

Office Building For Sale

3100 Humboldt Avenue South

3100 HUMBOLDT AVENUE SOUTH, MINNEAPOLIS, MN 55408





YEAR BUILT 1909

POWER 3 PHASE / 200 AMPS / 240V

LIGHTING LED & FLUORESCENT

ROOF AGE 2017

PARKING STALLS 9 STALLS

PARKING RATIO 1.26/1,000 SF

RESTROOMS 3 SINGLE STALLS

PID 04-02824-21-0109

PROPERTY TAXES (2025) \$13,535.02

LISTING PRICE NEGOTIABLE

Property Overview

3100 Humboldt Avenue South is a single-story commercial building offering functional office space in a convenient, neighborhood-oriented location. The property benefits from strong access to surrounding residential density and nearby commercial amenities.

BUILDING FEATURES

- **Building Size:** 2,379 SF
- **Parcel Size:** 0.13 Acres
- **Climate Control:** 100% Conditioned Building with Humidifier
- **Zoning:** BF12 - Interior 2 built form overlay district & CM1 - neighborhood mixed use district

17 mins.

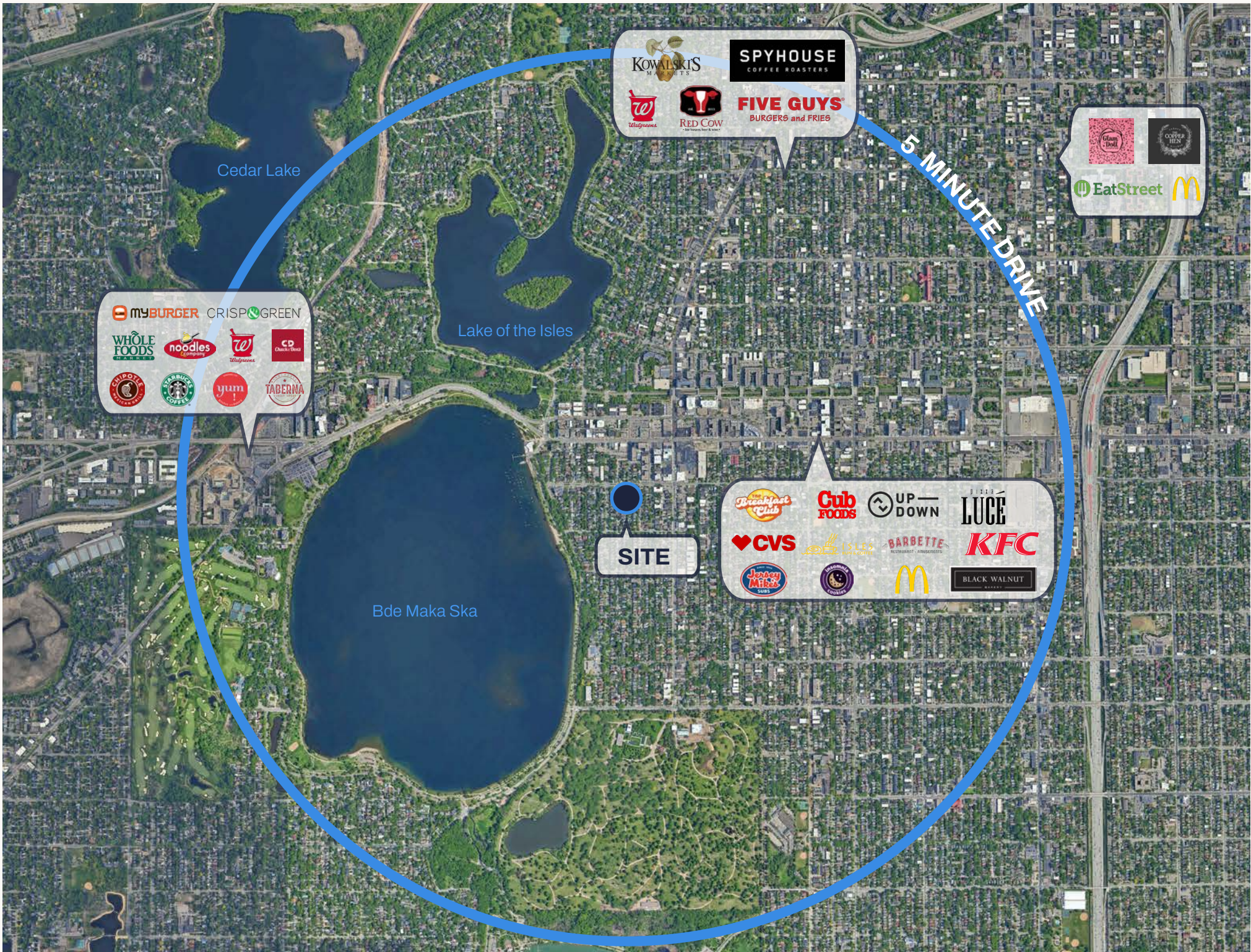
to MSP airport

15 mins.

to Downtown Minneapolis

20 mins.

to Downtown St. Paul



Cedar Lake

Lake of the Isles

Bde Maka Ska

SITE

5 MINUTE DRIVE

KOWALSKI'S MARKETS

SPYHOUSE COFFEE ROASTERS

Wagas

RED COW

FIVE GUYS BURGERS and FRIES

Oldemark

COPPER HILL

EatStreet

McDonald's

myBURGER CRISP GREEN

WHOLE FOODS MARKET

noodles Company

Wagas

CD Checkbooks

CHIPOTLE

STARBUCKS COFFEE

yum!

TABERNA

Breakfast Club

Cub FOODS

UP DOWN

LUCE

CVS

ISLES

BARRETTE RESTAURANT - AMUSEMENTS

KFC

Jersey Mike's

McDonald's

BLACK WALNUT

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