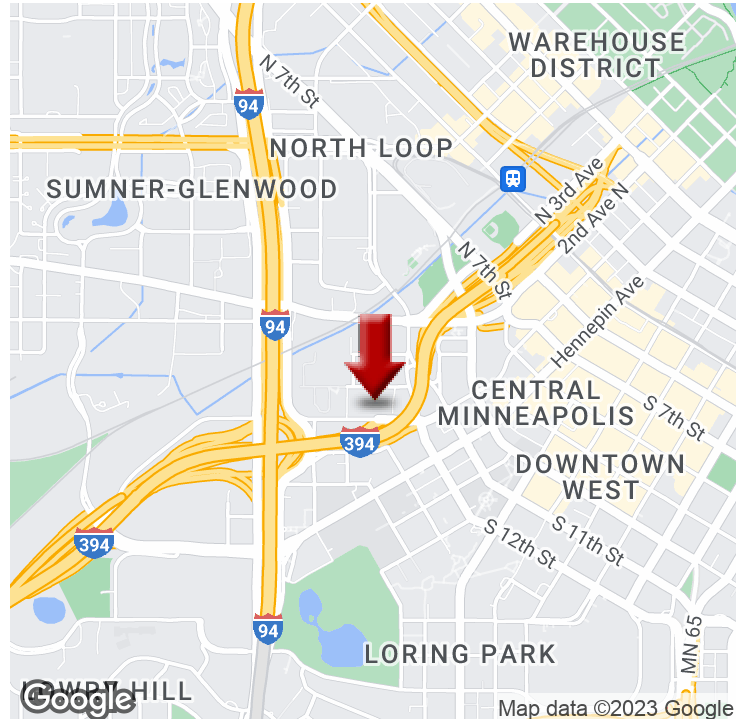


MULTIFAMILY FOR SALE

LINDEN APARTMENTS

1302 Linden Avenue, Minneapolis, MN 55403



OFFERING SUMMARY

SALE PRICE:	\$4,150,000
NUMBER OF UNITS:	42
AVAILABLE SF:	
LOT SIZE:	0.2 Acres
BUILDING SIZE:	24,136 SF
ZONING:	I1 - Light Industrial District
PRICE / SF:	\$171.94

PROPERTY OVERVIEW

Linden Apartments is a four-story all brick stand alone building with 42 units. It is located in the North Loop neighborhood of Minneapolis. It is close to the Minnesota Twins stadium, Target Center, US Bank Stadium, Walker Art Center, First Avenue, the Farmers Market, and the central business district in Minneapolis. There is easy access to I-394 and I-94, public transportation and the University of Minnesota.

PROPERTY HIGHLIGHTS

- Located in a busy, exciting area with lots going on!
- Building has 42 apartments: 35 studios and 7 one- bedroom units
- Units are equipped with Murphy beds and spacious walk-in closets
- Classic vintage building with hardwood floors, woodwork and trim
- 9 foot ceilings, double-hung wood windows, and stairwells have large, multi-paned windows
- 4th floor stairway roof access with panoramic view of the city
- On street parking

KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

MICHAEL PROVENCE
Director
O: 651.203.1700
C: 651.983.6292
michaelprovence@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

MULTIFAMILY FOR SALE

LINDEN APARTMENTS

1302 Linden Avenue, Minneapolis, MN 55403



SALE PRICE

\$4,150,000

LOCATION INFORMATION

Building Name	Linden Apartments
Street Address	1302 Linden Avenue
City, State, Zip	Minneapolis, MN 55403
County/Township	Hennepin
Cross Streets	N 12th Street

BUILDING INFORMATION

Building Size	24,136 SF
Price / SF	\$171.94
Year Built	1920
Number Of Floors	4
Studios	35 Units
1 Bedroom	7 Units

PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	I1 - Light Industrial District
Lot Size	0.2 Acres
APN#	2702924220072
Taxes - 2018	\$17,044.31

PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

MICHAEL PROVENCE
Director
O: 651.203.1700
C: 651.983.6292
michaelprovence@kw.com

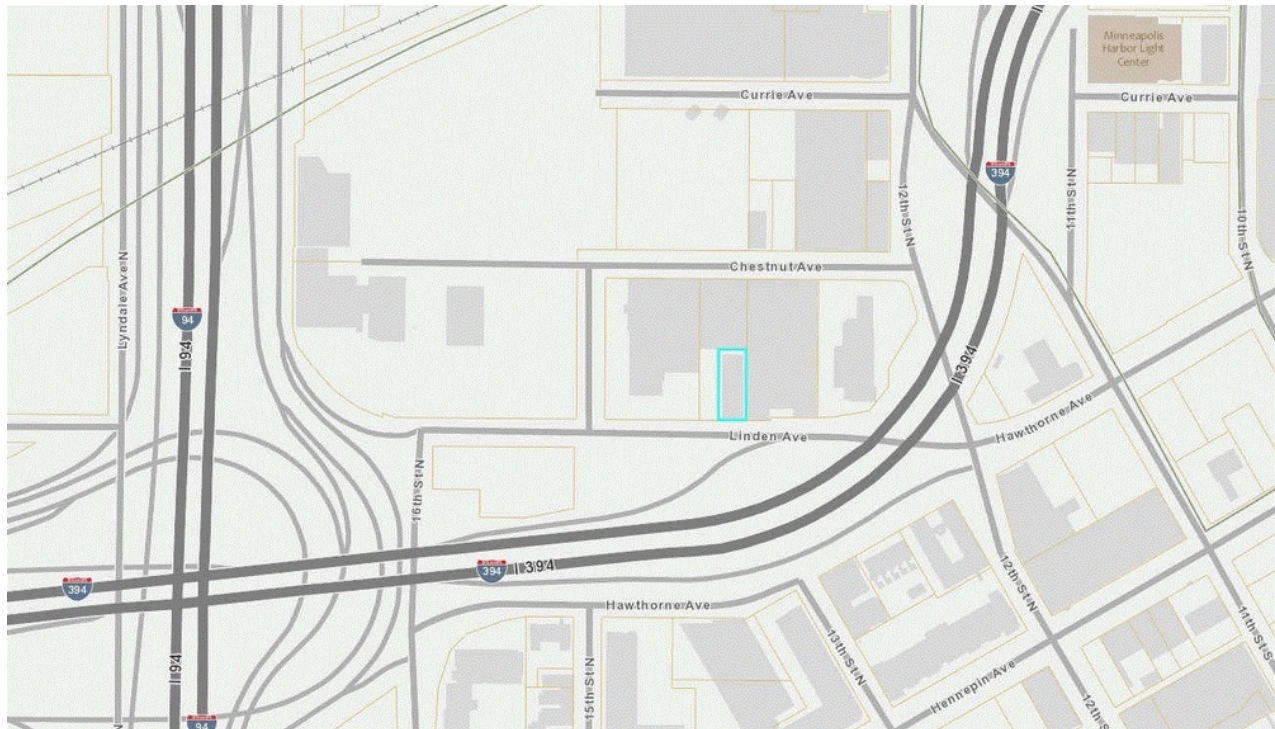
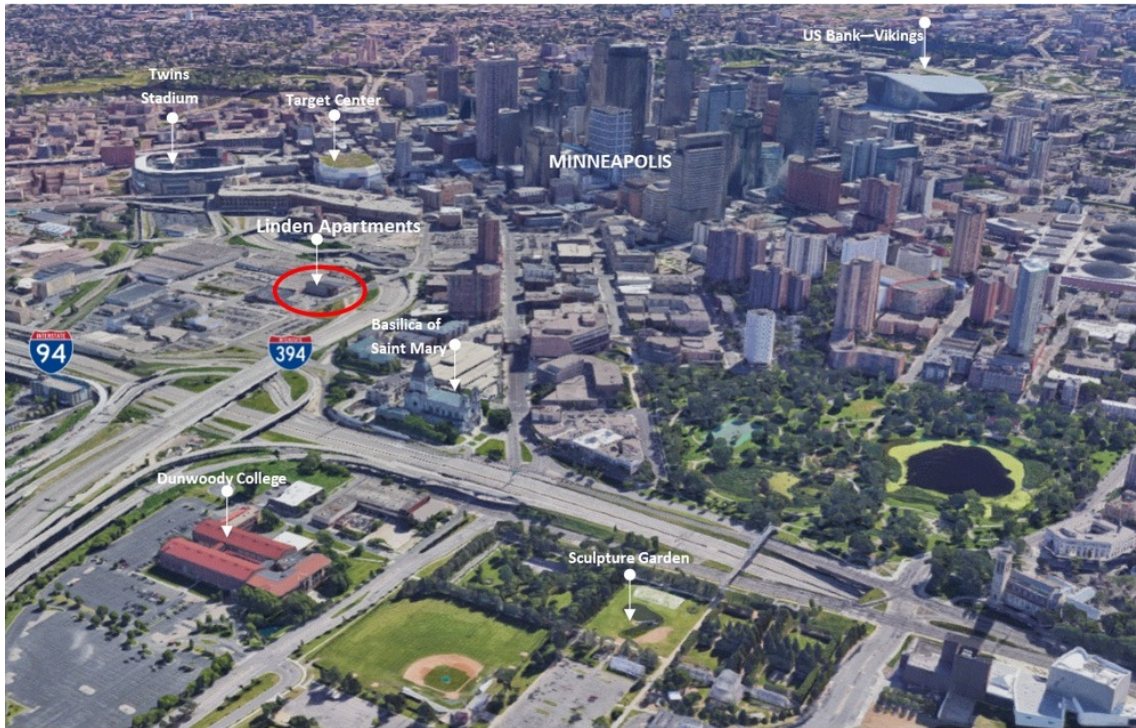
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

MULTIFAMILY FOR SALE

LINDEN APARTMENTS

1302 Linden Avenue, Minneapolis, MN 55403



KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

MICHAEL PROVENCE
Director
O: 651.203.1700
C: 651.983.6292
michaelprovence@kw.com

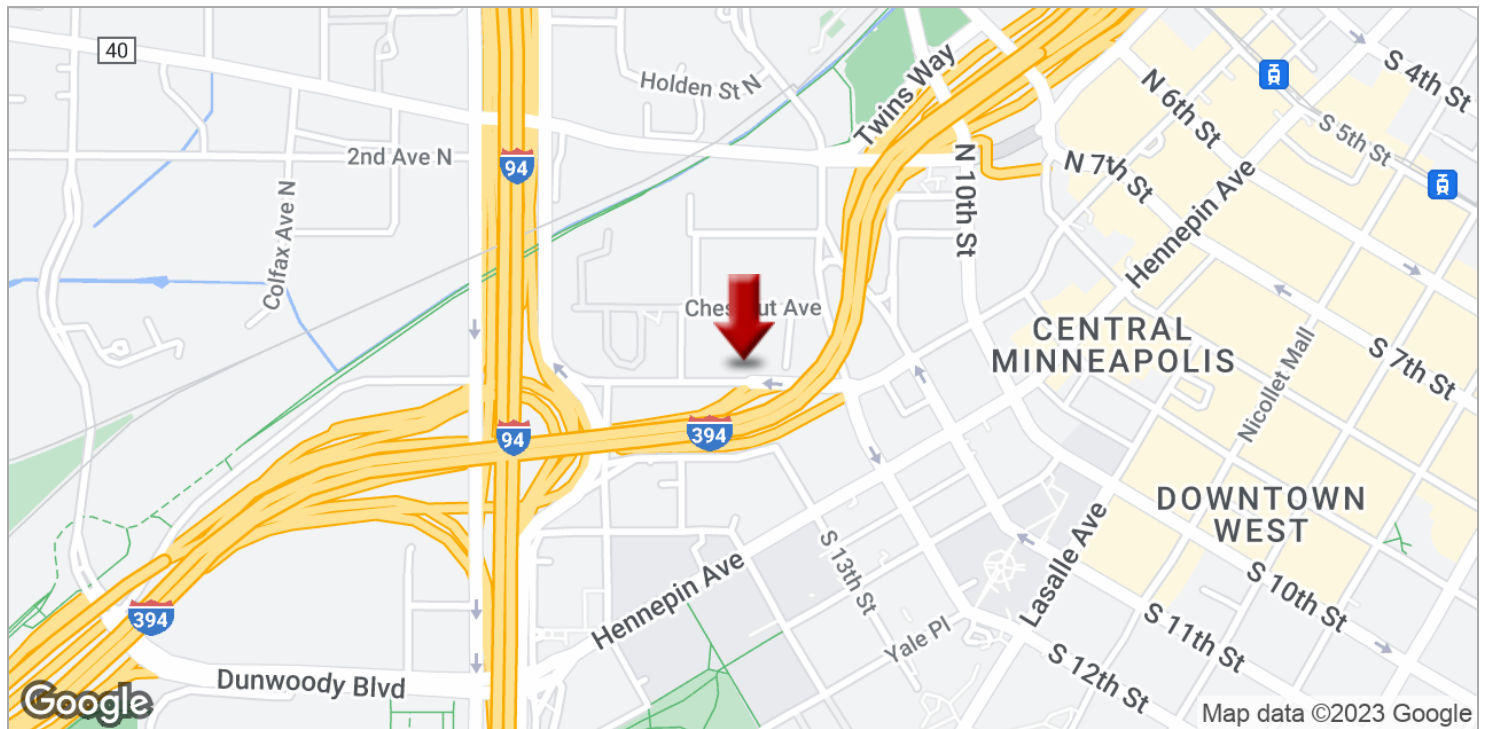
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

MULTIFAMILY FOR SALE

LINDEN APARTMENTS

1302 Linden Avenue, Minneapolis, MN 55403



KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

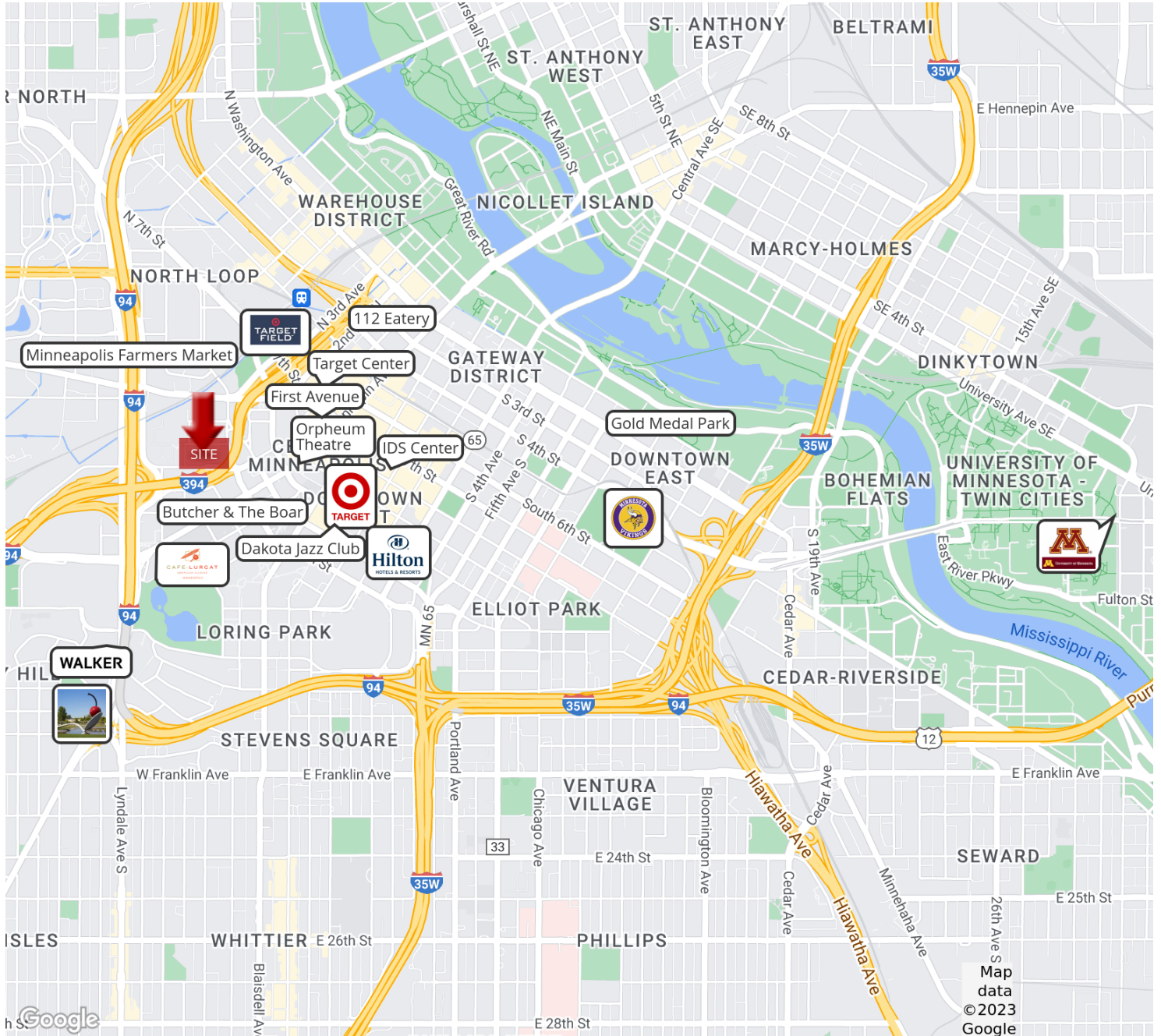
MICHAEL PROVENCE
Director
O: 651.203.1700
C: 651.983.6292
michaelprovence@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LINDEN APARTMENTS

1302 Linden Avenue, Minneapolis, MN 55403



KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

MICHAEL PROVENCE
Director
O: 651.203.1700
C: 651.983.6292
michaelprovence@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LINDEN APARTMENTS



- The North Loop is the fastest-growing neighborhood in Minneapolis
- The neighborhood includes Target Field, home of the Minnesota Twins
- The Minneapolis Farmers Market, an institution since 1937, adds to the neighborhood vibrancy, and attracts people from across the Twin Cities
- Rated best biking city by Bike Score

Each Office Independently Owned and Operated kwcommercial.com

MULTIFAMILY FOR SALE

LINDEN APARTMENTS

1302 Linden Avenue, Minneapolis, MN 55403



POPULATION	1 MILE	3 MILES	5 MILES
Total population	27,444	240,142	491,940
Median age	33.8	30.3	32.3
Median age (male)	35.2	30.6	32.1
Median age (Female)	32.1	30.1	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	17,944	110,618	217,567
# of persons per HH	1.5	2.2	2.3
Average HH income	\$63,299	\$58,737	\$65,606
Average house value	\$283,272	\$286,157	\$290,641

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

MICHAEL PROVENCE
Director
O: 651.203.1700
C: 651.983.6292
michaelprovence@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)