



FOR SALE

**3805 E. 40TH STREET
MINNEAPOLIS, MN 55406**

Results
COMMERCIAL
RE/MAX RESULTS

TABLE OF CONTENTS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

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Contents

PROPERTY INFORMATION	3
PROPERTY PHOTOS	7
LOCATION INFORMATION	16
DEMOGRAPHICS	19

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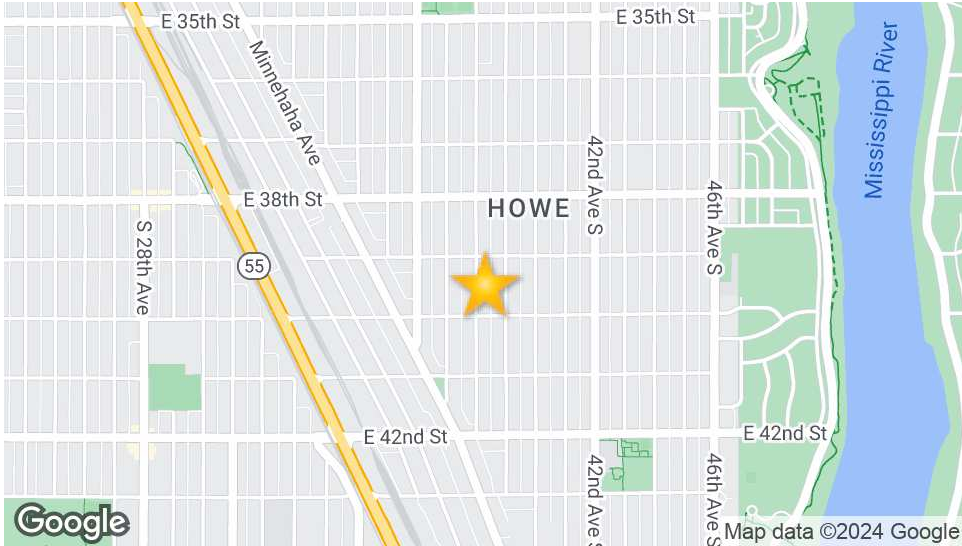
PROPERTY INFORMATION

EXECUTIVE SUMMARY

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 1 / PAGE 4



OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	10,260 SF
Available SF:	
Lot Size:	0.21 Acres
Price / SF:	\$77.88
Year Built:	1929
Renovated:	1955/2004
Zoning:	RIA - Multiple Family District

PROPERTY OVERVIEW

This church facility is located in a highly desirable South Minneapolis residential neighborhood a block off of Minnehaha Ave. Main level is 5,180 SF with lower level 5,180 SF. The property is zoned R1A. ADA compliant building. Roof replaced in 2017. The original building had a major addition many years ago which creates an excellent worship and fellowship environment on the main level. A comfortable sized space in the sanctuary connected to the open main level fellowship overflow area. The lower level has a kitchen and large open room for gatherings including back rooms for private meetings or teaching, plus a lower level rest room and mechanicals. Main level has two restrooms and the building is served with a single elevator. There is a storage shed on the property included in the sale. Street parking only. This building has been very well maintained over its entire life with dedicated care by church staff and outside vendors.

PROPERTY HIGHLIGHTS

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PROPERTY DETAILS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 1 / PAGE 5

SALE PRICE

\$799,000

LOCATION INFORMATION

Building Name	Living Table
Street Address	3805 E. 40th Street
City, State, Zip	Minneapolis, MN 55406
County/Township	Hennepin
Road Type	Paved
Market Type	Large
Nearest Highway	Highway 55
Nearest Airport	Minneapolis/St. Paul International

BUILDING INFORMATION

Building Size	10,260 SF
Tenancy	Single
Number Of Floors	2
Average Floor Size	5,130 SF
Year Built	1929
Last Renovated	1955/2004
Load Factor	Yes
Construction Status	Existing
Roof	2017
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Special Purpose
Property Subtype	Church
Zoning	RIA - Multiple Family District
Lot Size	0.21 Acres
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Other
Parking Description	On-Street Only

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes
Restrooms	3 (2 lower level, 1 upper level)
Power	Yes
Utilities Description	Air conditioning is in office area only.

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ZONING INFORMATION

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 1 / PAGE 6



R1A - MULTIPLE FAMILY DISTRICT

The R1A Multiple Family District is established to provide an environment of predominantly low density, single-two and three family dwellings and cluster developments. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Permitted Uses: Single family dwelling, Two family dwelling, Multiple family dwelling, Community residential facility service six or fewer persons, Intentional community, Community garden, Public park, Place of assembly, Child care center, Market garden with planting area of 10,000 sf or less.

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PROPERTY PHOTOS

PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 8



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PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 9



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PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 10



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PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 11



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PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 12



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PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 13



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PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 14



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PROPERTY PHOTOS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 2 / PAGE 15



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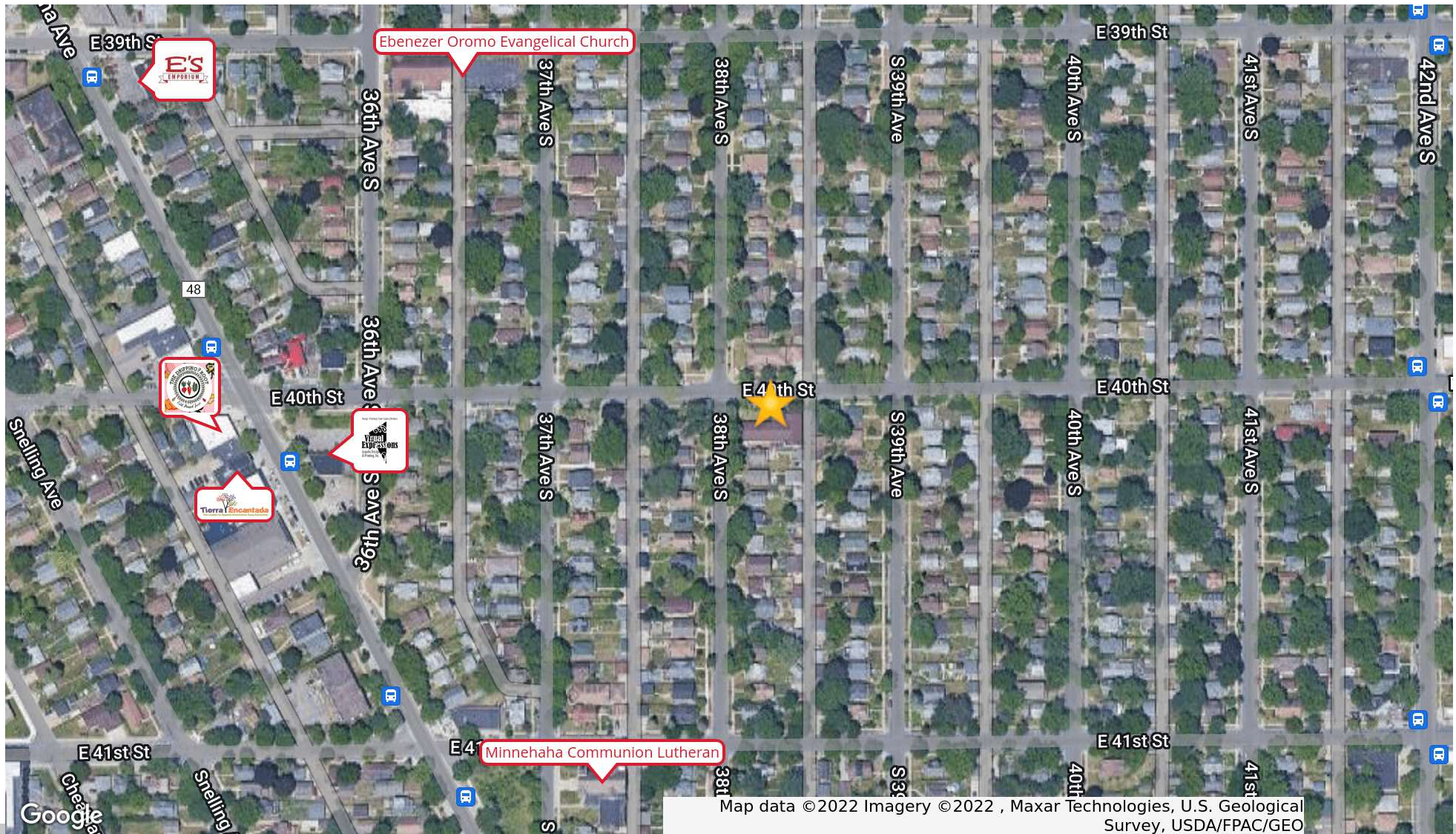
LOCATION INFORMATION

RETAILER MAP

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 3 / PAGE 17



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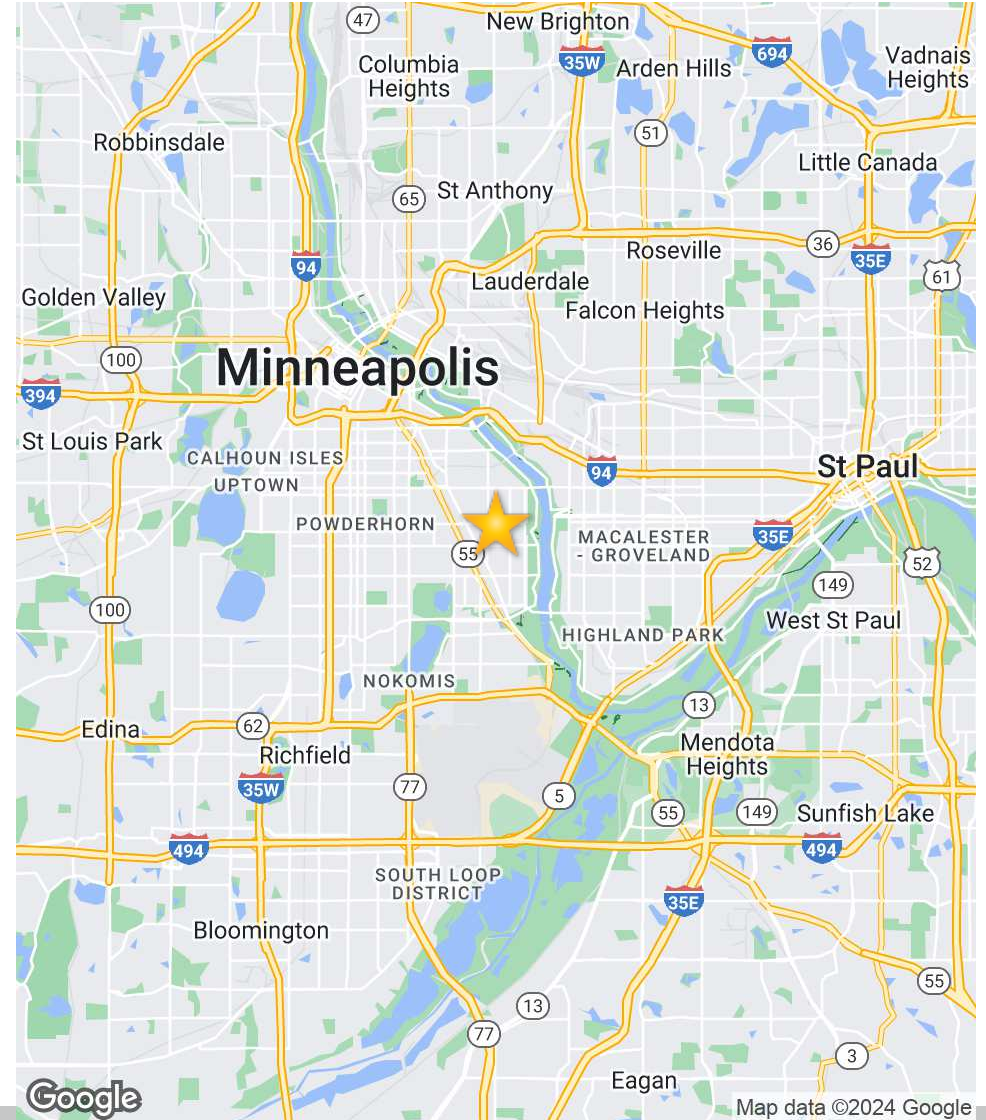
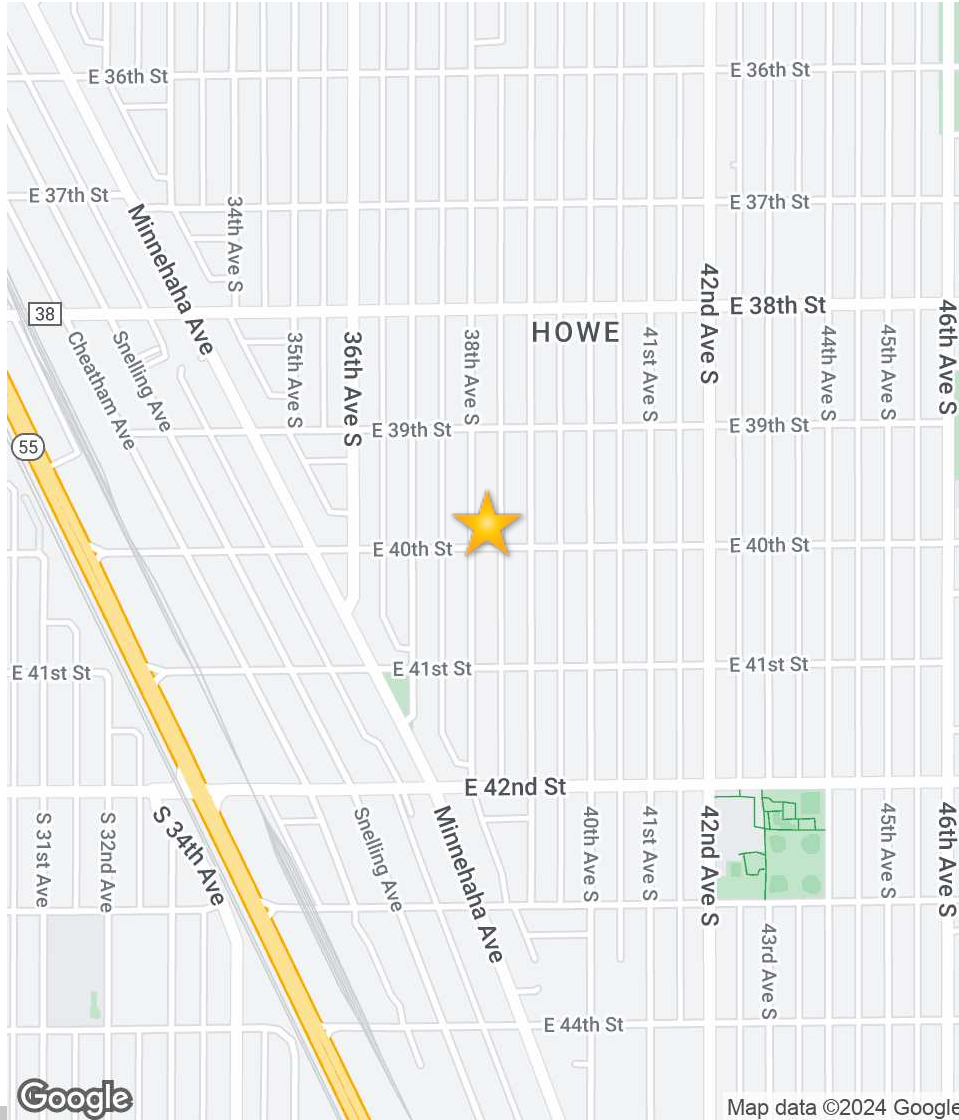
Results
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LOCATION MAPS

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 3 / PAGE 18



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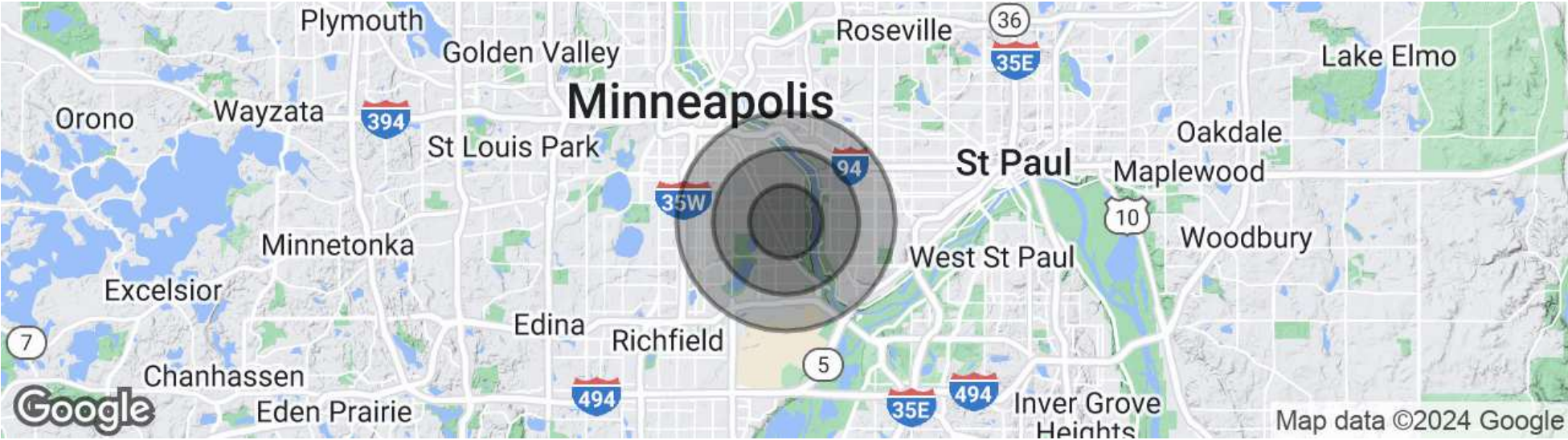
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

LIVING TABLE

3805 E. 40TH STREET, MINNEAPOLIS, MN 55406

SECTION 4 / PAGE 20



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,949	65,047	153,417
Average age	40.1	38.9	34.4
Average age (Male)	40.1	38.1	33.6
Average age (Female)	40.1	39.8	35.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,905	29,827	64,545
# of persons per HH	2.1	2.2	2.4
Average HH income	\$67,236	\$72,928	\$68,963
Average house value	\$218,092	\$224,191	\$245,412

* Demographic data derived from 2020 ACS - US Census

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