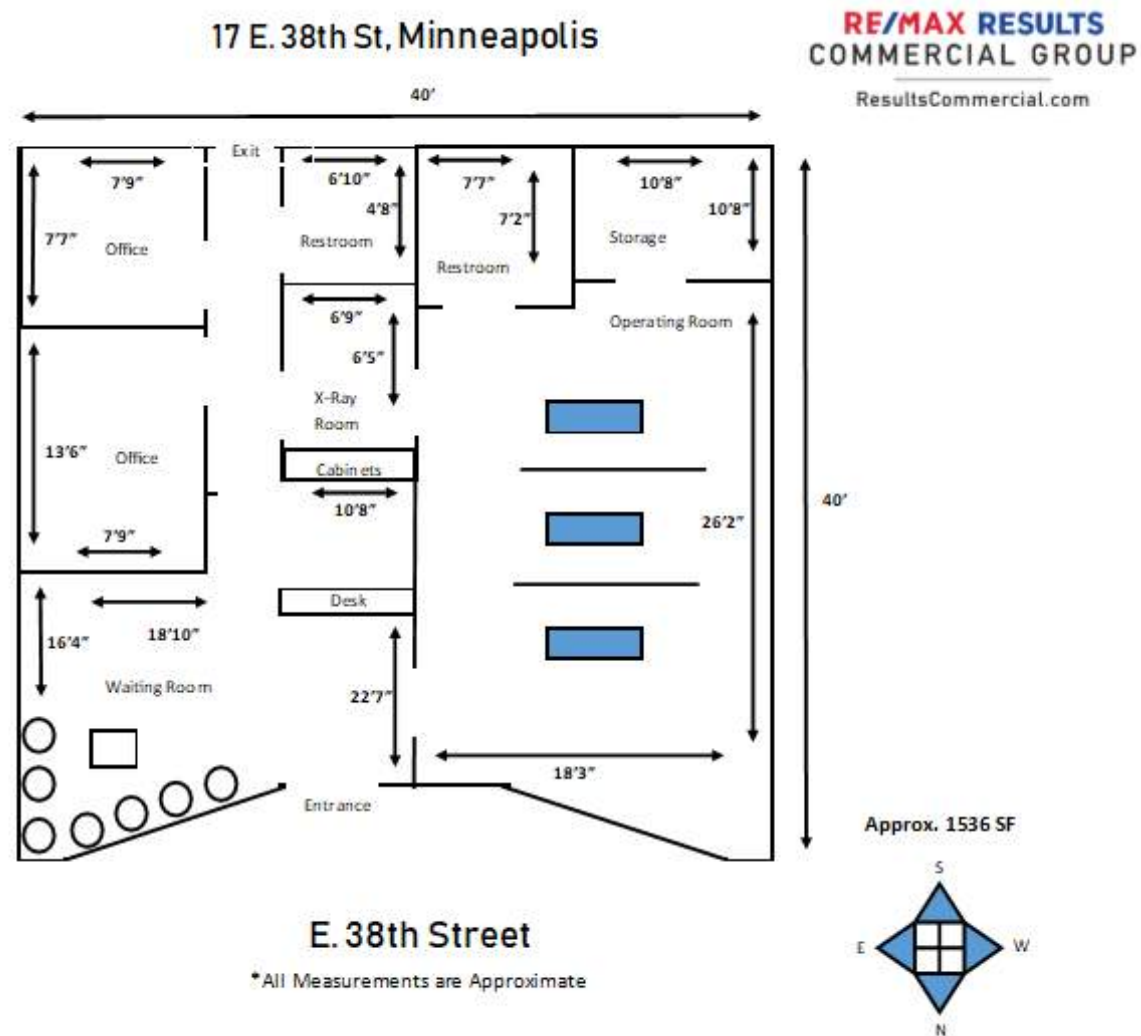
PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	2

FLOOR PLAN

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ZONING INFORMATION

ZONING INFORMATION

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C1 NEIGHBORHOOD DISTRICT

The commercial districts are established to provide a range of goods and services for city residents, to promote employment opportunities and the adaptive reuse of existing commercial buildings and to maintain and improve compatibility with surrounding areas. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

The C1 Neighborhood Commercial District is established to provide a convenient shopping environment of small scale retail sales and commercial services that are compatible with adjacent residential uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

Permitted Uses: General retail sales and services, Animal boarding, Antiques and collectible stores, Art gallery, Art studio, Bank or financial institution, Book store (new or used), Building material sales, Child care center, Consignment clothing store, Farmers market, Funeral home, Greenhouse/lawn and garden supply store, Grocery store, Laundry/self service, Motorized scooter sales, Neighborhood electric vehicle sales, Office supplies sale and service, Performing/visual/martial arts school, Pet store, Photocopying, Secondhand goods store, Tattoo and body piercing parlor, Veterinary clinic, Video store, Offices, Catering, Coffee Shop, Restaurant/delicatessen, Restaurant (sit down with alcohol), Bed and breakfast, Hotel (5-20 rooms), Radio or TV station, Sports and health facility, Theater (indoor), Birth center, Clinic (medical or dental), Laboratory (medical or dental), Early childhood learning center, Preschool, Community garden, Community service facility, Developmental achievement center, Educational arts center, Place of assembly, Limited production and processing, Film/video/audio production.

For more information please visit the City of Minneapolis website: https://library.municode.com/mn/minneapolis/codes/code_of_ordinances?nodeId=MICOOR_TIT20ZOCO_CH548CODI_ARTIGEPR_548.30PRUSCODI

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PROPERTY PHOTOS

PHOTOS

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PHOTOS

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PHOTOS

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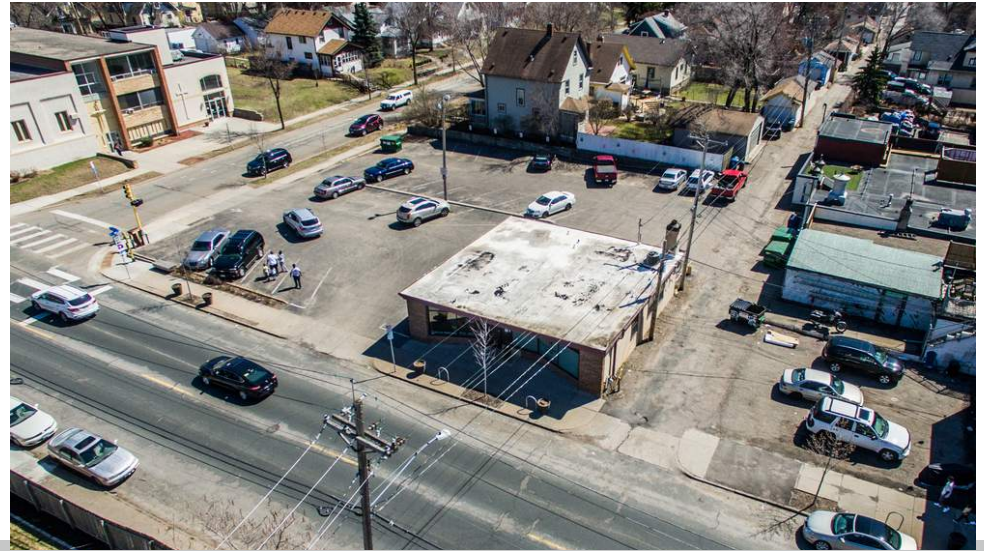
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PHOTOS

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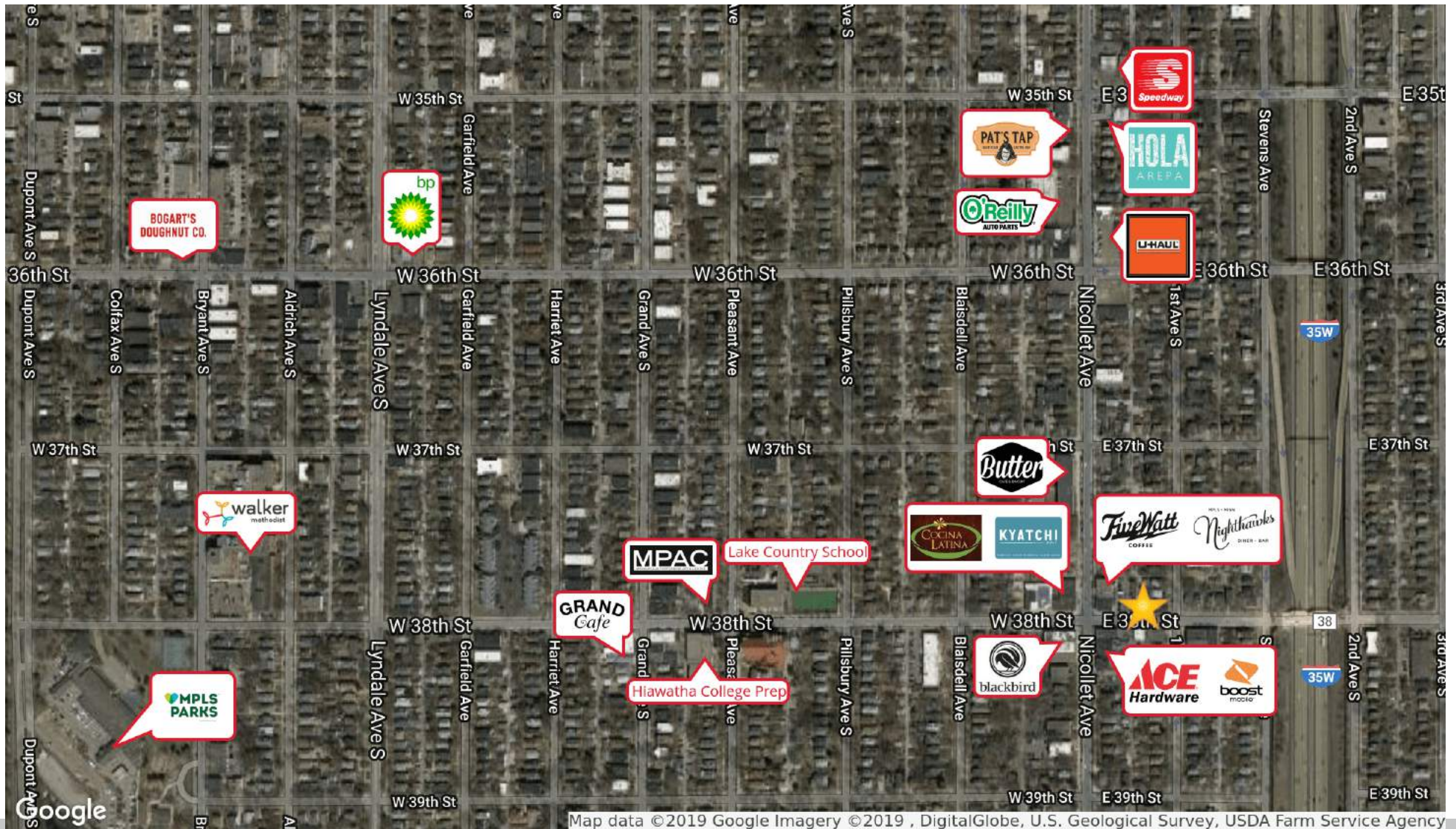


LOCATION INFORMATION

RETAILER MAP

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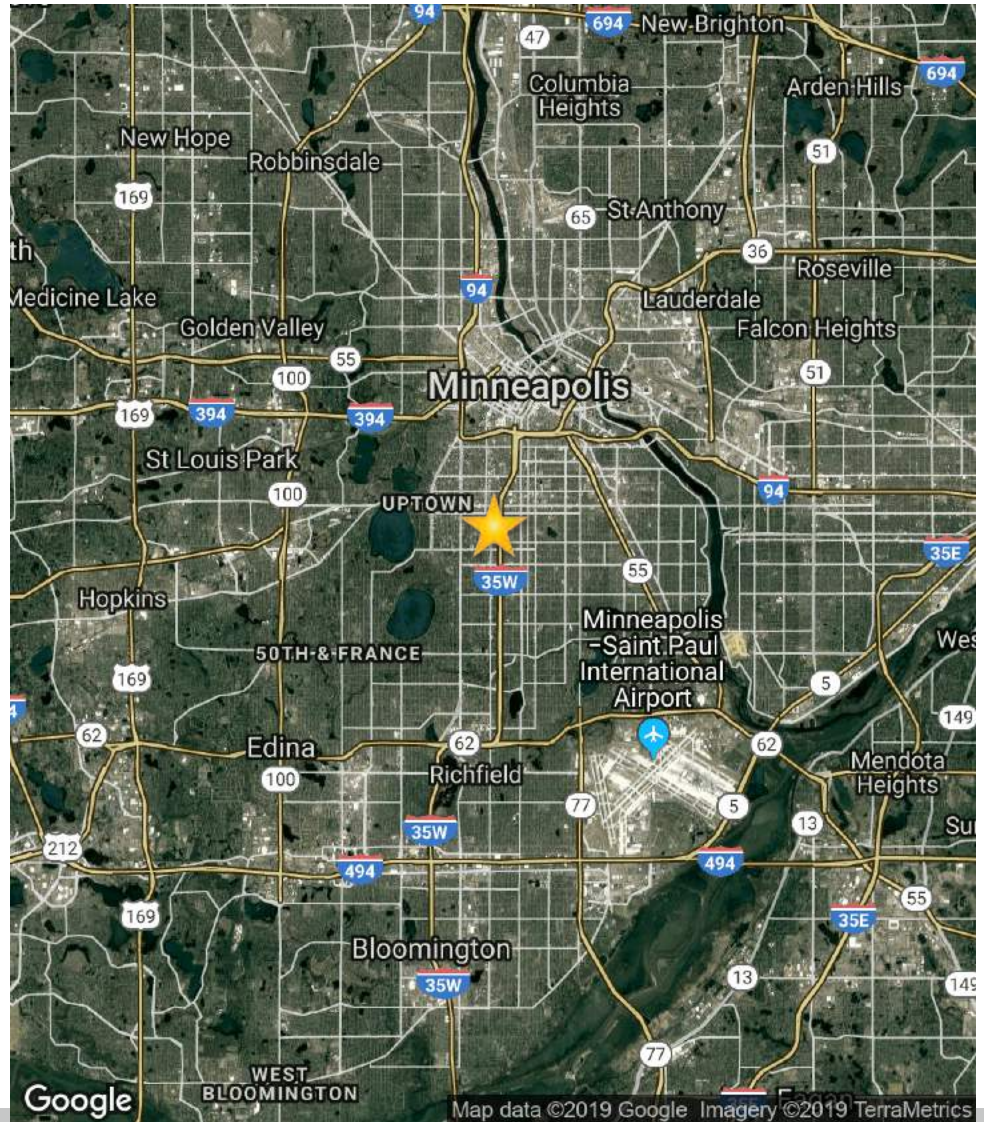
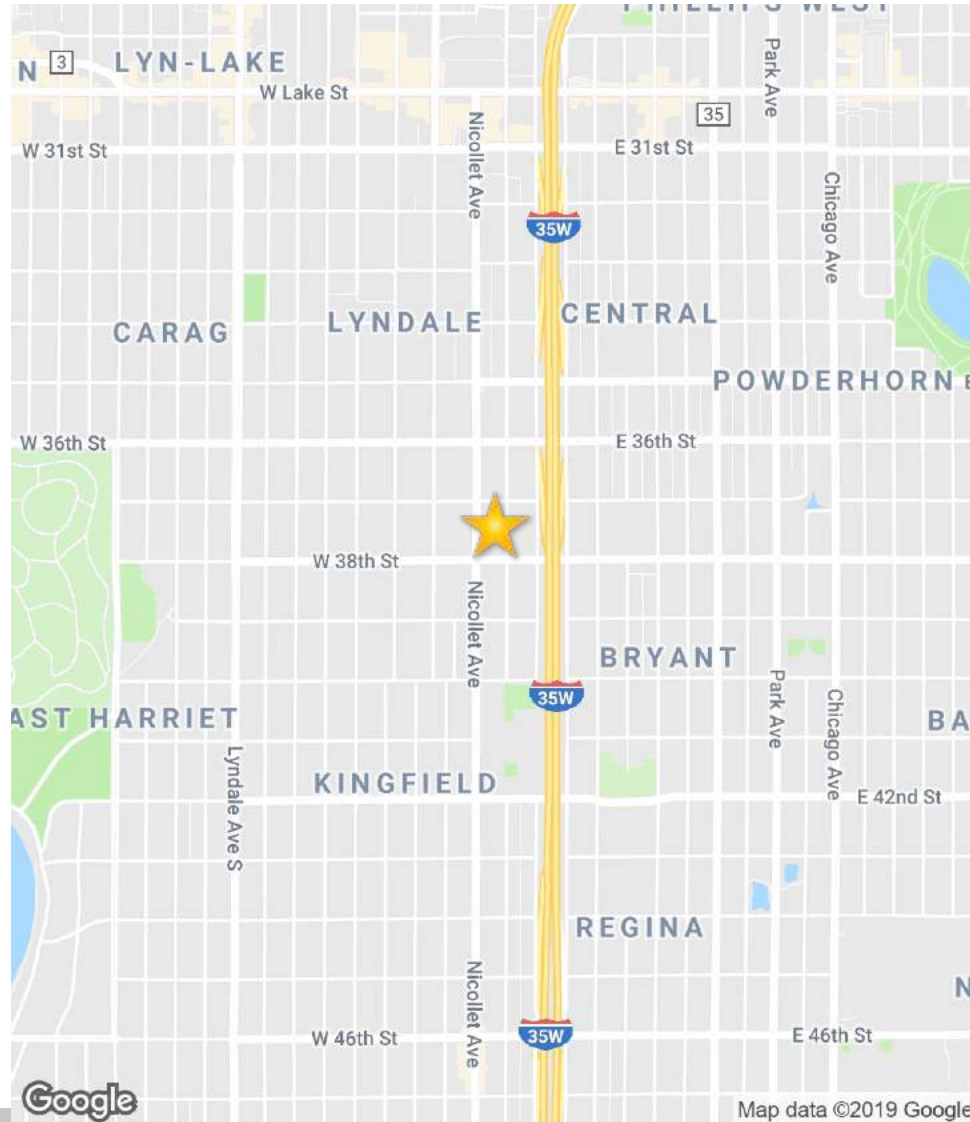
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LOCATION MAPS

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ABOUT THE CITY OF MINNEAPOLIS



CITY OF MINNEAPOLIS

Minneapolis lies on both banks of the Mississippi River, just north of the river's confluence with the Minnesota River, and adjoins Saint Paul, the state's capital. The city is abundantly rich in water, with twenty lakes and wetlands, the Mississippi River, creeks and waterfalls, many connected by parkways in the Chain of Lakes and the Grand Rounds National Scenic Byway. The Minneapolis park system has been called the best-designed, best-financed, and best-maintained in America.

Minneapolis was once the world's flour milling capital and a hub for timber, and today is the primary business center between Chicago and Seattle, with Minneapolis proper containing America's fifth-highest concentration of Fortune 500 companies. The Minneapolis-St. Paul area is the second largest economic center in the Midwest, behind Chicago. As an integral link to the global economy, Minneapolis is categorized as a global city. The economy of Minneapolis today is based in commerce, finance, rail and trucking services, health care, and industry.

Minneapolis is the third-most literate city in the U.S. A center for printing and publishing, Minneapolis was the city in which Open Book, the largest literary and book art center in the U.S., was founded. The Center consists of the Loft Literary Center, the Minnesota Center for Book Arts and Milkweed Editions.

Minneapolis is home to award-winning restaurants and chefs. As of 2016, four Minneapolis-based chefs have won James Beard Foundation Awards: Alexander Roberts, Restaurant Alma; Isaac Becker, 112 Eatery; Paul Bergland, Bachelor Farmer. In 2012 *Food & Wine* magazine named Minneapolis the nation's best and best-priced new food city. In 2015, profiling chef Gavin Kaysen and Spoon and Stable, *Saveur* named Minneapolis "the next great American food city." In 2015, *Bon Appétit* named Spoon and Stable, along with Hola Arepa and Heyday, three of the 50 best places in the U.S. for a meal.

City of Minneapolis: <http://www.ci.minneapolis.mn.us/>

Lyndale Neighborhood Association: <https://sites.google.com/lyndale.org/test-site/welcome>

Minneapolis Chamber of Commerce: <https://www.mplschamber.com/>

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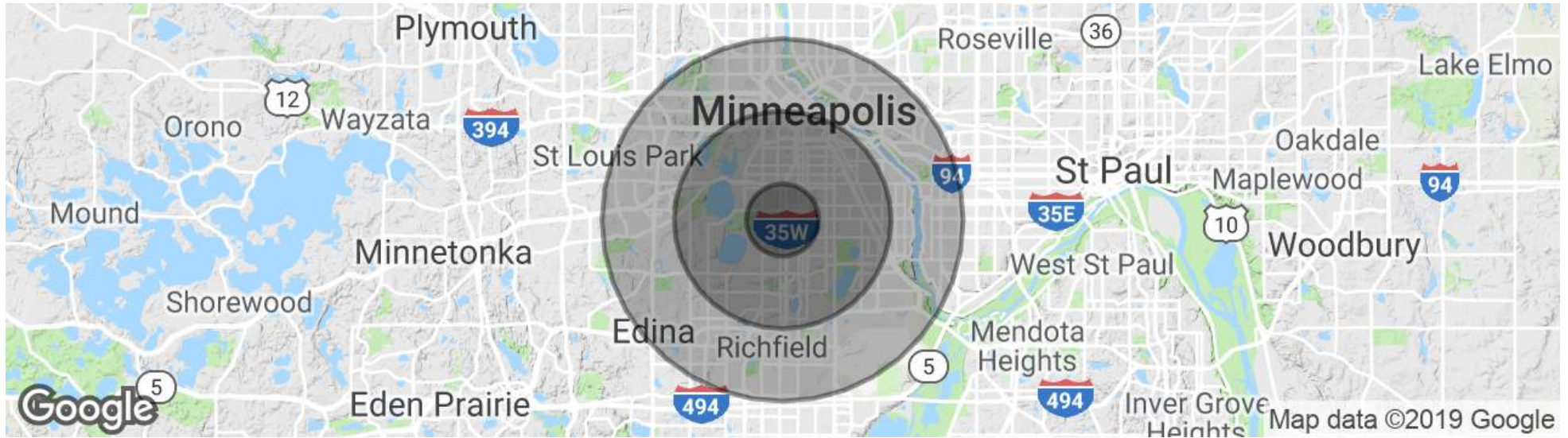


DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	32,840	242,679	498,994
Median age	30.2	32.9	33.4
Median age (Male)	29.7	33.0	32.9
Median age (Female)	30.4	32.9	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	13,038	112,495	223,356
# of persons per HH	2.5	2.2	2.2
Average HH income	\$56,867	\$68,595	\$71,721
Average house value	\$235,199	\$320,362	\$318,301

** Demographic data derived from 2010 US Census*

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