

3040 Hennepin Ave Building

1,075 SF
For Lease

3040 Hennepin Ave S
Minneapolis, MN 55408



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USES:

Retail

SQUARE FT:

1,075

LEASE RATE:

\$20

OPERATING EXPENSE/TAXES:

\$5.58 - Includes Property Taxes, Rubbish and Snow

PARKING:

Tenant can purchase parking spot for \$50/month

ADDITIONAL SPACE IN BASEMENT

Basement space of 1,386 SF can be rented out for \$6/SF

JOIN TENANTS:

Kim's
Paper Source
Eyedeals

SUMMARY:

This highly desirable location is located in the heart of Uptown. Nicely built out space that is in move-in condition for a new Tenant. Space has a kitchenette. Building has great visibility. Parking ramps and street parking located nearby. The building is locally owned and managed.



50 S. 9th Street #301
Minneapolis, MN 55402
www.pramn.com

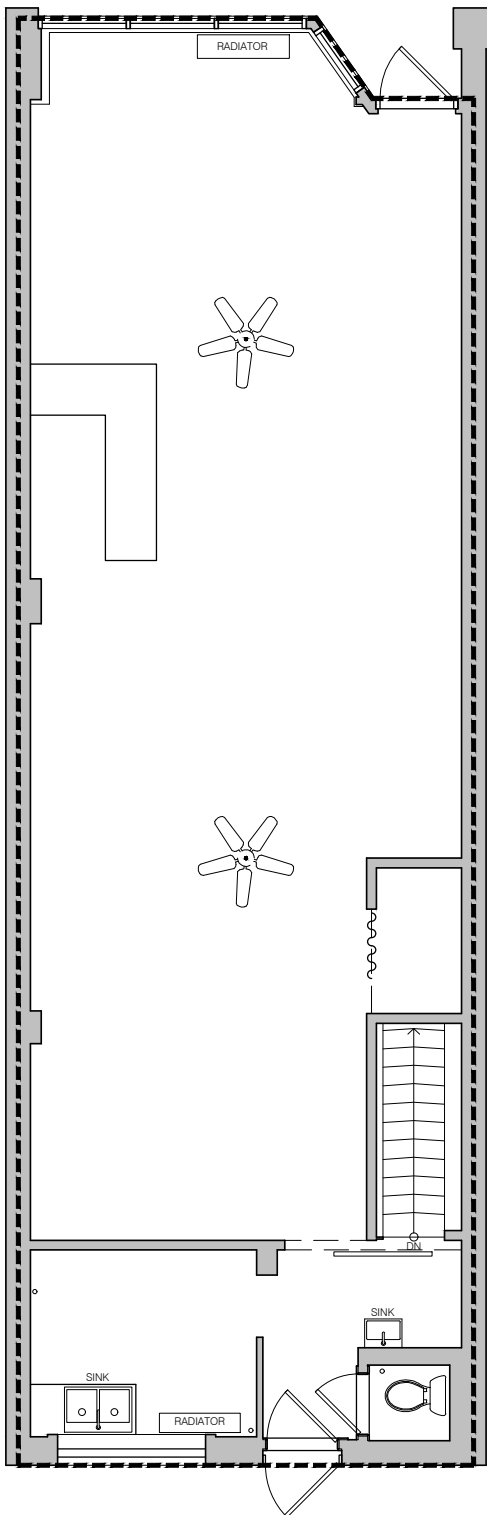
Mike Wendorf

Managing Broker
612-251-3533
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Joe Fine

Commercial Agent
612-790-0520
joe@pramn.com

1,075 SF



LOCATION:

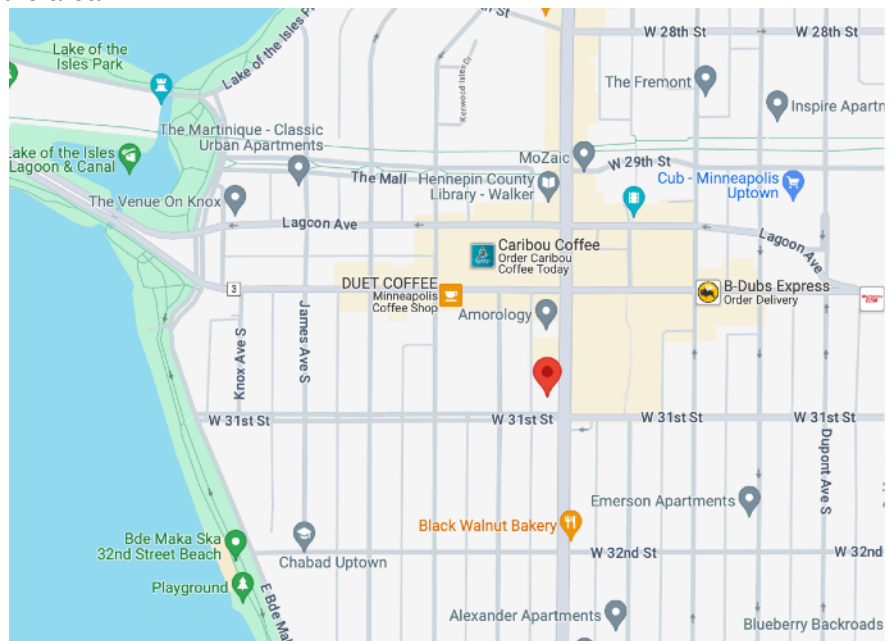
Located at the corner of 31st and Hennepin. Across the street from Seven Points. Walking distance to Bde Maka Ska and the Midtown Greenway. Under 10 minutes to Downtown. Many area amenities including restaurants and shopping. Building is surrounded by new apartments in the area.

YEAR BUILT: 1917

Zoning: C3A

Stories: 2

Building SF: 19,236



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