

FOR SALE

1500 69TH AVE N

Brooklyn Center, MN 55430

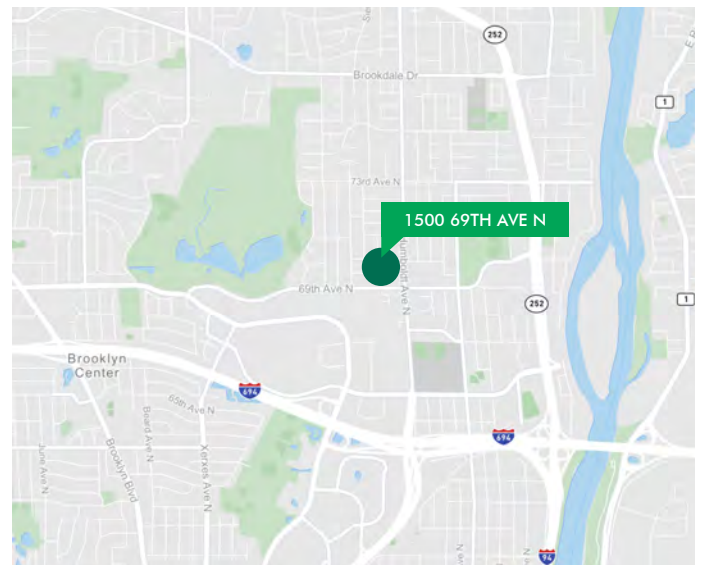


SALE INFORMATION

- + 3,500 SF
- + Sale Price - Negotiable
- + Available Now
- + Redevelopment Opportunity

Building Type	Office/Retail
Parking	28 spaces
Year Built/Renovated	1982 / 2000
Acreage	+/- 0.68

LOCATION



PLEASE CONTACT:

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Z O N I N G



CURRENT ZONING: Commerce District (C2)

FUTURE ZONING: Neighborhood Mixed Use (NMU)

Density: 9-50 units/acre

Uses: Medium-high-density residential, retail, office, service businesses

Residential Requirement: None

Scale/Intensity: medium scale and intensity

The Neighborhood Mixed Use District is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size designed for use in existing or potential pedestrian and transit nodes. Buildings shall be scaled appropriately depending on the type of street frontage (arterial, collector, neighborhood, etc).

Higher profile buildings will be located along arterial or collector streets, with the scale, density and intensity of development scaling down as it approaches surrounding neighborhoods.

The mix of uses should include residential at densities between 9 and 50 units per acre as well as retail, office and personal service establishments that are oriented to residents of the immediate neighborhood areas that anticipate high pedestrian traffic. Development in these areas shall follow a traditional neighborhood design where buildings are within a close proximity to the street and pedestrian connections are abundant. Both horizontal and vertical mixed use are encouraged in this district.

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PROPERTY PHOTOS



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