

# SKYSCAPE COMMERCIAL CONDO

## FOR SALE

929 Portland Ave | Minneapolis, MN | 55117

**PRICE REDUCED**



**Patio Available**

**1,200 SF Retail, Medical or Office Space**

**Rob Kost, CCIM**

612.465.8530

rob@upland.com

50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

**UPLAND**  
REAL ESTATE GROUP, INC.

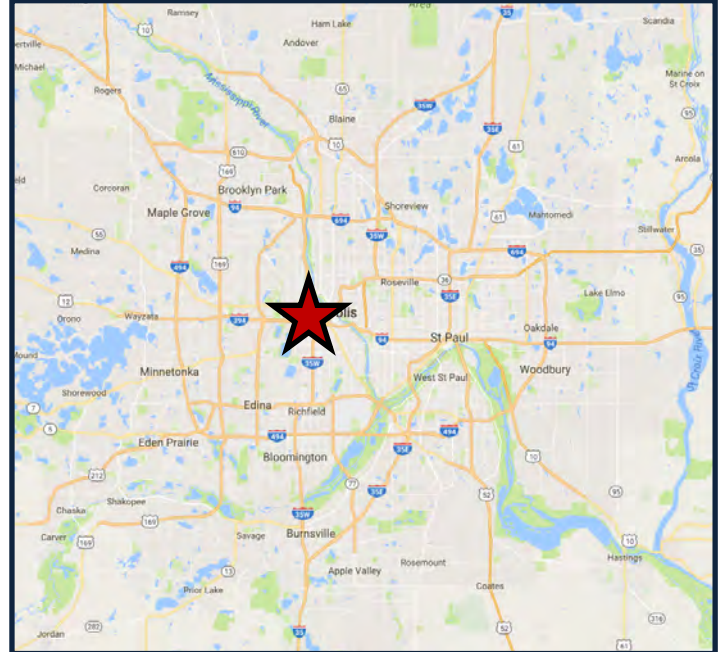
Main: 612.332.6600

Fax: 612.376.4489

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>ADDRESS</b>	929 Portland Ave
<b>CITY, STATE</b>	Minneapolis, MN
<b>SPACE AVAILABLE</b>	1,200 SF approx.
<b>SALE PRICE</b>	\$255,000
<b>CAM</b>	\$250 per month
<b>TAX</b>	\$3,100
<b>YEAR BUILT</b>	2006
<b>PARKING</b>	2 indoor parking stalls included



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	44,201	252,228	480,740
<b>DAYTIME POPULATION</b>	166,576	346,726	479,595
<b>MEDIAN HH INCOME</b>	\$34,590	\$41,869	\$53,883
<b>AVERAGE HH INCOME</b>	\$63,486	\$67,723	\$81,554
<b>MEDIAN AGE</b>	32.7	30.1	33.1

## TRAFFIC COUNTS

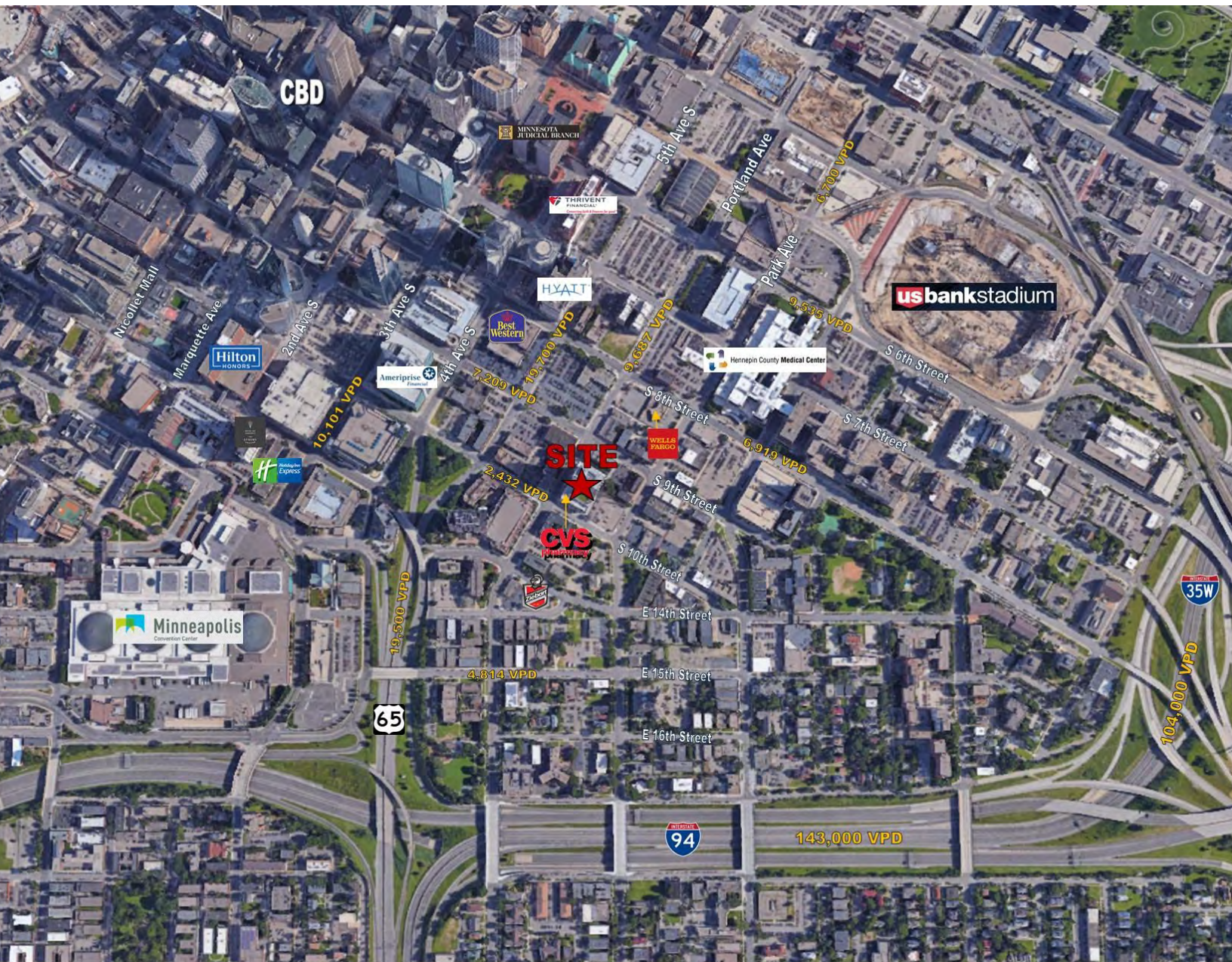
<b>PORTLAND AVE</b>	9,687 VPD
<b>SOUTH 9TH STREET</b>	7,209 VPD
<b>SOUTH 10TH STREET</b>	2,432 VPD
<b>5TH AVE SOUTH</b>	19,700 VPD



## COMMENTS

- Located in the heart of downtown Minneapolis.
- Blocks away from the Minneapolis Convention Center, Hennepin County Medical Center and the new Kraus—Anderson development that includes a hotel, apartments, a microbrewery and a restaurant.
- Two indoor parking stalls included with the commercial space as well as patio space.
- CVS anchored building with 250 high-end residential condominiums.
- Clear Height of 14'6" (possible mezzanine).
- Within the booming Elliot Park Neighborhood (borders East Town/US Bank Stadium.)

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY ANY INACCURACIES.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY ANY INACCURACIES.

