

322 Groveland Avenue , Minneapolis, MN 55403Type: **For Sale**Status: **Active**List Price: **\$499,900**OLP: **\$525,000**Map Page: **106**Map Coord: **C3**

Directions: **Lyndale Av to Groveland, East to property on the Left (North) side.**

Neighborhood: **Loring Park**
 CMU Style: **Office, Other**
 Current Use: **Commercial, Office**
 Total Units: **1**
 Building Finished SqFt:

Year Built: **1918**
 Bedrooms: **0**
 Total Baths: **0**
 Garage: **1**
 Acres: **0.09**
 Lot Size: **50x80**
 Fire #:

TAX INFORMATION

Property ID:
 Tax Year: **2019**
 Tax Amt: **\$16,000**
 Assess Bal: **\$0**
 Tax w/assess: **\$16,000**
 Assess Pend: **No**
 Homestead: **No**

Miscellaneous:

Sale Includes:

List Date: **3/21/19** Received By MLS: **3/21/19** DOM: **124** PDOM: **25** CDOM:**General Property Information**

Legal Description: **BLOCK 003 J S JOHNSONS SUBD OF LOTS JOHNSONS COM AT THE MOST WLY COR OF LOT 26 THENCE**
 County: **Hennepin**
 School District: **1 - Minneapolis, 612-668-0000**
 Complex/Dev/Sub:
 Restrictions/Covts:
 Lot Description: **Irregular Lot, Tree Coverage - Light, City Bus (w/in 6 blks)**
 Road Frontage:
 Zoning: **Residential-Single, Business/Commercial Accessibility: None**
 Front Dimension:

Common Wall:

Remarks

Agent Remarks: **Listed and zoned as Commercial/Residential. Residential component is not complete (partial kitchen, no laundry, etc.) No TISH report. Not required if used as Commercial. All showings thru agent.**

Public Remarks: **Wonderful City Location a block from Loring park and art gardens. Zone OR3 (COMMERCIAL and/or Commercial/Residential) Office, Retail, Clinic. Great for Live work user; Was Commercial Art business. Many Updates: Windows, Furnace, AC, Electric service, Bathrooms, Brick front. Original Hardwood floors under carpet! 1 Car Garage +additional off street parking.**

Structure Information

Basement: **Full, Finished (Livable)**
 Exterior: **Stucco, Brick/Stone**
 Fencing: **None**
 Roof:
 Amenities-Unit: **Kitchen Window, Ceiling Fan(s)**
 Parking Char: **Detached Garage, Driveway - Asphalt, Driveway - Shared**
 Garage Dimensions: **20x30**

7/23/2019

Property Full Report, MLS#: **5194382**

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Financial

Cooperating Broker Compensation

Buyer Broker Comp: **3 %** Sub-Agent Comp: **0 %** Facilitator Comp: **3 %**
Variable Rate: **Y** List Type: **Exclusive Right**

Financial Remarks: **Investment Buyer required for Lease occupant at \$5000/Month.**

In Foreclosure?: **No**

Lender Owned?: **No**

Potential Short Sale?: **No**

Owner is an Agent?: **No**

Sellers Terms: **Conventional, Conventional Rehab, Cash**

Existing Fin:

Listing Agent: **Edward J. Hanlon 612-369-2287**

Listing Office: **Edina Realty, Inc.**

Appt Phone: **Use ShowingTime**

Office Phone: **952-938-1900**

Co-List Agent: **Christa M. Hartig 952-393-4384**

This Report Prepared By: **Edward J. Hanlon 612-369-2287**